



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

Cllr Neil Rivers - Chairman  
Cllr Denize Wallace  
Cllr Peter Giles

Mrs Maureen Gibbins - Clerk & RFO

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### MINUTES

1. **Apologies for absence:** to receive and accept apologies for absence.  
Apology received from Cllrs Reg Hull and Gerard Quinn
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 no members of the public present.
4. **To consider and make comment on the following Planning Applications:**
  - 4.1 **TA/2024/483**  
Installation of 20ft shipping container for storage of field maintenance and sports equipment  
Sports Pavilion, Mill Lane Playing Field, Mill Lane, Hurst Green RH8 9DF  
Applicant: Mr Bob Matthews  
**Comment: In considering the application the Parish Council has found no material planning reasons for refusal.**
  - 4.2 **TA/2024/826**  
Proposed Garden Building. (Certificate of lawfulness for Proposed use or development)  
62 Coltsfoot Lane, Hurst Green, Oxted RH8 9ET  
Applicant: Mr & Mrs Reeves  
**Comment: In considering the application the Parish Council has found no material planning reasons for refusal. This is not to be used as habitable accommodation.**
  - 4.3 **TA/2024/362/Cond1**  
Details pursuant to the discharge of condition 4 (tree protection plan and detailed arboricultural method) of planning permission 2024/362 (Erection of first floor extension and single storey side extension).  
18 Church Way, Hurst Green, Oxted RH8 9EA  
Applicant: N/A  
**Comment: There were no documents available to comment upon.**

#### 4.4 TA/2024/740

Conversion of existing garage into a habitable room. Removal of the existing garage door and replace with new door and a window. (Certificate of lawfulness for proposed use or development)

21 Boulthurst Way, Hurst Green, Oxted RH8 0HT

Applicant: Mr Rajan Gurung

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

#### 4.5 TA/2024/828/TPO

T1) - Sweet Chestnut - Remove.

West Lunchwood, Rockfield Road, Oxted RH8 0HB

Applicant: Mr Sunil Patel

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

### 5. Appeal

SITE Rivington House, Rockfield Road, Oxted, Surrey, RH8 0EL

APPLICATION 2024/177. APPEAL REFERENCE

APPEAL START DATE DEVELOPMENT

APP/M3645/W/24/3346873

26 July 2024

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

**OPC 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.

The meeting closed at 17:43

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The next planning committee meeting will be at 5:30pm on Tuesday 10<sup>th</sup> September 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