



## OXTED PARISH COUNCIL - PLANNING COMMITTEE

Minutes of the meeting of Oxted Parish Council Planning Committee, held in The Meeting Room,  
Oxted Community Hall, Church Lane, Oxted on Tuesday 31<sup>st</sup> May at 5:30pm

Cllr Liz Parker - Chairman

Cllr Deb Shiner

Cllr Peter Damesick

Mrs Maureen Gibbins - Clerk & RFO

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## MINUTES

1. **Apologies for absence:** to receive and accept apologies for absence.  
Cllr Reg Hull
2. **Declarations of Disclosable Pecuniary Interest:** *To receive any disclosure by members of personal pecuniary interests in matters on the agenda, the nature of any interests, and whether the member regards the interest to be prejudicial under the terms of the new Code of Conduct. Anyone with a prejudicial interest must, unless an exception applies, or a dispensation has been issued, withdraw from the meeting.* There was none declared
3. **Public session:** There were no members of the public present.
4. **To consider and make comment on the following Planning Applications:**
  - 4.1 **TA/2022/415**  
Erection of 3-bedroom detached dwelling with off street parking at rear.  
2 Home Park, Hurst Green, Oxted RH8 0JU  
Applicant: Mr Rob Berke  
**Comment:** The Parish Councillors object to this application due to it being overdevelopment and overcrowding of a relatively small site, back garden development, out of keeping with the area, overlooking of neighbouring garden, there is also a lack of amenity. It is out of proportion with the surroundings. Reversing onto the road is unadvisable particularly a road which has heavy use and fast-moving vehicles and with restricted sight lines. Concern was expressed that a large oak tree has already been felled and removed from the garden. Concern was also expressed regarding vehicular access from Hurstlands. There is a steep gradient from the verge. Councillors noted the applicant's proposal to construct a ramp but felt this could pose a hazard to pedestrians. It was noted that, due to lack of notification of the application to neighbours, the deadline for comments has been extended to 24<sup>th</sup> June 2022.
  - 4.2 **TA/2022/574/TPO**
    - T1) - Beech - remove low branches overhanging Sandy Lane and access field driveway to restore safe height - 4 metres - (Please refer to photos provided.)
    - T2) - Sycamore - Fell - Replanting of same species 3 metres into the woodland - (Please refer

to photos provided.)

T3) - Maple - Fell - Replanting of same species 3 metres into the woodland - (Please refer to photos provided.)

T4) - Sycamore - Fell - Replanting of same species 3 metres into the woodland - (Please refer to photos provided.)

T5) - (unknown species) - Fell - Replanting of same species 3 metres into the woodland - (Please refer to photos provided.)

T6) - Beech - Replanting of same species 7 metres north of current location where the ground condition is more stable - (Please refer to photos provided.)

T7) - Beech - Fell - Replanting of same species 7 metres north of current location where the ground condition is more stable - (Please refer to photos provided.)

Saplings & small trees bordering Sandy Lane - trim where branches are growing below 2m through the existing fence line or fell where obstructing replacement of the fence. The new deer fence to be 1.9 metres high & approx 1 metre from the edge of Sandy Lane. The actual line to weave in between the existing trees as much as possible & to be agreed with TDC during the site visit. The proposed fence line is shown as a dashed line on the sketch plan.

NB Ref Trees T6 and T7 - I have requested a supporting statement from an appropriate expert but as yet due to their high workload been unable to obtain this information for inclusion in this application. I will continue to request the statement and will forward this as soon as I have it. However, I wish to avoid the absence of this statement holding up TDC's review of the application. If it is reviewed before the statement is available, and TDC consider it necessary these trees can be omitted from this application.

Meadowview Lodge, Sandy Lane, Oxted, Surrey, RH8 9LU

Applicant: Mrs Barbara Buxton

**Comment: The Parish Councillors leave to the Arboriculturist however wish for it to be noted that the felled trees are being replaced with similar species and further from the edge of Sandy Lane.**

#### **4.3 TA/2022/546**

Demolition of side lean-to. Erection of single storey side extension and changes to fenestration.

Woodcote, 2 Hurst Green Road, Hurst Green, Oxted RH8 9BT

Applicant: Cid Santos

**Comment: In considering the application the Parish Council has found no material planning reasons for refusal.**

#### **4.4 TA/2022/534**

Erection of conservatory

18 Four Oaks, Hurst Green, Oxted RH8 0EZ

Applicant: Mrs S Britton

**Comment: In considering the application the Parish Council has found no material planning reasons for refusal.**

#### **4.5 TA/2022/531**

Erection of single storey side/rear extension

Honeywood House, Woodhurst Lane, Oxted RH8 9HL

Applicant: Behn Graham

**Comment: In considering the application the Parish Council has found no material planning reasons for refusal.**

#### 4.6 TA/2022/438

Erection of single storey side extension to form a garage. Formation of hardstanding to front of dwelling.

12 Parklands, Oxted RH8 9DP

Applicant: Mr & Mrs N Coding

**Comment: In considering the application the Parish Council has found no material planning reasons for refusal. Plans are incorrect.**

#### 4.7 TA/2022/640/NH

Erection of single storey wrap around rear/side asymmetric pitched roof gable end extension, hip to gable loft conversion with full width rear dormer and a new covered porch which would extend beyond the rear wall of the original house by 5.17 metres, for which the maximum height would be 3.50 metres, and for which the height of the eaves would be 2.50 metres. (Notification of a Proposed Larger Home Extension)

10 Meadowlands, Hurst Green, Oxted RH8 9BG

Applicant: Ian & Kimberly Leeves

**Comment: In considering the application the Parish Council has found no material planning reasons for refusal.**

#### 4.8 TA/2022/553

Erection of part single/part two storey rear extension, single storey front extension to form porch internal alterations and changes to fenestration.

55 Holland Road, Hurst Green, Oxted RH8 9AU

Applicant: Mr Paulo Borge De Sousa

**Comment: In considering the application the Parish Council has found no material planning reasons for refusal however the neighbour's boundary issues need to be considered.**

### 5. Appeal

TA/2021/703 - 15 Barrow Green Road, Oxted RH8 0NJ

**Comment: The Parish Councillors noted the appeal and confirmed the original comments submitted remain valid. The councillors acknowledge the plans have been amended however not sufficiently to address all the issues raised.**

**Meeting closed at 1759**

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**The next planning committee meeting will be on Tuesday 21<sup>st</sup> June 2022**

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Copies of Parish Council minutes are held by the Clerk and are available on the Parish Council web-site: [www.oxted-pc.org.uk](http://www.oxted-pc.org.uk) Mrs M Gibbins, Parish Clerk, Tel: 07510 226989