



**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 7<sup>th</sup> March 2023 at 5:30pm**

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

Mrs Maureen Gibbins - Clerk & RFO

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## MINUTES

1. **Apologies for absence:** received and accepted 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 were 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/2023/54**  
Replace existing glazed roof on existing rear extension with fully insulated tiled roof with roof lights.  
Woodcote, 2 Hurst Green Road, Hurst Green, Oxted RH8 9BT  
Applicant: Mrs David Leach  
**Comment: In considering the application the Parish Council has found no material planning reasons for refusal.**
  - 4.2 **TA/2023/36**  
Erection of front porch, garage conversion and general alterations. (Certificate of Lawfulness for a Proposed Use or Development)  
6 Comforts Farm Avenue, Hurst Green, Oxted RH8 9DH  
Applicant: Mr & Mrs Dawson  
**Comment: The Parish Councillors leave to TDC Officers**
  - 4.3 **TA/2022/1393**  
Erection of detached double garage to the front of the house (amended plans).

74 Bluehouse Lane, Oxted RH8 0AD

Applicant: Mr & Mrs Day

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

#### **4.4 TA/2023/126**

Erection of single storey rear/side extension

10 Parklands, Oxted RH8 9DP

Applicant: Mr L Fraser

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

#### **4.5 TA/2023/180/T**

Proposed 5G telecoms installation: 15m street pole associated ancillary cabinets.

Station Road East, Oxted RH8 0QE

Applicant: CK Hutchison Networks (UK) Ltd

**Comment: The Parish Councillors strongly object to this application as this installation would be visually intrusive on the main shopping street which has a high pedestrian footfall. This would be a blight on the street and is entirely the wrong location.**

#### **4.6 TA/2023/135**

Erection of a single storey rear extension with fenestrations (Application of a Certificate of Lawful Development for a Proposed Use or Development)

8 Meldrum Close, Hurst Green, Oxted RH8 9BY

Applicant: Michael Baugh

**Comment: The Parish Councillors leave to TDC Officers.**

#### **4.7 TA/2023/139**

Alteration of roof form from hip to gable to facilitate loft conversion, addition of rear box dormer and roof lights to front elevation.

63 Pollards Oak Road, Hurst Green, Oxted RH8 0JF

Applicant: Morgon Moran

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

#### **4.8 TA/2022/1632**

Retrospective application for rooftop AHU units installation, including associated collapsible edge barriers to satisfy Part K

43 East Hill, Oxted RH8 9AE

Applicant: Mr Rose

**Comment: Comment: In considering the application the Parish Council has found no material planning reasons for refusal although slight concern regarding possible noise pollution.**

#### **4.9 TA/2022/1505**

Installation of new external kitchen extract duct to rear elevation in connection with the use of the ground floor as a restaurant (Class E)

35 Station Road East, Oxted RH8 0BD

Applicant: Mr Cihan Gungor

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

reasons for refusal although slight concern regarding possible noise pollution and food smells affecting flats above.

#### **4.10TA/2023/142**

Demolition of existing attached garage and outbuildings, construction of two storey side/rear extension and single storey rear extension and associated landscaping  
Valelands, Woodhurst Park, Oxted RH8 9HA

Applicant: Mr & Mrs Clarke

**Comment: In considering the application the Parish Council has found no material planning reasons for refusal although the proposal does appear to double the ground floor area and concern was expressed as to whether this could be considered overdevelopment.**

#### **4.11TA/2023/136**

Erection of single storey front extension to include alteration to existing porch, fenestration changes and two storey side extension.

8 Meldrum Close, Hurst Green, Oxted RH8 9BY

Applicant: Michael Baugh

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

#### **4.12TA/2022/1648**

Replacement and relocation of existing storage and welfare facilities  
Coltsford Mill, Mill Lane, Hurst Green, Oxted RH8 9DG

Applicant: Mr Edward Moore

**Comment: The Parish Councillors expressed concern regarding the potential flood issues and request that a proper flood risk assessment should be compiled and submitted. The public right of way must remain and be maintained. The building which is being erected in support of the fisheries should remain for the use for which it is being erected and not put into residential use or sold off separately.**

#### **4.13TA/2023/156**

Erection of a detached outbuilding (Retrospective)  
2 Burntwood Drive, Oxted RH8 9EN

Applicant: Mr M Pour

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

#### **4.14TA/2023/169/NH**

Demolition of conservatory. Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 4.3 metres, for which the maximum height would be 3.7 metres, and for which the height of the eaves would be 2.8 metres (Notification of a Proposed Larger Home extension)

31 Gordons Way, Oxted RH8 0NA

Applicant: Anna Chong

**Comment: In considering the application the Parish Council has found no material planning reasons for refusal although the councillors noted the demolition of the garage is not mentioned within the plans.**

#### **4.15TA/2023/189/NH**

Demolition of existing conservatory. Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 4.4 metres, for which the maximum height would be 3.4 metres, and for which the height of the eaves would be 2.3 metres (Notification of a Proposed Larger Home extension)

86 Wolfs Wood, Hurst Green, Oxted RH8 0HJ

Applicant: Mr Anthony Cross

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

#### **4.16TA/2023/220/TPO**

T1) - Oak - Remove two encroaching branches - please refer to photos provided. Photographs 1A and 1B show the branches that I want to remove.

T2) - Pseudo acacia - (is marked as T5 on the TPO plan 151) Remove these two branches (Marked in photograph 2A.)

Cartref, Rockfield Road, Oxted RH8 0HB

Applicant: Mr David Smith

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

#### **4.17TA/2023/146/TPO**

(Please refer to photos provided.)

T5) - (T77) - Sweet chestnut - Reduce height by 3 - 4m to increase light to garden. Height after work, 18m. Width after work, 4m

T6) - (T78) - Sweet chestnut - Reduce height by 3 - 4m to increase light to garden. Height after work, 18m. Width after work, 3m

T7) - (T79) - Sweet chestnut - Reduce height by 3 - 4m and reduce branch to west by 3m to increase light to garden. Height after work, 18m. Width after work, 6m

T8) - (T80) - Sweet chestnut - Reduce height by 3 - 4m and reduce branches over garden by 2-3m to increase light to garden. Height after work, 18m. Width after work, 5m.

T9) - (T83) - Sweet chestnut - Reduce height by 4m to increase light to garden. Height after work, 19m. Width after work, 6m

T10) - (T85) - Sycamore - Reduce height by 3m to increase light to garden. Height after work, 17m. Width after work, 4m

7 Parklands, Oxted, Surrey, RH8 9DP

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

## **5. Appeal**

SITE Land at Tanhouse Road, Oxted, RH8 9PE APPEAL BY Mr Michael Maloney COUNCIL REF APPEAL REF ENFORCEMENT NOTICE NO. ENF/2022/334

APP/M3645/C/23/3314536 ENF/2022/334A

**The Councillors noted the enforcement notice.**

**Meeting closed at 17:55**

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**The next planning committee meeting will be on Tuesday 28<sup>th</sup> March 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](http://www.oxted-pc.org.uk) Mrs M Gibbins, Parish Clerk, Tel: 07510 226989