



**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 25<sup>th</sup> October 2022 at 5:30pm**

Cllr Liz Parker - Chairman  
Cllr Reg Hull  
Cllr Neil Rivers  
Cllr Peter Damesick

Mrs Maureen Gibbins - Clerk & RFO

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## MINUTES

1. **Apologies for absence:** received and accepted apologies for absence.  
Cllr Deb Shiner
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 in attendance.
4. **To consider and make comment on the following Planning Applications:**
  - 4.1 **TA/2022/1027**  
Demolition of existing outbuilding, erection of incidental outbuilding and associated hardstanding. (Application for a Certificate of Lawful Development for a Proposed Use or Development)  
Valelands, Woodhurst Park, Oxted RH8 9HA  
**Comment: The Parish Councillors leave to TDC Officers**
  - 4.2 **TA/2022/1033**  
Erection of a two-bay timber car port  
Standwell House, 16 Beadles Lane, Oxted RH8 9JJ  
**Comment: In considering the application the Parish Council has found no material planning reasons for refusal.**
  - 4.3 **TA/2022/906**  
Variation of condition 2 (Approved Drawings) To include a dormer window to the extension on front elevation and additional window to rear, attached to pp 2021/1499 for "Erection of a two-storey side extension and dormer to front elevation."  
10 Woodland Rise, Oxted RH8 9HW  
**Comment: The Parish Councillors leave to TDC Officers to ensure the condition is adhered to.**

#### 4.4 TA/2022/952

Demolition of single storey side structure. Erection of single storey side extensions and rear window bay extensions.

Holly Bush Farm, Gibbs Brook Lane, Oxted RH8 9NX

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

#### 4.5 TA/2022/960

Proposed garden centre pod within an existing car park at a supermarket

43 East Hill, Oxted RH8 9AE

**Comment: In considering the application the Parish Council has found no material planning reasons for refusal although a shame about loss of 8 parking spaces. The plans were also unclear.**

#### 4.6 TA/2022/978

Formation of dropped kerb

66 Bluehouse Lane, Oxted RH8 0AD

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

#### 4.7 TA/2022/1248/NH

Erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 3.5 metres, for which the maximum height would be 3 metres, and for which the height of the eaves would be 3 metres (Notification of a Proposed Larger Home Extension)

83 Coldshott, Hurst Green, Oxted RH8 9BJ

**Comment: In considering the application the Parish Council has found no material planning reasons for refusal. The Parish Councillors leave to TDC Officers**

#### 4.8 TA/2022/1223/NC

Change of use of existing office for warden/community alarm service (Class E3) to a one-bedroom residential dwelling (C3).

158 Pollards Oak Road, Hurst Green, Oxted RH8 0JP

**Comment: The Parish Councillors welcome the addition of a residential dwelling however, comment that the plans are unclear; the application form states two bedroom and the description states one bedroom.**

#### 4.9 TA/2022/1015

Erection of a single-storey front and a two-storey rear extension with the lower ground floor comprising an annexe externally accessed from the rear garden with balcony decking at ground floor level.

18 Amy Road, Oxted RH8 0PX

**Comment: The Councillors consider the mass and scale of proposed extension is overbearing, overlooking neighbouring property by balcony and window.**

**Overdevelopment of the site. Being lower ground level could be liable to flooding. The plans were poor and difficult to read.**

#### **4.10TA/2022/1067**

Erection of open fronted carport  
72 Bluehouse Lane, Oxted RH8 0AD

**Comment: In considering the application the Parish Council has found no material planning reasons for refusal however it will be visually intrusive.**

#### **4.11TA/2022/1047**

Demolition of existing side element. Erection of two storey side extension with single storey rear extension.

12 Peter Avenue, Oxted RH8 9LG

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

#### **4.12TA/2022/1302/TPO**

T1) - Birch Tree - Fell to ground level.

Tandridge Heights Care Home, Memorial Close, Oxted RH8 0NH

**Comment: The Parish Councillors leave to the Arboriculturist**

#### **4.13TA/2022/1069**

Erection of two/part single storey rear extension, single storey side extension and changes to fenestration.

25 Godstone Road, Oxted RH8 9JS

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

#### **4.14TA/2022/1036**

Demolition of garage, part single storey, part 2 storey side extension, single storey rear extension and new front porch.

31 Hoskins Road, Oxted RH8 9HT

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

#### **4.15TA/2022/1064**

Alterations to existing shop front to include new windows and doors and to incorporate 216 Pollards Oak Road into existing shop (218-222 Pollards Oak Road).

216 Pollards Oak Road, Hurst Green, Oxted RH8 0JP

**Comment: In considering the application the Parish Council has found no material planning reasons for refusal. Welcome improvement to the appearance of the shop frontage**

#### **4.16TA/2022/1116**

Erection of a detached double garage

45 Oast Road, Hurst Green, Oxted RH8 9DU

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

### **5. Appeal - REF APP/M3645/D/22/3304226**

#### **TA/2021/1996**

Demolition of existing single storey garage and utility room to side. Erection of two storey side/rear extension, basement garage, two storey front extension and changes to fenestration.

4 Wynnstow Park, Oxted RH8 9DR

**Comment: The Parish Councillors noted the appeal and reiterate their previous comments.**

**The meeting closed at 1755**

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**The next planning committee meeting will be on Tuesday 15<sup>th</sup> November 2022**

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