



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 11th March 2025 at 5:30pm

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

Mrs Maureen Gibbins - Clerk & RFO

MINUTES

1. **Apologies for absence:**
There were none received.
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 no members of the public present.
4. **To consider and make comment on the following Planning Applications:**
 - 4.1 TA/2025/107
Development of site to provide 1no. infill dwelling (Permission in Principle)
Land South of Stonehamme, Woodhurst Lane, Oxted RH8 9ED
Applicant: Mr Philip Davidson
Comment: Leave to TDC Officer however, is this considered green or grey belt.
 - 4.2 TA/2025/139
Amendment to roof tile specification
10 Hurst Green Road, Hurst Green, Oxted RH8 9BT
Applicant: Mr & Mrs J Simon
Comment: In considering the application the Parish Council has found no material planning reasons for refusal.
 - 4.3 TA/2025/86
Erection of two storey side extension following demolition of existing garage, erection of single storey rear extension. Facade changes.
22 Woodland Court, Oxted RH8 0NR
Applicant: Shun Davison

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

4.4 TA/2025/70

Proposed garage conversion with habitable room above.

13 Fairviews, Hurst Green, Oxted RH8 9BD

Applicant: Mr Hickson

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

4.5 TA/2025/186

Variation of Condition 2 (Plans) and Condition 3 (External Materials) of planning permission ref: 2023/142 dd 05/04/2023 (Demolition of existing attached garage and outbuildings, construction of two storey side/rear extension and single storey rear extension and associated landscaping) for revised external materials

Valelands, Woodhurst Park, Oxted RH8 9HA

Applicant: Mr & Mrs Clarke

Comment: Leave to TDC Officers following result of the appeal.

4.6 TA/2025/202/N

Erection of mushroom fruiting building. (prior approval is required for a proposed: Erection, Extension or Alteration of a Building for Agricultural or Forestry use. The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 6)

Stocketts Manor, Gibbs Brook Lane, Oxted RH8 9PG

Applicant: Mr N Richards

Comment: Comments were to be received by 21st March however, it was noted permission was given on 7th March.

4.7 TA/2025/220/TPO

T1-T12) - Ash- Fell.

84 Greenacres, Oxted RH8 0PB

Applicant: Mr Mark Taylor

Comment: The Councillors leave to the TDC Arboriculturist

4.8 TA/2025/228/TPO

Please refer to photos provided:

T1) - Yew on rear boundary - To laterally reduce back from garden by up to 1.5m, remaining branch length from main stem of 3m and crown lift to 2.5m. Remove encroachment on garden.

T2) - Oak on the left-hand side of rear garden - To crown reduce by up to 2.5m, residual height of 15m and overall spread of 7m. Maintain a suitable size for location. Repeat pruning works.

T3) - Hornbeam on the left-hand side of rear garden - To laterally reduce back from lawn by up to 3m, back to previous points. Remaining branch length of 2m from main stem. Remove encroachment on garden.

25 Lankester Square, Oxted RH8 0LJ

Applicant: Sue Springbett

Comment: The Councillors leave to the TDC Arboriculturist

4.9 TA/2025/193/TCA

1 - Sycamore - (crown reduction and thinning). The tree is very large (c.30 metres tall) - propose cutting back by around 5 metres , keeping the crown in proportion, in order to maintain the natural shape of the tree.

2 - Horse chestnut (crown reduction and thinning). Very large tree (c 30 metre) Cutting branches to manage it, by up to 5 metres, keeping the crown in proportion, in order to maintain the natural shape of the tree.

3 - Sycamore, height 15-20 metres (cut down).

4 - Sycamore, height 15-20 metres (cut down). Same rationale as above.

5 - Species unknown (current height around 25 metres, crown reduction by 2-3 metres).

Spring Cottage, Spring Lane, Oxted, Surrey, RH8 9PB

Applicant: Natalie Nimmo

Comment: The Councillors leave to the TDC Arboriculturist

5. Appeals

TA/2024/1268/NH

51 Paddock Way, Hurst Green, Oxted, Surrey, RH8 0LG

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)

APPEAL START DATE DEVELOPMENT APP/M3645/D/25/3360227 11 February 2025

OPC 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.

TA/2024/946

Valelands, Woodhurst Park, Oxted RH8 9HA

Erection of a detached garage - annex together with associated landscaping. (Part Retrospective)

APPEAL START DATE DEVELOPMENT APP/M3645/D/25/3359839 12 February 2025

OPC Comment: The Councillors leave to TDC Officers and are concerned about the amount of progression of the site prior to the application being submitted.

Meeting closed at 1752

The next planning committee meeting will be at 5:30pm on Tuesday 1st April 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