



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 18th February 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:** to receive and accept 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/2024/1392**
Erection of single storey rear extension and roof dormer extension. Garage conversion and fenestration changes.
Rookwood, Quarry Road, Oxted RH8 9HE
Applicant: Prince
Comment: In considering the application the Parish Council has found no material planning reasons for refusal. The Councillors note the comments about bats on page 3 of 22 of the report.
 - 4.2 **TA/2024/1394**
Advertisement consent for sales signage plan comprising of; 2x non illuminated monolith boards (including two flags either side), 2x flag pole, 2x railing banner, 2x courtesy sign and 1x welcome board.
Charrington Lodge, 26 Church Lane, Oxted RH8 9LS
Applicant: Churchill Living
Comment: The Councillors object to this application as the building now has residents living there and there is no requirement for advertisement boards and flags to remain which impact on the street scene.

4.3 TA/2025/12

Erection of single storey rear extension. (Certificate of lawfulness for proposed use or development)

38 St Clair Close, Oxted RH8 9JP

Applicant: Mrs Donna Charman

Comment: The Councillors leave to TDC Officers.

4.4 TA/2025/35

Erection of a replacement dwelling

5 Bluehouse Lane, Oxted RH8 0AA

Applicant: Mr Richard & Mrs Joan Francis

Comment: The Councillors note that the South elevation has a bigger impact on dwelling number 3 Bluehouse Lane. The Officer's report plan approved pushes the boundary of CSP18

4.5 TA/2024/1275

Erection of machinery/storage building to replace existing buildings within the garden.

Whistlers Wood, The Ridge, Woldingham, Caterham CR3 7AN

Applicant: Mr Peter Edwards

Comment: In considering the application the Parish Council has found no material planning reasons for refusal. Councillors comment that this application replaces existing sheds and storage with a single unit that is not materially larger and is on the existing hard standing

4.6 TA/2025/57

Loft conversion with rear dormer and front elevation roof windows. (Certificate of lawfulness for proposed use or development)

1 Wolfs Wood, Hurst Green, Oxted RH8 0HN

Applicant: Amy

Comment: The Councillors leave to TDC Officers.

4.7 TA/2024/1391

Erection of a Bungalow (Custom-Self Build & Age Friendly), with associated Car Barn, Parking, and Landscaping

Talboys, Hall Hill, Oxted RH8 9PA

Applicant: Mr Paul Wallis

Comment: In considering the application the Parish Council expressed concern that this lies within a conservation area and the green belt and could set a precedent for detrimental development of the conservation area. Exceptional circumstances quoted are without foundation.

4.8 TA/2025/92

Creation of 5 dormers and removal of 7 rooflights

Tandridge Heights Care Home, Memorial Close, Oxted RH8 0NH

Applicant: Barchester Healthcare Ltd

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

4.9 TA/2025/5

Demolition of existing detached garage. Replacement of all glazing to match existing. Further extension of existing side extension with extrusion of pitched roof above and new flat roof to the front with new stone capped parapet. New ground and first floor windows and new roof light to rear first floor bedroom.

South Hanger Cottage, Icehouse Wood, Oxted RH8 9DW

Applicant: Mr Sean Woodley

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

4.10TA/2025/83

Advertising panels to include 75" digital LCD screens. The advertising changes every 10 seconds with static images in sequence.

Outside The Investment Boutique, 114 Station Road East, Oxted RH8 0QA

Applicant: Mr Sandash Punj

Comment: The Councillors object to this application as it is totally inappropriate in front of a development site.

4.11TA/2025/147/TPO

Please refer to photos provided:

T1) - Oak - left-hand side of rear garden - Reduce crown by up to 2m. Lift crown to 4.5m from ground level.

29 Wheeler Avenue, Oxted RH8 9LF

Applicant: Mr & Mrs Forrest

Comment: The Councillors leave to TDC Arboriculturist

4.12TA/2025/75/TPO

Please refer to photos provided: T1) - Oak -Remove lowest limb.

T2) - Oak - Reduce crown on the neighbour's side only by 1-2m.

West Lunchwood, Rockfield Road, Oxted RH8 0HB

Applicant: Mr Sunil Patel

Comment: The Councillors leave to TDC Arboriculturist

4.13TA/2025/52/TPO

T1) - 14 western red cedars - (belonging to wren hose and the cedars) - cut back lateral branches from the western red cedars by 2m or less depending on how far they can be cut without leaving any brown or gaps that are overhanging.

Wits End, Rockfield Road, Oxted RH8 0HB

Applicant: N/A

Comment: The Councillors leave to TDC Arboriculturist

4.14TA/2025/115/TPO

T1) - Common English Oak - Trim the entire canopy by reducing its height from 23m to 20m, a decrease of 3m. The current width of 19m, measured between the road and the property, should be adjusted by reducing the widest section over the road by 2m and trimming the side facing the house by 0.5m, resulting in a total width of 16.5m. On the opposite side, where the total width is 9m, both sides should be reduced by 0.5m.

10 Orchard Way, Hurst Green, Oxted RH8 9DJ

Applicant: Thompson

Comment: The Councillors leave to TDC Arboriculturist

4.15TA/2025/169/TPO

Please refer to photos provided:

T1) Ash - Remove overhanging limbs back to fence line.

G1) - Ash and Hazel - overhanging limbs to be removed.

13 Woodland Court, Oxted RH8 0NR

Applicant: Mrs Stevens

Comment: The Councillors leave to TDC Arboriculturist

4.16TA/2025/76/TCA

T1) - Yew in rear garden - Remove deadwood. Severance cuts made at least 3' back from boundary between live wood and dead wood (ref Quaife Woodlands' Arboricultural Survey, AR/4470/jq).

The Old Cottage, Broadham Green Road, Oxted RH8 9PF

Applicant: Abby Bernard

Comment: The Councillors leave to TDC Arboriculturist

The meeting closed at 17:55

The next planning committee meeting will be at 5:30pm on Tuesday 11th March 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