



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 11th July 2023 at 5:30pm

Clr Deb Shiner - Chairman
Clr Neil Rivers
Clr Reg Hull
Clr Peter Giles
Clr Gerard Quinn

Mrs Maureen Gibbins - Clerk & RFO

MINUTES

1. **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 was one member of the public in attendance regarding applications TA/2023/754 and TA/2023/702. The Councillors listened to the comments from the resident and the Chairman thanked the resident for attending and presenting their comments. The applications, with the agreement of the Councillors were taken together.
4. **To consider and make comment on the following Planning Applications:**
 - 4.1 **TA/2023/712**
Erection of two storey side extension
170 Holland Road, Hurst Green, Oxted RH8 9BQ
Applicant: Mr Oliver Rimmer
Comment: In considering the application the Parish Council has found no material planning reasons for refusal.
 - 4.2 **TA/2023/687**
Erection of front porch
1 Hurst Green Road, Hurst Green, Oxted RH8 9BS
Applicant: Mr Tim & Mrs Charlotte Hale
Comment: In considering the application the Parish Council has found no material planning reasons for refusal.

4.3 TA/2023/754

The retrospective use of 2 Woodland Court, which was previously used as a residential dwelling with a personal permission for the care of 17 children, as a nursery for housing 20 children.

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 in 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 is 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 on the wellbeing of the residents. The Councillors request that this application is refused and that application TA/2023/754 and TA/2023/702 are considered together particularly as permission has been refused and nothing has changed in the proposal and there is concern as to why they are permitted to carry on the business.

4.4 TA/2023/702

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 in 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 is 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 on the wellbeing of the residents. The Councillors request that this application is refused and that application TA/2023/754 and TA/2023/702 are considered together particularly as permission has been refused and nothing has changed in the proposal and there is concern as to why they are permitted to carry on the business.

4.5 TA/2023/676

New bay window to the ground floor front elevation.

12 Parklands, Oxted RH8 9DP

Applicant: Mr & Mrs N Codling

Comment: The Parish Council has found no material planning reasons for refusal.

4.6 TA/2023/519

Erection of garage building and alterations to driveway
Greenhurst House, 2a Greenhurst Lane, Hurst Green, Oxted RH8 0LA
Applicant: Mr Peter Jameson

Comment: The Councillors noted that permission for this application has already been granted.

4.7 TA/2023/297

Removal of garden shed, erection of single storey side extensions, front and rear roof dormers including new porch.

Sunny Bank, Woodhurst Lane, Oxted RH8 9HD

Applicant: Mr & Mrs Richard Bayley

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

4.8 TA/2023/713

Alterations to existing facades including new insulated render, replacement windows, new porch, canopies and replacement bay window.

Many Trees, Southfields Road, Woldingham, Caterham CR3 7BG

Applicant: Mrs Sarah Hill

Comment: In considering the application the Parish Council has found no material planning reasons for refusal. The Parish Council consider this application should be sent to Woldingham

4.9 TA/2022/836

Formation of hardstanding and dropped kerb to front of dwelling.

81 Wolfs Wood, Hurst Green, Oxted RH8 0HH

Applicant: Dominic Fitzmaurice

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

4.10TA/2023/644

Construction of a new swimming pool area to the rear of Sheppards Barn

Sheppards Barn, 55 Hurst Green Road, Hurst Green, Oxted RH8 9BS

Applicant: Mr William Coates

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

4.11TA/2023/768/TPO

T1) - Oak - Crown Reduction - Partial reduction of the branches from 20ft to 10ft

79 Hurst Green Road, Hurst Green, Oxted, Surrey, RH8 9AJ

Applicant: Darren Sowerbutts

Comment: The Councillors leave to the Arboriculturist.

4.12TA/2023/772/TPO

T10) - Oak - Fell

Fairfax House, Neb Lane, Oxted RH8 9JN

Applicant: Mr C Lutterbach

Comment: The Councillors leave to the Arboriculturist.

4.13TA/2023/740/TPO

T6037) - 1x Ash - Section fell.

T6029) - 1x Ash - Section fell.

T9045nt) - 1x Quercus - Crown lift to 5.5m over parking area.

12 Memorial Close, Oxted RH8 0NH

Applicant: Mrs Jacquie Allix

Comment: The Councillors leave to the Arboriculturist.

The meeting closed at 1755

The next planning committee meeting will be at 5:30pm on Tuesday 1st August 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