



## 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 5<sup>th</sup> March 2024 at 5:30pm

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

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### MINUTES

1. **Apologies for absence:**  
Apology received from 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.*  
Cllrs D Shiner declared an interest in application TA/2023/1520 and Cllr D Wallace declared an interested in application TA/2024/202/TPO and neither participated in the discussion or recommendation for these applications.
3. **Public session:** There were 3 members of the public in attendance in relation to application TA/2024/177. The Committee listened to the concerns of the residents and thanked them for attending the meeting. The Chairman, with the agreement of the committee members, brought this application to the beginning of the agenda.
4. **To consider and make comment on the following Planning Applications:**
  - 4.1 **TA/2024/107**  
Erection of single storey front extension to the existing annexe and roof extension to provide a partial first floor. An internal staircase will link the two floors together along with a glazed bridge to link the annexe and main house at the first floor.  
Duffers, 5 West Hill Bank, Oxted RH8 9JE  
Applicant: R & K Lewis  
**Comment: The Councillors acknowledge the new plans have addressed the concerns raised by the neighbours and the councillors.**
  - 4.2 **TA/2024/80**  
Demolition of existing conservatory. Erection of single storey extension with partial roof terrace.  
16 Peter Avenue, Oxted RH8 9LG  
Applicant: Mr Ian Edwards  
**Comment: In considering the application the Parish Council has found no material planning reasons for refusal.**

#### 4.3 TA/2024/178

Erection of single storey side/rear extension and raising existing roof level over garage  
20 Roseacre, Hurst Green, Oxted, RH8 9BE

Applicant: Mr Julian Jameson

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

#### 4.4 TA/2023/1451

Erection of first floor side extension  
White Lodge, Quarry Road, Oxted RH8 9HE

Applicant: Mr Mike Pauwels

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

#### 4.5 TA/2024/110

Demolition of existing conservatory. Erection of two storey side and rear extensions.  
58 Gordons Way, Oxted RH8 0LW

Applicant: Mr Lawrence Tatler

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

#### 4.6 TA/2022/1648

Demolition of Existing Buildings and Erection of Replacement Storage and Welfare Building.  
(Amended Plans and Description of Proposal)

Coltsford Mill, Mill Lane, Hurst Green, Oxted RH8 9DG

Applicant: Mr Edward Moore

**Comment: The Parish Councillors request that the public right of way must remain and be maintained. The building which is being erected in support of the fisheries should remain for the use for which it is being erected and not put into residential use or sold off separately.**

#### 4.7 TA/2024/179

Erection of two storey, front side and rear extensions in association with new roof over.  
Installation of juliet balcony to first floor and changes to fenestrations and doors.

21 Oast Road, Hurst Green, Oxted RH8 9DU

Applicant: John Danaee

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

#### 4.8 TA/2024/177

Subdivision of existing site and erection of detached house with access, parking and turning area.

Rivington House, Rockfield Road, Oxted RH8 0EL

Applicant: Mr Timothy Blackman

**Comment: The Councillors object to this application as the proposal for the following reasons:**

- It is not in keeping with the area.

- Planned development would have a negative impact on the environment due to excessively tarmacking the driveway.
- Reduction in grassland and vegetation which will detrimentally affect the biodiversity of the area.
- There is a risk of root damage to the trees of the neighbouring property.
- Destruction of natural habitats.
- Overdevelopment of the area.
- Contrary to planning policy.
- Increased noise, traffic and pollution on an already busy road.
- Impact on the privacy and security of the neighbouring properties.
- Trees have been removed in advance of the application being considered.
- Increased pressure on the doctor's surgeries and local school.
- Increased potential for flooding at Brockenhurst, the neighbouring property on the lower ground.

Should the Officer be minded to approve this application, Cllr Deb Shiner will take to Committee.

#### 4.9 TA/2024/167

Erection of habitable garden annex ancillary to the main dwelling.

18 Meadowlands, Hurst Green, Oxted RH8 9BG

Applicant: Mr Tom Williams

**Comment: The Councillors noted that the annexe is the nearly same area of the main house and is a large development. Concern was expressed that the application makes no reference to the insulation or heating of the annexe.**

#### 4.10TA/2024/176

Erection of single storey rear extension (Certificate of Lawfulness for Existing use).

22 Godstone Road, Oxted RH8 9JT

Applicant: Mr David Biggs

**Comment: The Councillors leave to TDC Officers.**

#### 4.11TA/2024/147

Loft conversion to include replacement of hipped roof with a gable roof, second floor dormer extension to rear elevation and flush fitting roof windows to front elevation. (Certificate of Lawfulness for a Proposed Use or Development)

11 East Hill, Oxted RH8 9AF

Applicant: Mr & Mrs D Coleman

**Comment: The Councillors leave to TDC Officers.**

#### 4.12TA/2024/173

Demolition of existing house and erection of replacement dwelling.

42 Wheeler Avenue, Oxted RH8 9LE

Applicant: N/A

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

#### **4.13TA/2024/142**

Erection of single storey bay extension to lounge and porch.

Greenhurst House, 2a Greenhurst Lane, Hurst Green, Oxted RH8 0LA

Applicant: Mr Peter Jameson

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

#### **4.14TA/2024/34**

Change of use from an office to a Tattoo Studio

1<sup>st</sup> Floor, 101-103 Station Road East, Oxted

Applicant: Philip Steptoe

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

#### **4.15TA/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 (Revised Plans)

Perrysfield Farm. Gibbs Brook Lane, Oxted RH8 9PG

Applicant: Impact Planning Services Ltd

**Comment: As 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.**

#### **4.16TA/2023/1520**

Garage Conversion with Internal Alterations. Formation of hard standing.

16 Carrolls Way, Hurst Green, Oxted RH8 9EJ

Applicant: Mr & Mrs James Kent

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

#### **4.17TA/2024/153**

Erection of a single-storey side extension and loft conversion including new rooflights and changing the existing rear hipped roof to a gable. Internal alterations to existing rear extension with changes to fenestration.

17 Pollards Oak Road, Hurst Green, Oxted RH8 0JL

Applicant: C Marshall

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

**4.18TA/2024/157**

Roof extension including hip to gable and rear dormer. Single storey rear extension  
(Certificate of lawfulness for proposed Use or Development)

28 Johnsdale, Oxted RH8 0BP

Applicant: Mr & Mrs Kerr

**Comment: The Councillors leave to TDC Officers.**

**4.19TA/2024/143**

Roof extension including hipped to barn hip extension and front and rear dormers and single storey rear extension.

10 Church Way, Hurst Green, Oxted RH8 9EA

Applicant: Mr & Mrs Rice

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

**4.20TA/2024/93**

Erection of single storey rear extension.

3 East Hill Road, Oxted RH8 9HZ

Applicant: Brewster

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

**4.21TA/2024/202/TPO**

T1) - Sycamore - Fell to ground level. T2) - Sycamore - Ivy clad - Fell to ground level.

Re-plant 2 x silver birch trees in place of the sycamore trees in between where the trees are standing at a size of 4m.

Yew Trees, 3 Fairfax Close, Oxted RH8 9HQ

Applicant: Mr David Marshall

**Comment: The Councillors leave to the TDC Arboriculturist.**

**The meeting closed at 18:20**

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**The next planning committee meeting will be at 5:30pm on Tuesday 26<sup>th</sup> March 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](http://www.oxted-pc.org.uk) Mrs M Gibbins, Parish Clerk, Tel: 07510 226989