



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 7th January 2025 at 5:30pm

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

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:**
Cllr Gerard Quinn declared an interest in application TA/2024/1258 and left the meeting when the application was discussed.
3. **Public session:** There were 4 members of the public in attendance with respect to applications TA/2024/1268/NH and objection to TA/2024/1240 and one resident attended to observe the meeting.
4. **To consider and make comment on the following Planning Applications:**
 - 4.1 **TA/2024/1094**
Change of use of land to provide equestrian stables, comprising 3 loose boxes, tack room and barn and associated yard.
Whistlers Wood, The Ridge, Woldingham, Caterham CR3 7AN
Applicant: Mr Peter Edwards
Comment: In considering the application the Parish Council has found no material planning reasons for refusal. The Councillors request that these facilities are only to be used for equestrian purposes and not habitable accommodation.
 - 4.2 **TA/2024/1213**
Single Storey Rear Extension
22 Pollards Wood Road, Hurst Green, Oxted RH8 0HY
Applicant: Mr & Mrs Adam Byrne
Comment: In considering the application the Parish Council has found no material planning reasons for refusal.

4.3 TA/2024/1268/NH

Erection of first floor extension (Notification of enlargement of a dwelling house by construction of additional storey under Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 1, Class AA)
51 Paddock Way, Hurst Green, Oxted RH8 0LG

Applicant: Mr & Mrs Holdt

Comment: The Parish Councillors were surprised that a decision had been made prior to the date of the Parish Council meeting for which an extension had been granted for a comment to be submitted. The Parish Councillors request that the Planning Officer undertakes a site visit to review the location, measurements of the distance to the neighbouring property and the overall application. Due to the special circumstances for the extension the Councillors support the application.

4.4 TA/2022/1504/Cond4

Details pursuant to the discharge of condition 5 (Arboricultural Method Statement) of planning permission ref:2022/1504 dated 15 June 2023 (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 Green, Oxted RH8 0HJ

Applicant: N/A

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

4.5 TA/2024/1240

Demolition of existing single storey garage and utility room to side. Erection of two storey side/rear extension, lower ground garage, two storey front extension and changes to fenestration.

4 Wynnstow Park, Oxted RH8 9DR

Applicant: Miss Helen Peck

Comment: The Councillors are marginally in support of the application however request that the TDC Arboriculturist reviews the tree report. The previous comments submitted by the Parish Council should be considered however the Councillors strongly feel that the house should be made habitable.

Cllr Gerard Quinn left the room whilst the following application was discussed and had no input to the discussion and comments.

4.6 TA/2024/1258

Erection of first floor rear extension.

3 Hallsland Way, Hurst Green, Oxted RH8 9AL

Applicant: Mr & Mrs L Shepherd

Comment: The Councillors object on the basis of overdevelopment which will cause overlooking to the garden of number 4. The Councillors request that the Planning Officer undertakes a site visit.

Cllr Gerard Quinn rejoined the meeting.

4.7 TA/2024/1292

Conversion of the building the Horse Engine Barn, to a 4-bedroomed dwelling and demolition of the adjacent Corner Barn. (Listed Building Consent).

Perrysfield Farm, Gibbs Brook Lane, Oxted RH8 9PG

Applicant: Mr Haydn Short

Comment: In considering the application the Parish Council has found no material planning reasons for refusal. Only documents relevant to this application should be considered and not the documents submitted for application 2023/1249. The new dwelling should be on the footprint of the old barn

4.8 TA/2024/1296

Certificate of Lawfulness for an Existing Use or Development (CLUED) for use of flat roof as a balcony, with glazed screening.

32 Wheeler Avenue, Oxted RH8 9LE

Applicant: Tim Amstead

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

4.9 TA/2024/1360/TPO

Please refer to attached report and photos.

94 Central Way, Oxted RH8 0LY

Applicant: Ms Romaine Parish

Comment: The Councillors leave to the TDC Arboriculturist.

5. Appeal

Appeal Ref: APP/M3645/W/3352066

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 (Revised Plans)

OPC 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.**

The appeal was noted.

Meeting closed at 18:45

The next planning committee meeting will be at 5:30pm on Tuesday 28th January 2025
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