



OXTED PARISH COUNCIL - PLANNING COMMITTEE

Notice is hereby given of the meeting of Oxted Parish Council Planning Committee, to be held in Oxted Community Hall, Church Lane, Oxted on Tuesday 5th December at 5:30pm which Councillors are summonsed to attend.

28th November 2023

Mrs Maureen Gibbins - Clerk & RFO

Maureen B Gibbins

Members of the public and press have a right and are welcome to attend this meeting however it is requested they notify the Clerk in advance.

A G E N D A

1. **Apologies for absence:** to receive and accept apologies for absence.
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.*
3. **Public session:** *a period of up to, but no longer than 15 minutes, to hear questions or statements from members of the public. Individuals are allowed to speak for a maximum of 3 minutes.*
A representative from Cala Homes South Home Counties and Legal & General Homes will be attending the meeting in respect of the Chichele Road planning application.
4. **To consider and make comment on the following Planning Applications:**
 - 4.1 **TA/2023/1297**
Variation of Condition 4 (Arboricultural method statement) of planning permission ref: 2019/672 ((Erection of a two-storey pavilion building involving demolition of the existing single storey pavilion).
Pavilion, Master Park, Church Lane, Oxted RH8 9LD
Applicant: Mr Mark Flanagan
 - 4.2 **TA/2023/1327**
Erection of two storey side extension, ground floor rear windows/doors amendments
28 Barrow Green Road, Oxted RH8 0NL
Applicant: Mr & Mrs Shuttleworth
 - 4.3 **TA/2023/1305**
Display of non-illuminated free standing Church Notices sign.
Church of St John the Evangelist, Church Way, Hurst Green RH8 9EA
Applicant: Cathy Booth

4.4 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. (Amended Plans)

110 - 118 Station Road East, Oxted RH8 0AX

Applicant: Mr Mike Pocock

4.5 TA/2023/1355

Erection of single storey rear and side extensions and alterations to fenestrations.

1 Uplands, Rockfield Road, Oxted RH8 0HA

Applicant: Mr & Mrs DeVilliers

4.6 TA/2023/508/Cond1

Details pursuant to the discharge of condition 4 (Materials) of planning permission ref: 2023/508 dated 16 August 2023. Demolition of existing church and pastors house and erection of a replacement church and pastor's flat and 3x terraced dwellings.

Former Evangelical Church, 77 Hurst Green Road, Hurst Green RH8 9AJ

Applicant: Mr Martin McFadden

4.7 TA/2023/1392

Installation of 2no 6 metre and 1no 5 metre CCTV camera columns for District and Parish CCTV scheme.

Street Sign in Front of Pharmacy, Pollards Oak Road, Hurst Green RH8 0JP

Applicant: Mrs Maureen Gibbins on behalf of Oxted Parish Council

4.8 TA/2023/1374/TCA

T1) - Twin stemmed Silver Birch within rear garden crown - Reduce by 3m in height and up to 2m laterally. Forming a residual height of 13m and overall crown spread of 6m. Crown lift to 2.5m from ground level.

60 High Street, Oxted RH8 9LP

Applicant: Mr Fraser Owen

4.9 TA/2023/1375/TPO

Please refer to photos provided.

S1) - Hazel and Field Maple overhanging rear boundary of No.21 laterals cut to fence line.

G1) - Hazel and Field Maple overhanging rear boundary of No.23 laterals cut to fence line.

T1) - Oak to rear of No.23 - Reduce laterals by up to 1.5m back from garden to residual branch length of 5.5m from main stem.

22 Lankester Square, Oxted RH8 0LJ

Applicant: Mr David Harper

4.10TA/2023/1348/TPO

T1-T3) - Red dots - 3 x Cupressus - Removal of the two (of three) Cypress and replant 2 x fruit trees in garden.

29 Chalkpit Lane, Oxted RH8 0NF

Applicant: Mr Darrin McNamara

5. Appeals

- 5.1 Chestnut Copse, Hurst Green, Oxted, Surrey, RH8 0JJ APPLICATION 2023/346 APPEAL REFERENCE DEVELOPMENT APPEAL START DATE 3328817 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. Also changes to the external aspects to incorporate a timber porch and overhung roof with timber frame and tile hanging to the front to change to timber effect cladding'. (Amended description). 09 November 2023

OPC Comment: The Councillors object to the materials requested in this application as it is out of keeping of neighbouring properties. The Parish Councillors leave to TDC Officers to ensure the conditions are adhered to.

- 5.2 Peter Avenue, Oxted, Surrey, RH8 9LG APPLICATION 2023/196 APPEAL REFERENCE DEVELOPMENT APPEAL START DATE APP/M3645/D/23/3328898 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. 21 November 2023

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

- 5.3 Woodland Court, Oxted, Surrey, RH8 0NR APPLICATION 2022/1242 APPEAL REFERENCE DEVELOPMENT APP/M3645/W/23/3323588 The retrospective amalgamation of 1 Woodland Court and 2 Woodland Court, which were previously two separate semidetached 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.

OPC Comment: The Councillors strongly object to this application. This is an inappropriate property and location, which is 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 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 of the wellbeing of the residents. The Councillors request that this application is refused however, should the Officer be minded to approve, District Councillor Jackie Wren will take to committee.

web-site: www.oxted-pc.org.uk

Mrs M Gibbins, Parish Clerk, Tel: 07510 226989