



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 16th April 2024 at 5:30pm

Cllr Deb Shiner - Chairman
Cllr Neil Rivers
Cllr Reg Hull
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:** There were 4 members of the public in attendance in respect of application TA/2024/288. The Chairman thanked the residents for attending the meeting and, with the agreement of the committee, brought this application to the beginning of the agenda.
4. **To consider and make comment on the following Planning Applications:**
 - 4.1 TA/2024/310
Variation of Condition 2 (Plans) of planning permission ref: 2021/1210 (Erection of part single/part two storey rear and side extension) to allow for changes to the roof and fenestration.
38 Chalkpit Lane, Oxted RH8 0NE
Applicant: Mr Moore
Comment: The Council leave to TDC Officers.
 - 4.2 TA/2024/137
Subdivision of existing third floor flat to create 2no 1-bedroom flats.
3 Amy Road, Oxted RH8 0PX
Applicant: Mr Anthony Dove
Comment: The Councillors expressed concern regarding the lack of parking provision, the impact of noise on the neighbouring flats and the lack of privacy.

4.3 TA/2024/288

Erection of ground and first floor rear extension
16 Williams Road, Hurst Green, Oxted RH8 9BF
Applicant: Mr & Mrs Brazier

Comment: The Parish Councillors object to this application based on:

- Loss of privacy,
- The plans don't demonstrate the slope of the land,
- Plans presented do not indicate how overbearing the proposal is on the neighbouring property,
- Bifold doors compromises the privacy of the neighbouring property.
- Not in keeping with street scene,
- Loss of amenity,
- Overbearing and bulky on neighbouring property.
- None of the properties in Meridian Square have flat roofs,
- Hedgehog run has been closed off with the previously erected home office.
- There is no mention of how drainage will be dealt with and considering how much hard landscaping there is, together with the previous erection of the decking and the home office, excess water drains into the neighbouring property.
- The Planning Officer needs to undertake a site visit.

If the Planning Officer is minded to approve this application it will be called into committee by the Ward Councillor.

4.4 TA/2024/155

Demolition of 122 Mill Lane, an office building and a section of storage building, the creation of a new access road from Mill Lane, construction of 22 dwellings, parking areas and green space

Council Depot, Warren Lane, Hurst Green RH8 9DB

Applicant: Tandridge District Council

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

4.5 TA/2024/269

Demolish existing attached garage & replace with two storey side extension.

Hiawatha, Holland Crescent, Hurst Green, Oxted RH8 9AT

Applicant: Mr Jon Coles

Comment: In considering the application the Parish Council has found no material planning reasons for refusal although question whether there is sufficient space for the 2-storey extension as there is less than a 1 metre gap from the proposed extension to the boundary.

4.6 TA/2024/278

Erection of two storey rear extension.

8 Paddock Way, Hurst Green, Oxted RH8 0LF

Applicant: Mr Nick Peters

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

4.7 TA/2024/177

Subdivision of existing site and erection of detached house with access, parking and turning area. (Amended Plans)

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.

The Ward Councillor will call to committee if the Officer is minded to approve.

4.8 TA/2021/1963/NMA1

Non material amendment to planning permission TA/2021/1963 (Erection of single storey front and rear extensions to form family room & study, enlarged entrance hall with roof lights and open porch) to amend the sizes of windows on the front elevation.

Welcomes, Quarry Road, Oxted RH8 9HF

Applicant: Mr & Mrs Lewis

Comment: This amendment had already been granted.

4.9 TA/2022/1504/Cond1

Details pursuant to the discharge of condition 11 (Construction Transport Management Plan) of planning permission ref: 2022/1504 dated 15 June 2023 for (Demolition of existing garages and three apartment blocks. Erection of 12 residential units (x5 3-bedroom dwellings, x3 2-bedroom dwellings, x4 1-bedroom flats) and associated parking and landscaping works).

106 To 128 Wolfs Wood, Hurst Greet, Oxted RH8 0HJ

Applicant: Mr Ian Saunders

Comment: The Councillors expressed concern regarding the following issues:

- No provision has been made for contractor's parking.
- Residents parking is not addressed.
- Who will control the deliveries to ensure that they do not operate outside the permitted timings?
- Who will enforce the TMP?

- The contractors need to ensure that any damage to kerbing/verges by the construction traffic needs to be made good.

4.10 TA/2024/344/TPO

T1) - 1 x Oak - remove.

11 The Hollies, Hurst Green, Oxted RH8 0RN

Applicant: IG Environmental Services

Comment: The Parish Councillors leave to the Arboriculturist.

5. Appeal

SITE Land at Amy Road, Oxted APPLICATION 2022/1299 APPEAL REFERENCE
APPEAL START DATE DEVELOPMENT APP/M3645/W/23/3329914 04 April 2024

Erection of 2 dwellings, parking and landscaping. (Amended Plans)

OPC Comment: The Parish Councillors object to this application as it is not in keeping with the area, the scale, size, and density is overdevelopment of the site and there is a reduction in privacy levels for neighbouring properties. The proposal does not meet the 22-metre distance between properties, nor does it comply with the habitable living area specifications. The removal of trees will have a detrimental effect on the quality of life of residents which will also result in residents being faced with concrete walls and red brickwork. Should the Officer be minded to approve the application Cllr Catherine Sayer will take to Committee.

The meeting closed at 6:25pm

The next planning committee meeting will be at 7:45pm on Tuesday 14th May 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