



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 18th April 2023 at 5:30pm.

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

Mrs Maureen Gibbins - Clerk & RFO

MINUTES

1. **Apologies for absence:** received and accepted 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 12 members of the public in attendance in respect of TA/2022/1623.
The Chairman thanked the residents for attending the meeting and providing their comments. With the agreement of the councillors the Chairman brought this application to the beginning of the agenda.
4. **To consider and make comment on the following Planning Applications:**
 - 4.1 TA/2022/360
Proposed new dormer on dwelling.
The Laurels, Rockfield Road, Oxted RH8 0EL
Applicant: Mr Andrew Griffin
Comment: In considering the application the Parish Council has found no material planning reasons for refusal.
 - 4.2 TA/2022/1606
Dropped kerb.
23 Wolfs Wood, Hurst Green, Oxted RH8 0HN
Applicant: Mr Graham Wolfe

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

4.3 TA/2023/318

Demolition of existing roof over garage, demolition of chimney. Conversion of the garage to habitable accommodation and erection of new roof over garage associated with changes to front fenestration including installation of a window and installation of a sunlight tube.

5 Culver Drive, Oxted RH8 9HP

Applicant: Mr & Mrs Woolgar

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

4.4 TA/2023/323

Erection of single storey rear extension (Certificate of Lawfulness for Proposed use or development).

14 Boulthurst Way, Hurst Green, Oxted RH8 0HU

Applicant: Mr Rob & Mrs Karen Watson

Comment: The Parish Councillors made no comment and leave to TDC Officers.

4.5 TA/2023/143

Retention of existing temporary storage shipping container (retrospective).

The Forge, Merle Common Road, Oxted RH8 0RP

Applicant: Mr Tim Rutter

Comment: The Parish Councillors object to this container in the location where it is sited. The container needs to either be removed from the site or away from the neighbour's property and away from blocking the neighbour's window.

4.6 TA/2023/346

Variation of condition 2 (Drawings) and condition 3 (Materials) of planning permission ref: 2016/1676 (Demolition of existing garage. Erection of part single/part two storey side and rear extension. Formation of additional hardstanding.), for changes to materials.

91 Chestnut Copse, Hurst Green, Oxted RH8 0JJ

Applicant: Mr Brian Allen

Comment: The Councillors object to the materials requested in this application as it is out of keeping of neighbouring properties.

4.7 TA/2022/1623

Change of use of land for the creation of 4 Gypsy/Traveller Pitches, comprising the siting of 4 Mobile Homes (3 net), 4 touring caravans, and erection of 4 dayrooms, alongside formation of hardstanding and access track.

Land off Tanhouse Road, Oxted RH8 9PE

Applicant: Mr M Maloney

Comment: The Parish Councillors strongly object to this application for the following reasons:

- **It is inappropriate development in the Green Belt and there is no mitigating circumstances or favourable reasons to permit this.**
- **There are inadequate flood prevention measures being provided. Tanhouse Road is notoriously bad for flooding.**

- There are numerous inaccuracies in the application submitted and there are no dimensions provided; the drawings are inadequate plus the scale is wrong.
- The applicant is using numerous names in the application to confuse the process.
- It was stated in 2009 that mobile homes cannot be used for habitable accommodation on that site.
- Development is only possible when it is compliant with policy - sustainability, design guidance which adds and not detracts from the site; this application detracts from the site and provides no social development.
- The applicant states that the site cannot be seen from the road however there is evidence that contradicts this statement.
- Access onto Tanhouse Road is dangerous as traffic speeds along this road.
- There is a generator running 24/7 causing pollution and disturbance to neighbouring properties.
- This site is not within the Local Plan for development.
- Would need exceptional circumstances for this to be permitted and the circumstances do not apply; allowing this application would be in danger of setting a precedent.

The Parish Council reiterates their strong objection to this application.

4.8 TA/2023/196

Erection of front porch, single storey rear extension and first floor side extension with gable roof over (west). Erection of hip to gable roof extension to the east and rear dormer in association with conversion of loft space to habitable accommodation. Installation of roof lights to front roof slope.

13 Peter Avenue, Oxted RH8 9LG

Applicant: Mr Adam Newland

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

4.9 TA/2023/292

Changes to fenestration including installation/removal of windows and doors (Certificate of Lawfulness for a Proposed Use or Development).

Clyst Hayes, Godstone Road, Oxted RH8 9JU

Applicant: Mr & Mrs Cutler

Comment: The Parish Councillors made no comment and leave to TDC Officers.

4.10TA/2023/175

Installation of 20ft shipping container for storage of field maintenance and sports equipment Sports Pavilion, Mill Lane Playing Field, Mill Lane, Hurst Green RH8 9DF

Applicant: Mr Paul Kavanagh

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

4.11TA/2023/356/TCA

T1) - Yew - Reduce crown by 20%-30% and shape.

Old Barn Cottage, 39 High Street, Oxted RH8 9LN

Applicant: Dawn Le Men

Comment: The Parish Councillors leave to the Arboriculturist

4.12TA/2023/372/TPO

1) - Common Oak - Fell to ground level.

85 Hazelwood Road, Hurst Green, Oxted RH8 0JA

Applicant: Mr B Gomes

Comment: The Parish Councillors leave to the Arboriculturist

The meeting closed at 18:20

The next planning committee meeting will be at 7:30pm on Tuesday 16th May 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