



## 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 27<sup>th</sup> June 2023 at 5:30pm

Cllr Deb Shiner - Chairman  
Cllr Reg Hull  
Cllr Peter Giles  
Cllr Gerard Quinn

Mrs Maureen Gibbins - Clerk & RFO

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### MINUTES

1. **Apologies for absence:** received and accepted apologies for absence.  
Cllr Neil Rivers and Cllr Denize Wallace
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 present.
4. **To consider and make comment on the following Planning Applications:**
  - 4.1 TA/2023/139  
Alteration to roof from hip to gable, three pitched roof rear dormers and front roof lights to form rooms in the roof. Amended proposal confirmed 26.05.23.  
63 Pollards Oak Road, Hurst Green, Oxted RH8 0JF  
Applicant: Morgon Moran  
**Comment: The Councillors noted that this permission has already been granted.**
  - 4.2 TA/2023/614  
Demolition of existing detached garage. Erection of single storey rear extension, front porch extension, part single/part two storey front, side and rear extension and front boundary wall and gates.  
Springfield House, Woodhurst Lane, Oxted RH8 9HJ  
Applicant: Mr & Mrs Rose  
**Comment: In considering the application the Parish Council has found no material planning reasons for refusal.**
  - 4.3 TA/2023/519  
Erection of garage building and alterations to driveway  
Greenhurst House, 2a Greenhurst Lane, Hurst Green, Oxted RH8  
Applicant: Mr Peter Jameson

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

#### **4.4 TA/2023/436**

Conversion of carport and garage to Kitchen/Utility Room (Certificate of Lawfulness for a Proposed Use or Development)

33 Roseacre, Hurst Green, Oxted RH8 9BE

Applicant: Mr Andrew Benn

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

#### **4.5 TA/2023/625**

Demolition of existing rear outbuilding, garage & extension. Erection of part single/part two storey side and rear extension and new bay window with roof alterations to front elevation.

14 Hurstlands, Hurst Green, Oxted RH8 0HG

Applicant: Jemima Barnes & Joe Beaven

**Comment: In considering the application the Parish Council has found no material planning reasons for refusal although it is considered the 2<sup>nd</sup> storey appears to be slightly overbearing.**

#### **4.6 TA/2023/508**

Demolition of existing church and pastors house and erection of a replacement church and pastor's flat and 3x terraced dwellings.

75/77 Hurst Green Road, Oxted RH8 9AJ

Applicant: Mr Martin McFadden

**Comment: In considering the application the Parish Council has found no material planning reasons for refusal. A transport management plan is required for construction traffic for the construction period of the build.**

#### **4.7 TA/2023/461**

Demolition of existing garage and store. Erection of 2 storey side extension linking single storey granny annexe to existing dwelling, detached double carport and entrance porch to the main house. Erection of timber gates to driveway.

Dulverton, Rockfield Road, Oxted RH8 0EL

Applicant: Mr S Lovell

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

#### **4.8 TA/2023/334**

Installation of 10 solar panels to the front elevation (Retrospective)

Tree Tops, Broadham Green Road, Oxted RH8 9PF

Applicant: Ms Heather Payne

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

#### **4.9 TA/2023/640**

The erection and operation of 36 ground mounted solar PV panels for domestic use on land at Jincox Farm, Popes Lane, Oxted, Surrey

Jincox Farm, Popes Lane, Oxted RH8 9PL

Applicant: Ms Mahy

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

#### **4.10TA/2023/649**

Erection of outbuilding (Certificate of Lawfulness for a Proposed Development).

59 Bluehouse Lane, Limpsfield, Oxted RH8 0AP

Applicant: Ms H Mack

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

#### **4.11TA/2023/657**

Erection of detached garage to front of dwelling and associated landscaping works.

74 Bluehouse Lane, Oxted RH8 0AD

Applicant: Mr & Mrs Day

**Comment: The Parish Councillors object to this application as it is detrimental to the street scene, out of character to the area and out of keeping with the house.**

#### **4.12TA/2023/638**

Variation of Condition 2 (Drawings) of planning permission ref: 2023/141 (Construction of open air swimming pool with associated landscaping. Demolition of existing single garage. Erection of detached garage with multipurpose family space above). To provide two dormers to the rear roof slope of the approved garage

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.**

#### **4.13TA/2023/594**

Erection of single storey rear extension (Certificate of Lawfulness for a Proposed Use or Development)

6 Red Lane Cottages, Red Lane, Limpsfield, Oxted RH8 0RU

Applicant: Mr John Bone

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

#### **4.14TA/2022/1427/EIA**

Cessation of all mineral and waste operations at the Quarry and removal of the HGVs serving the site together with a re-profiling of the site to a new restoration scheme. This will consist of natural amenity parkland with public access, a new landscaping scheme and habitats, a classroom / education space in the former Southern Gravel office, a new footway and traffic calming to Chalkpit Lane, restoration of the historic lime kilns for public heritage interpretation, and on no more than 10% of the site, 75 homes, including affordable housing [SCC ref. 2022/0126]

Oxted Quarry, Chalkpit Lane, Oxted RH8 0QW

Applicant: Southern Gravel Ltd

**Comment: The Parish Councillors support Surrey County Council's request that Southern Gravel Ltd undertake an EIA.**

#### **4.15TA/2023/714/EIA**

Letter to request a formal screening opinion from Tandridge District Council to confirm if an Environmental Impact Assessment is required in respect of a proposed development at Land at Chichele Road, Tandridge, Oxted, RH8, for the delivery of up to 125 homes. We make this

request in pursuance of Regulation 6 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as updated).

Land Adj 32 Chichele Road, Oxted RH8 0AG

Applicant: Cala Homes (South Home Counties) Ltd

**Comment: The Parish Councillors consider it is prudent to undertake an EIA as following the construction in Silkham Road, the pond at St Mary's school feeds into a culvert which blocks and must be cleared prior to it flowing under Barrow Green Road into the Oxted Burial Ground stream. It is an area known to flood and is also adjacent to AONB and in a proposed extension of the AONB. Access to the site also needs to be considered and addressed.**

#### **4.16TA/2023/651/T**

Telecommunications installation upgrade; Existing EE/H3G 8.0m high replica telegraph pole to be removed and replaced with a proposed EE/H3G 18.0m high phase 7 monopole complete with wraparound cabinet and associated ancillary works.

Telecommunications Mast Sur 7182, Pollards Oak Crescent, Hurst Green RH8 0JG

Applicant: Mr Marshall, WHP Telecoms Ltd

**Comment: The Parish Councillors expressed concern regarding this application due to the location. The Councillors consider this proposal will be an eyesore and will impact on the street scene. There was agreement that the area however does need to receive a better mobile signal in the area which this mast, when in the correct location, will provide. As this is an upgrade to the existing facility, should the application be approved, in what timeframe will the old pole be removed?**

#### **4.17TA/2023/646/TPO**

(Please refer to photos provided.)

T1) - Silver Birch - Dismantle in sections close to ground level. Replace with standard Himalayan Birch tree.

The Firs, Neb Lane, Oxted RH8 9JN

Applicant: Mr Tom Baker

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

**Meeting over at 18:12**

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**The next planning committee meeting will be at 5:30pm on Tuesday 11<sup>th</sup> July 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