



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 30th July 2024 at 5:30pm

Clr Neil Rivers - Chairman
Clr Gerard Quinn
Clr Reg Hull
Clr Peter Giles

Mrs Maureen Gibbins - Clerk & RFO

MINUTES

1. **Apologies for absence:**
Apology received from Clr Denize Wallace.
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/2024/676**
Demolition of garage. Erection of part two storey side and part single storey rear extension.
74 Coltsfoot Lane, Hurst Green, Oxted RH8 9ET
Applicant: Mr & Mrs Harper
Comment: In considering the application the Parish Council has found no material planning reasons for refusal.
 - 4.2 **TA/2024/642**
Demolition of the existing dining room, part-kitchen and utility, to form a single-storey extension and changes to fenestration.
Spring Cottage, Spring Lane, Oxted RH8 9PB
Applicant: Mr & Mrs Nimmo
Comment: In considering the application the Parish Council has found no material planning reasons for refusal. The Councillors request that the brickwork is kept in line with the current appearance.

4.3 TA/2022/1504/Cond3

Details pursuant to the discharge of condition 7 (Surface Water Drainage Scheme) of planning permission ref:2022/1504 dated 15 June 2023 (Demolition of existing garages and three apartment blocks. Erection of 12 residential units (x 5 3-bedroom dwellings, x 3 2-bedroom dwellings, x 4 1-bedroom flats) and associated parking and landscaping works).
106 – 128 Wolfs Wood, Hurst Green, RH8 0HZ

Applicant: Mrs Nicola Cresswell

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.**

4.4 TA/2024/738

Conversion of existing attached store to habitable room, single storey front extension and increase in roof height.

25 Woodhurst Lane, Oxted RH8 9HN

Applicant: Mr & Mrs B Stagg

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

4.5 TA/2024/584

Erection of Agricultural Building

Barn Mead, Popes Lane, Oxted RH8 9PL

Applicant: Ms K Boehm

Comment: In considering the application the Parish Council has found no material planning reasons for refusal. The Councillors request that this remains as an agricultural building when no longer required for livestock or animal feed and request that the building is not used for habitable accommodation.

4.6 TA/2024/511

Change of use from home (Use class C3) to Children's day Nursery (use class E (f)) :
Operating hours 07.30 - 18.00 Monday - Friday.

70 Greenacres, Oxted RH8 0PB

Applicant: Ms Tracey Simmons

Comment: The Councillors object to this application -

- **The road is inappropriate for the level of traffic which would be involved when dropping and collecting children from the nursery.**
- **Excessive number of children for the size of the building.**
- **The building is not appropriate for use as a day nursery**
- **Affordable housing be converted into a business is not acceptable.**
- **kitchen is too small for the facilities that should be provided for a nursery.**

4.7 TA/2024/756/TPO

T1) - multi stemmed Ash - Dismantle to ground level. T2) -multi stemmed Ash - Dismantle to ground level G1) - Group of 6 Ash - Dismantle to ground level
68 Greenacres, Oxted RH8 0PB

Applicant: Mrs Sarah Bourgein

Comment: The Councillors leave to TDC Arboriculturist.

5. Appeals

TA/2024/19 Workshop Rear Of, Service Station, High Street, Oxted, RH8 9LN

APPEAL REFERENCE: APP/M3645/W/24/3344720

APPEAL START DATE DEVELOPMENT: 02 July 2024

Erection of replacement single storey building.

OPC Comment: In considering the application the Parish Council has found no material planning reasons for refusal however insist that the trees are retained.

TA/2023/334 Tree Tops, Broadham Green Road, Oxted, Surrey, RH8 9PF

APPEAL REFERENCE: APP/M3645/D/24/3345003

APPEAL START DATE DEVELOPMENT: 04 July 2024

Installation of 10 solar panels to the front elevation (Retrospective)

OPC Comment: The Parish Councillors leave to TDC Officers.

TA/2023/1345 Land to rear of 22 to 32 Chichele Road, Oxted, RH8 0NZ

APPEAL REFERENCE: APP/M3645/W/24/3345915

APPEAL START DATE DEVELOPMENT 01 July 2024

Proposed residential development 116 Dwellings (Class C3) including affordable housing with associated access, car parking, soft landscaping and play provision.

OPC Comment: OPC objected to this application.

The meeting closed at 17:50

The next planning committee meeting will be at 5:30pm on Tuesday 20th August 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