



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 28th January 2025 at 5:30pm.

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

Mrs Maureen Gibbins - Clerk & RFO

MINUTES

1. **Apologies for absence:**
There were none declared.
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.*
There were none declared.
3. **Public session:** There were 18 members of Oakleigh Court and The Hoskins in attendance in respect of applications TA/2024/1209. The Chairman thanked the residents for attending and providing their comments, concerns and objections.
4. **To consider and make comment on the following Planning Applications:**
 - 4.1 **TA/2024/1209**
Erection of a fourth-floor extension to create 4 No 2 bedroom flats
Erection of a fourth-floor extension to create 4 No 2 bedroom flats (Site Address amended)
Oakleigh Court, Station Road West/Church Lane, Oxted RH8 9EY
Applicant: Mr Steven Foulis
Comment: The Parish Council consider that:
 - **Oakleigh Court already has parking issues and is unable to provide existing residents and their visitors, including carers, sufficient parking spaces. The addition of 4 extra flats will only make this situation worse. Even if the residents of the new flats do not have cars their visitors are quite likely to, be they tradesmen, carers or social visitors.**
 - **Anything that is provided for the new flats in shared spaces will diminish the amenity of existing residents. Where will storage for 4 cycles and their charging facilities be located? In the current refuse area or perhaps in a current parking space or a storage area assigned to an existing resident. All options reduce the amenity of existing residents.**

- The Current refuse area cannot cope with the requirement of existing residents. It will have to be expanded to cope with the additional flats. The options to expand the existing refuse area are by removing a parking space or shrinking the garden that all residents share. Again, all options reducing the amenity of existing residents.
- The reality is that the site of Oakleigh Court is space constrained and suboptimal for the existing residents. Extra flats will only make this worse.
- Policy CSP18 of the Core Strategy requires new development to be of a high standard of a design that must reflect and respect the character, setting and local context, including those features that contribute to local distinctiveness. The design of the new flats is to an inferior specification as the new flats do not have a garage or parking space and do not have a storage unit. This is surely against CSP18.
- Serious consideration needs to be given to how the construction site will be organised and this needs to be addressed prior to making a planning decision.
- It is possible that the only practical location of construction site support facilities is outside the curtilage of Oakleigh Court. The only option within the site would remove all parking for all existing residents.
- The minimum facilities required are: site storage, a welfare unit, a Portaloo, a skip and somewhere for HGVs to unload materials and to remove waste. The location of the development will most likely require a crane.
- SCC Highways should be asked to comment on these site facilities being located on the public highway, Church Lane, in front of Oakleigh Court and the Hoskins. Consideration needs to be given to there only being a pavement on one side of the road, between Oakleigh Court and the construction site support facilities.
- Consideration also needs to be given to existing road users: various vehicles, buses and the HGVs that serve Oxted Quarry. Anything up to 110 HGVs per day from the quarry alone.
- Construction workers will of course have to park their vans and vehicles in restricted parking areas on the street, these areas have been surveyed and described by Motion.
- Councillors suggest that a Structural Engineers report is required before granting planning permission. The report to assess the ability of the Oakleigh Court's existing roof, the fabric of the building and its foundations to support the proposed development. The report also needs to consider the car parking and its foundation that are in the freehold of The Hoskins Management Company Limited. At this point the freehold of Oakleigh Court starts at the first floor. SY711321 or SY91437 refer.
At the time of construction of Oakleigh Court RAAC was being used, the report should give an opinion whether RAAC has been used in Oakleigh Court.
- The proposal fails to address critical implications arising from the Building Safety Act 2022, which introduces stringent requirements for buildings of this size and complexity. Adding a fourth storey to Oakleigh Court, resulting in a five-storey building with a single stair core, raises significant concerns regarding fire safety and compliance with legislative standards.
- The following points are of concern: lack of a fire strategy; single stair core design and lack of a fire alarm system.

4.2 TA/2024/1203

Conversion of existing adjoining single garage to habitable accommodation. Conversion of flat roof to pitched tiled roof.

11 The Hawthorns, Hurst Green, Oxted RH8 9PX

Applicant: Mr Paul Cobbold

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

4.3 TA/2025/13

Freehold Disposal of surplus land used as a driveway to the residential dwelling 4 Barrow Green Lane, Oxted, RH8 0NL

4 Barrow Green Road, Oxted RH8 0NL

Applicant: Network Rail Infrastructure Ltd

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

4.4 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: Mr Tim Ampstead

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

4.5 TA/2024/1355

Variation of Condition 2 (Plans) of planning permission ref: 2021/2149. (Demolition of existing buildings. Erection of five dwelling houses including parking provision, hard and soft landscaping and associated works) to amend plans and elevations of dwellings to optimize dwelling layouts.

Printworks, 6 Beadles Lane, Oxted RH8 9JJ

Applicant: N/A

Comment: We note the change of plans internally but leave to TDC Officers to determine.

4.6 TA/2025/6/TPO

T1) - 2 x Ash - Section fell to ground level.

74 Greenacres, Oxted RH8 0PB

Applicant: Mr Andy Chapman

Comment: The Councillors leave to the TDC Arboriculturist

The meeting closed at 1815

The next planning committee meeting will be at 5:30pm on Tuesday 18th February 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