



OXTED PARISH COUNCIL - PLANNING COMMITTEE
Minutes of the meeting of Oxted Parish Council Planning Committee,
held in Oxted Community Hall, Church Lane, Oxted on Tuesday 5th December at 5:30pm

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

Mrs Maureen Gibbins - Clerk & RFO

MINUTES

1. **Apologies for absence:** to receive and accept 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.*
All councillors declared an interest in application TA/2023/1392.
3. **Public session:** There were 3 members of the public from Cala Homes South Home Counties in attendance and Cllr John Hope. The presentation was pertaining to application TA/2023/1345 which is being considered at the planning meeting on 2nd January 2024.
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
Comment: The Councillors leave to the Arboriculturist
 - 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
Comment: In considering the application the Parish Council has found no material planning reasons for refusal.

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

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

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

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.

4.5 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

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

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

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

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

Comment: The Parish Council is the applicant and fully supportive of the application.

4.8 TA/2023/1374/TCA

T1) - Twin stemmed Silver Birch within rear garden crown - Reduce height by 3m 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

Comment: The Councillors leave to the Arboriculturist

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

Comment: The Councillors leave to the Arboriculturist

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

Comment: The Councillors leave to the Arboriculturist

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.

The meeting closed at 1815

The next planning committee meeting will be at 5:30pm on Tuesday 2nd January 2024
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