



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 3rd January 2023 at 5:30pm

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

Mrs Maureen Gibbins - Clerk & RFO

MINUTES

1. **Apologies for absence:** to receive and accept apologies for absence.
There were none received.
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 were none declared.
3. **Public session:** There were 3 members of the public present regarding planning applications TA/2022/1259 and TA/2022/1260 and one member of the public present regarding application TA/2022/1242.
The Councillors listened to the comments from the residents regarding the applications. The Chairman thanked the public for attending the meeting and presenting their comments. With the Committees agreement the above applications were brought to the beginning of the agenda.
4. **To consider and make comment on the following Planning Applications:**
 - 4.1 TA/2022/1148
Raising of roof and addition of second floor to create additional bedrooms on both dwellings.
2 & 4 Hurst Green Road, Hurst Green, Oxted RH8 9BT
Applicant: Moore
Comment: In considering the application the Parish Council has found no material planning reasons for refusal.
 - 4.2 TA/2022/1257
Proposed in-ground swimming pool and raised area and paving around the pool
Whistlers Wood, The Ridge, Woldingham, Caterham CR3 7AN
Applicant: Reid-Hamilton
Comment: In considering the application the Parish Council has found no material planning reasons for refusal.

4.3 TA/2022/1222

Demolition of existing buildings and erection of 4 no. dwellings with access road, associated parking & landscaping

6 Beadles Lane, Oxted RH8 9JJ

Applicant: Mr Oliver Watkins

Comment: In considering the application the Parish Council has found no material planning reasons for refusal and agree the proposal will be an improvement on the area.

4.4 TA/2022/1242

The retrospective amalgamation of 1 Woodland Court and 2 Woodland Court, which were previously two separate semi-detached residential dwellings, with the provision of a nursery on the majority of the combined ground floor as well as what was previously the first floor of No 2 Woodland Court. The first floor of what was previously No 1 Woodland Court has been retained as a residential flat with a lounge and separate entrance provided on the ground floor.

2 Woodland Court, Oxted RH8 0NR

Applicant: Mr Chris Marston

Comment: The Councillors strongly object to this application. This is an inappropriate property and location, which is a residential area, for a nursery accommodating, as stated, 55 children. The Councillors consider an application for Change of Use should have been submitted. This is the loss of 2 semi-detached dwellings in an area where homes are desperately required. There is insufficient parking provision for a business, of this type, to be operated in this area; there are 12 staff who all require a parking facility, and this is not being provided within the application. As previously highlighted this a residential area and the proposal is for the nursery to operate from 07:00 to 18:30 approximately 52 weeks of the year. The environmental issue on the neighbouring properties has not been considered as the constant noise of children and fumes from vehicles arriving and leaving will impact of the wellbeing of the residents. The Councillors request that this application is refused however, should the Officer be minded to approve, District Councillor Jackie Wren will take to committee.

4.5 TA/2022/1259

Demolition of pastor's house and erection of 3x terraced dwellings

75 Hurst Green Road, Hurst Green, Oxted RH8 9AJ

Applicant: Mr Martin McFadden

Comment: The Councillors support the application as the proposals improves the street scene and will provide much needed accommodation however, the Councillors expressed concern regarding the lack of parking provision which will impact on the surrounding roads. There is also an underground stream which will be disturbed by the groundworks which will be required to be undertaken and there is already an issue with flooding when there is heavy rain. The current homeowners and, it is understood, the church contribute to a sinking fund, held by TDC for the maintenance of the access road to the properties. The councillors consider there should be a condition applied to the application that, should the application be approved, the new properties are also required to contribute the equivalent funds to the sinking fund.

4.6 TA/2022/1299

Erection of 2 dwellings, parking and landscaping.

Land at Amy Road, Oxted

Applicant: Mr Stewart Charlett

Comment: In considering the application the Parish Council has found no material planning

reasons for refusal.

4.7 TA/2022/1309

Demolition of existing buildings and erection of 3 dwellings, parking & landscaping.

2a Amy Road, Oxted RH8 0PX

Applicant: Mr Stewart Charlett

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

4.8 TA/2022/997

Conversion of barns to a three-bedroom dwelling

Coppice Wood Farm, Merle Common Road, Oxted RH8 0RP

Applicant: Mr & Mrs B Whittaker

Comment: In considering the application the Parish Council has found no material planning reasons for refusal. The Councillors appreciate the applicant's energy efficient measures being utilised.

4.9 TA/2022/1260

Demolition of existing church, erection of a replacement church & pastor's flat

75 Hurst Green Road, Hurst Green, Oxted RH8 9AJ

Applicant: Mr Martin McFadden

Comment: The Councillors fully support this application. The existing church is in poor condition and this application will improve the street scene plus having the pastor's flat over the church will increase the security of the building. There is an underground stream which will be disturbed by the groundworks which will be required to be undertaken and there is already an issue with flooding when there is heavy rain. There is concern regarding the impact of additional cars on the surrounding roads due to the lack of parking being provided.

4.10TA/2022/1579/TPO

T1) - Silver Birch - Reduce Crown back to previous points, removing up to 3m growth.

Remove epicormic growth from main stem. Residual spread 8m and Height 12m. Maintain suitable size tree for location and proximity to house.

48 Wheeler Avenue, Oxted RH8 9LE

Applicant: Mr Duncan Playford

Comment: The Councillors leave to the Arboriculturist

4.11TA/2022/1586/TPO

T1) - Beech - Reduce south and southeast facing laterals by 2m to suitable growth points, crown lift to clear 6m, secondary branches only.

86a Bluehouse Lane, Oxted RH8 0AD

Applicant: Mr Avery

Comment: The Councillors leave to the Arboriculturist

4.12TA/2022/1600/TPO

T) - Sweet Chestnut - Crown lift to 7m over highway; T2) - Sycamore - Crown lift to 7m over highway; T3) - Yew - Crown lift to 7m over highway

Stack House, West Hill, Oxted RH8 9JA

Applicant: Mr Ray Cook

Comment: The Councillors leave to the Arboriculturist

4.13TA/2022/1485/TPO

English Oak - Reduce height from 20m by 2m leaving a residual 18m and reduce the width by 2m leaving a residual 13m.

West Hill Place, West Hill, Oxted RH8 9BU

Applicant: Mr Matthew Trantom

Comment: The Councillors leave to the Arboriculturist

5. Appeal

TA/2021/2149 - APP/M3645/W/22/3307368

6 Beadles Lane, Oxted RH8 9JJ

The Parish Councillors noted the appeal.

The meeting closed at

The next planning committee meeting will be on Tuesday 24th January 2023
Copies of Parish Council minutes are held by the Clerk and are available on the Parish Council
web-site: www.oxted-pc.org.uk Mrs M Gibbins, Parish Clerk, Tel: 07510 226989