



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 22nd August 2023 at 5:30pm

Cllr Deb Shiner - Chairman
Cllr Neil Rivers
Cllr Peter Giles
Cllr Gerard Quinn
Cllr Denize Wallace

Mrs Maureen Gibbins - Clerk & RFO

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/2023/870**
Change of use of first floor office space into residential accommodation amalgamated with existing first /second floor apartment
32a Station Road West, Oxted RH8 9EU
Applicant: Dr E & Mr I Stoneham
Comment: In considering the application the Parish Council has found no material planning reasons for refusal.
 - 4.2 **TA/2023/843**
Erection of a front and first floor extension over an existing bungalow, replacement of the rear extension with a Juliet balcony above, and the installation of a new roof to the dwelling. The fenestration will be altered, including the removal and installation of doors and windows.
39 Oast Road, Hurst Green, Oxted RH8 9DU
Applicant: Mr Miguel Sullivan
Comment: The Council considers this to be overdevelopment and out of keeping with the neighbouring properties. It would be disappointing to lose another bungalow. The neighbour's comments should be considered. A construction and management plan needs to be prepared.

4.3 TA/2023/853

Demolition of existing properties at 110-118 Station Road, Oxted. Construction of 12no Class C3 residential flats and 6no Class E units, with parking to the rear.

110-118 Station Road East, Oxted RH8 0AX

Applicant: Mr Mike Pocock

Comment: The Councillors raised concern regarding the height of the proposed construction and consideration to tapering the roof may alleviate the concerns.

Consideration should be given to the inclusion of an underground car park to alleviate the issues that can arise with unrestricted parking which is shown on the plans. This is a valuable brown field site which Councillors feel is being underutilised. There does not appear to be any provision for refuse collection due to the restricted access. A management and construction plan should be prepared for this size of development.

4.4 TA/2023/816

Single storey rear and side extension. Two storey front extension with internal refurbishments. New driveway and front gates.

Prestbury, Quarry Road, Oxted RH8 9HF

Applicant: Mr & Mrs Chum

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

4.5 TA/2023/949

Erection of part single storey, part two storey rear extension, single storey front porch extension and erection of rear dormer.

16 Holland Road, Hurst Green, Oxted RH8 9AU

Applicant: Dilek Zengin

Comment: Councillors deferred their decision to the next planning meeting as Cllr Shiner is seeking additional information.

4.6 TA/2023/943/N

Reconstruction of sheep shed and temporary workers rest room (Prior Notification for agricultural or forestry use under Schedule 2, Part 6 of GPDO) (Prior Approval).

Brickmakers Farm, Tanhouse Road, Oxted RH8 9PE

Applicant: Mr Ivor Stamp

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

4.7 TA/2023/863

Erection of new detached double garage.

Finmere, 4 Parklands, Oxted RH8 9DP

Applicant: Mr Ian Stoneham

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

4.8 TA/2023/852

Garage conversion and erection of first floor side extension

35 Hurstlands, Hurst Green, Oxted RH8 0HE

Applicant: Stephanie Howe

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

4.9 TA/2023/519/Cond1

Details pursuant to the discharge of condition 4 (Arboricultural Method Statement) of planning permission ref: 2023/519 dated 29 June 2023 (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 leave to TDC Officers to ensure the condition is adhered to.

4.10 TA/2023/262/Cond1

Details pursuant to the discharge of Condition 3 (Materials) of planning permission ref: 2023/262 dated 26th April 2023. (Erection of solar Array).

11a Icehouse Wood, Oxted RH8 9DN

Applicant: Mr Christopher Tim Paley

Comment: The Councillors leave to TDC Officers to ensure the condition is adhered to.

4.11 TA/2023/819/T

The installation of a 15m high slim-line monopole, supporting 6 no. antennas, 3 no. equipment cabinets and ancillary development thereto.

Godstone Road Adjacent to Old Oxted, Oxted RH8 9LL

Applicant: CK Hutchinson Networks (UK) Ltd

Comment: In considering the application the Parish Council has found no material planning reasons for refusal and consider the installation is necessary.

4.12 TA/2023/925

Erection of a single-storey rear and side extension. Extension to existing dormer window in connection with conversion of loft space to create an en-suite shower room and dressing room. Alterations and excavation of existing hallway and basement to provide a stairway creating a lower ground floor next to the existing basement garage.

16 Chichele Road, Oxted RH8 0AG

Applicant: J Stassen

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

4.13 TA/2023/998/TPO

T1) - Red Oak on right-hand side of front garden - Reduce crown to previous points, removing up to 2.5m growth to a residual height of 14m and crown spread of 11m.

Lift crown to 5m over road and 2.5m over garden / driveway. Removing limbs <10cm dia.

8 Farley Park, Oxted RH8 9HY

Applicant: Mr Paul White

Comment: The Councillors leave to the Arboriculturist

4.14 TA/2023/999/TPO

T1) - Oak on right-hand side of rear garden furthest from house - Lift crown to 4.5m from ground level, removing branches <10cm dia.

21 Chalkpit Lane, Oxted RH8 0NF

Applicant: Chris Rogers

Comment: The Councillors leave to the Arboriculturist

4.15TA/2023/985/TPO

G1) Conifer Hedge - Reduce from 6m by 2m leaving a residual 4m high hedge. Leaving the lower secondary canopy as a screen. Crown clean conifer by removing deadwood.

T2) - Conifer - By patio area - Remove lowest limb to balance crown. (Not protected.)

Charrington Lodge, 26 Church Lane, Oxted RH8 9LS

Applicant: Mr Spencer McCarthy

Comment: The Councillors leave to the Arboriculturist

4.16TA/2023/914/TPO

G1) - 2 x Sweet Chestnut and Sycamore on the right-hand side of rear garden reduced back laterally by up to 2m. Provide clearance from lawn.

G2) - 2 x Sweet Chestnut - Reduce back laterally to previous points removing up to 2.5m. Creating up to 3-4m clearance. To include two smaller stems opposite front door. Repeat works, provide clearance from house.

T1) - Sweet Chestnut - Dismantle in sections close to ground level.

The Chestnuts, Rockfield Road, Oxted RH8 0HB

Applicant: Mr Paul Humphrey

Comment: The Councillors leave to the Arboriculturist

5. Appeals

SITE 170 Holland Road, Hurst Green, Oxted, Surrey, RH8 9BQ APPLICATION TA/2022/1398

APPEAL REF APPEAL START DATE APP/M3645/D/23/3323696 04 August 2023

TA/2022/1398

Erection of two storey side extension.

170 Holland Road, Hurst Green, Oxted RH8 9BQ

Applicant: Mr Oliver Rimmer

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

The appeal was noted.

Meeting closed at 6:10pm

The next planning committee meeting will be at 5:30pm on Tuesday 12th September 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