



OXTED PARISH COUNCIL - PLANNING COMMITTEE

Notice is hereby given of the meeting of Oxted Parish Council Planning Committee,
to be held in Oxted Community Hall, Church Lane, Oxted
on Tuesday 5th August 2025 at 5:30pm which Councillors are summonsed to attend.

30th July 2025

Mrs Maureen Gibbins - Clerk & RFO
Maureen B Gibbins

Members of the public and press have a right and are welcome to attend this meeting however it is requested they notify the Clerk in advance.

A G E N D A

1. **Apologies for absence:** to receive and accept apologies for absence.
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.*
3. **Public session:** *a period of up to, but no longer than 15 minutes, to hear questions or statements from members of the public. Individuals are allowed to speak for a maximum of 3 minutes.*
Representatives from Wates Development and The Pioneer Academy will be attending.
4. **To consider and make comment on the following Planning Applications:**
 - 4.1 TA/2025/613**
Erection of up to 132 residential dwellings (50% affordable) with vehicular access off Holland Road, pedestrian and cyclist access off Holland Road and Warren Lane, provision of public open space with associated landscape planting, associated infrastructure, drainage measures, earthworks and all other associated works including removal of PLUTO pipeline, realignment of foul water pipelines, and grounding of power lines (outline application with all matters reserved except access).
Land South of Warren Lane, Hurst Green
Applicant: Wates Developments Ltd
 - 4.2 TA/2025/712**
Erection of two storey and single storey rear extension and single storey side extension with rear landscaping including ground floor raised terrace (demolition of single storey rear and side elements).
39 Wheeler Avenue, Oxted RH8 9LF
Applicant: Mr Christopher & Mrs Charlotte Jordan

4.3 TA/2025/685

Variation of condition 2 (approved plans) of planning permission 2023/853 dated 8.05.2024 (Demolition of Existing Properties at 110-118 Station Road East, Oxted. Construction of 12no Class C3 Residential Flats and 6no Class E Units, with Parking to the Rear.) The proposal seeks to alter the appearance of the building including relocate the Air Source Heat Pumps (ASHPs) and the roof level photovoltaic panels (PVPs), re design the internal stairwell and lift shaft to meet Building and Fire Regulations and the internal layout of flat nos. 6 and 12.

110 – 118 Station Road East, Oxted RH8 0AX

Applicant: N/A

4.4 TA/2025/579

Erection of detached 'self-build' two-bedroom dwelling with associated amenity space, landscaping, parking and utilising existing vehicular access.

Land adjacent to Edenbrook, 45a East Hill, Oxted RH8 9AE

Applicant: Ms S Baker

4.5 TA/2025/628

Lawful Development Certificate (proposed) : Demolition of existing single storey extension and erection of single storey rear extension.

92 Silkham Road, Oxted RH8 0NY

Applicant: Mr P Boyland

4.6 TA/2025/741

Demolition of existing single attached garage. Construction of a single -storey front/side/rear extension.

12 The Hawthorns, Hurst Green, Oxted RH8 9PX

Applicant: Simon Cooper and Martin Wimpress

4.7 TA/2025/861/NH

Single-storey rear extension which would extend beyond the rear wall of the original house by 6.00 metres, for which the maximum height would be 3.20 metres, and for which the height of the eaves would be 2.90 metres (Notification of a Proposed Larger Home extension).

55 Juniper Close, Hurst Green, Oxted RH8 0RX

Applicant: Mr Alex Postiglione

4.8 TA/2025/830/TPO

Tree 1) - Beech Tree on left of the drive-way as you enter - Reduction, shape and dead wood - 50mtrs tall and 14mtr wide - reducing to 43mtr tall and 10mtr wide.

Tree 2) - Beech Tree next to no.1 - Reduction, shape and deadwood - 54mtr tall and 15mtr wide - reducing to 40mtr tall and 10mtr wide. Tree 3) - Pine Tree - Reduce in height from 47mtr to 42mtr tall. Tree 4) - Beech Tree - Reduce in height from 14mtr to 9mtr tall. Tree 5) - London

Plain Tree - Reduction from 27mtr tall to 20mtr tall no change to shape. Trees 6) - Beech and Copper Beech - Reduction from 60mtr tall to 50mtr tall and shape.

Oakland House, Rockfield Road, Oxted RH8 0HA

Applicant: Mr Lee LeMasurier

4.9 TA/2025/820/TPO

Please refer to photo provided:

T1) - 2 x Oak forming one crown - to be reduced by 2-3m in height, bringing in the sides accordingly to create a natural shape appx by 1.5-2m.

16 The Waldrons, Hurst Green, Oxted RH8 9DY

Applicant: Mrs Catriona Aleppo

4.10TA/2025/806/TPO

Please refer to photos provided: Thuja pilcata 23m - reduce by 30%. The height of the tallest tree in the group is 23 m and will be reducing to 16m a total of 7m reduction. Crown lift to 2.5m.

East Hill Court, 2 East Hill, Oxted RH8 9AD

Applicant: Mr George Zambakides

The next planning committee meeting will be at 5:30pm on Tuesday 26th August 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