



OXTED PARISH COUNCIL - PLANNING COMMITTEE

Minutes of the meeting of Oxted Parish Council Planning Committee,
held in The Red Cross Hall, Hoskins Road, Oxted on Thursday 16th November 2023 at 5:30pm

Cllr Deb Shiner - Chairman

Cllr Neil Rivers

Cllr Reg Hull

Cllr Denize Wallace

Cllr Gerard Quinn

Cllr Peter Giles

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:** The development consultant for application TA/2023/1249 attended the meeting and explained to the Councillors the reason for the development. The Chairman thanked the consultant for the presentation and invited councillors to present their questions which were addressed by the consultant.
4. **To consider and make comment on the following Planning Applications:**
 - 4.1 **TA/2023/1203**
Demolition of conservatory and erection of a single storey rear extension.
63 Chestnut Copse, Hurst Green, Oxted RH8 0JJ
Applicant: Mr Nick Kirkpatrick
Comment: In considering the application the Parish Council has found no material planning reasons for refusal.
 - 4.2 **TA/2023/1235**
Erection of single storey front, rear and side extension. Hip to gable loft conversion with roof lights and rear box dormer. Amendments to 1st storey fenestration. Additional roof lights added to new roofs and lantern to rear flat roof.
56 Chalkpit Lane, Oxted RH8 0NE
Applicant: Mr & Mrs Nesbitt
Comment: In considering the application the Parish Council has found no material planning reasons for refusal.

4.3 TA/2023/1249

Erection of 29 dwellings (including 10 affordable and 10 homes for active older persons) through conversions, demolition and erection of dwellings, plus associated parking, drainage infrastructure, access improvements, new footpath, landscaping and associated works.

Perrysfield Farm. Gibbs Brook Lane, Oxted RH8 9PG

Applicant: Knightwood Developments Ltd

Comment: If this site is in the greenbelt special circumstances are required for development to be undertaken. The area is liable to flooding, and lighting is poor. Additional facilities such as a corner shop and restaurant would be required. Improved infrastructure such as a bus route would also be required. An ecology report and bat survey need to be undertaken, completed, and submitted. Should the development go ahead conditions would be required to ensure a percentage of properties are sold to older people as detailed in the planning application. If Officer is minded to approve Cllr Chris Langton will take to committee.

4.4 TA/2023/1222

Erection of a ground floor front extension to the existing Annexe. Erection of First floor extension to existing annexe, with a glazed bridge to link the annexe and main house at first floor.

Duffers, 5 West Hill Bank, Oxted RH8 9JE

Applicant: R & K Lewis

Comment: The Councillors consider this application to be overbearing, incongruous and overlooking on neighbouring properties.

4.5 TA/2023/1279

Erection of single storey rear extension to existing garage.

Oxted Place West. Broadham Green Road, Oxted RH8 9PF

Applicant: Mr Andrew Pryke

Comment: In considering the application the Parish Council has found no material planning reasons for refusal. A condition needs to be applied that the building is not used as habitable accommodation.

4.6 TA/2023/1243

Demolition of existing conservatory. Erection of two-story side and rear extensions.

58 Gordons Way, Oxted RH8 0LW

Applicant: Not available

Comment: The Councillors consider this application will be overlooking on the neighbouring property and will also impact on the privacy of the neighbouring property. The Councillors expressed concern on the proximity to the boundary of the neighbouring property.

4.7 TA/2023/1210

Erection of a WeBuyAnyCar office pod

43 East Hill, Oxted RH8 9JE

Applicant: WM Morrisons Ltd

Comment: The Councillors consider the location proposed is inappropriate in the car

park. Concern was expressed regarding how the cars will be removed from the car park as bringing a transporter into the car park will be problematic. Concern was also expressed regarding the number of parking spaces occupied by vehicles waiting to be removed.

4.8 TA/2023/1223

Installation of 4no. non-illuminated associated vinyl signage to 'WeBuyAnyCar' Office Pod
43 East Hill, Oxted RH8 9AE

Applicant: WM Morrisons Ltd

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

4.9 TA/2023/1266/NH

Erection of a single-storey rear extension which would extend beyond the rear wall of the original house by 4.80 metres, for which the maximum height would be 3.00 metres, and for which the height of the eaves would be 2.50 metres (Notification of a Proposed Larger Home extension)

15 Icehouse Wood, Oxted RH8 9DN

Applicant: Mr & Mrs Tull

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

4.10 TA/2023/949

'Erection of part single storey, part two storey rear extension, erection of covered balcony at 1st floor level with enclosed side walls on front elevation, single storey front porch extension and erection of rear dormer' (amended description)

16 Holland Road, Hurst Green, Oxted RH8 9AU

Applicant: Dilek Zengin

Comment: The Councillors consider this application to be overbearing on the neighbouring property and will overlook the neighbouring property.

4.11 TA/2023/1225

Double storey side extension with landscaping, improved drainage and changes to fenestrations.

14 Woodland Court, Oxted RH8 0NR

Applicant: Chris & Shannen Bassett

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

4.12 TA/2023/1231

Demolition of rear retaining wall. Erection of a ground floor rear single storey extension, two storey side extension. Changes to front and rear fenestration.

68 Chestnut Copse, Hurst Green, Oxted RH8 0JJ

Applicant: Mr & Mrs Crothers

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

4.13 TA/2023/1278

Installation/Retention of two Ham radio antenna. (Retrospective)

30 Warren Lane, Hurst Green, Oxted RH8 9DB

Applicant: Miss Jacqueline Hardy

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

Post Script

Planning Application Consultation/Notification for SCC_Ref_2023-0154Oxted Quarry, Chalkpit Lane, Oxted, Surrey RH8 0QW

Cessation of winning and working of minerals and importation of waste. A revised scheme of restoration to create a natural parkland with public access, footpaths and ecological habitat areas and erection of 75 dwellings, a proportion of which would be affordable housing, and associated hard and soft landscaping and access, provision of a field study centre, restoration of the historic lime kilns, and works to Chalkpit Lane including traffic calming and a new footway link to Oxted. Oxted Quarry, Chalkpit Lane, Oxted RH8 0QW

Applicant: Southern Gravel Limited GRID REF: 538211 154405

Comment: The Council, jointly, with Oxted & Limpsfield Residents Group, Woldingham Association, Woldingham Action Group and Woldingham Parish Council submitted a letter of objection to this application. A copy is available on request.

5. Appeal

SITE Talboys, Hall Hill, Oxted, Surrey, RH8 9PA APPLICATION 2022/444 APPEAL REFERENCE DEVELOPMENT APP/M3645/W/23/3325160 Erection of a detached dwelling, associated access, parking and landscaping.

OPC original response: In considering the application the Parish Council expressed concern that this lies within a conservation area and the green belt and could set a precedent for detrimental development of the conservation area. Exceptional circumstances quoted are without foundation.

Meeting closed at 18:12

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