



OXTED PARISH COUNCIL - PLANNING COMMITTEE

Minutes of the meeting of Oxsted Parish Council Planning Committee,
held in Oxsted Community Hall, Church Lane, Oxsted on Tuesday 22nd April 2025 at 5:30pm

Cllr Neil Rivers - Chairman
Cllr Reg Hull
Cllr Peter Giles

Mrs Maureen Gibbins - Clerk & RFO

MINUTES

1. **Apologies for absence:**
Apology received from Cllr Gerard Quinn.
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 in attendance.
4. **To consider and make comment on the following Planning Applications:**
 - 4.1 TA/2025/276
Proposed false pitched roof to front elevation ,front extension and changes to fenestration.
Creation of hardstanding to front for 4 x cars.
25 Comforts Farm Avenue, Hurst Green, Oxsted RH8 9DH
Applicant: Mr Kevin & Mrs Tina O'Neill
Comment: SCC Highways have not been consulted on this application and two sections of the boundary of the site will be on the highway.
 - 4.2 TA/2025/222
Erection of a single storey rear extension.
22 Johnsdale, Oxsted RH8 0BP
Applicant: Mr & Mrs Claridge
Comment: In considering the application the Parish Council has found no material planning reasons for refusal.
 - 4.3 TA/2025/351
Demolition of existing Conservatory. Erection of single storey rear extension. Enclose existing porch. Fenestration alterations to rear of existing side extension.
32 Westlands Way, Oxsted RH8 0ND
Applicant: Mr Tony Dance
Comment: In considering the application the Parish Council has found no material planning reasons for refusal.

4.4 TA/2025/319

Variation of Condition 2 (Plans) of planning permission ref: 2024/820 (Demolition of existing buildings and removal of existing hardstanding. Erection of single storey dwelling and permeable gravel driveway.) to enable internal changes to the layout.

Holloway Meadow Stables, Tanhouse Road, Oxted RH8 9PE

Applicant: Mr & Mrs Bernard

Comment: In considering the application the Parish Council has found no material planning reasons for refusal and leave to TDC Officers.

4.5 TA/2025/324

Change of use of the existing residential unit on site to a further nursery use at 2 Woodland Court.

2 Woodland Court, Oxted RH8 0NR

Applicant: Mr Chris Marston

Comment: The Councillors expressed concern at the increase in the number of children attending from 55 to 62. The increase in vehicles being parked and the extra traffic will cause noise and disturbance to local properties.

4.6 TA/2025/256

Conversion of existing warehouse (current use class Sui Generis, previous use class B8) to C3 dwelling house.

Brickfield Cottages, Red Lane, Limpsfield RH8 0RT

Applicant: Fairall

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

4.7 TA/2025/320

Installation of 3no. internally illuminated fascia signs, 1no. internally illuminated projecting sign, 3no. vinyl signs on existing glazing, 3no. laminate signs on existing glazing, 17no. aluminium panel signs, and 1no. aluminium cube sign.

159 Station Road East, Oxted RH8 0AZ

Applicant: Miss Alice Kitcher

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

4.8 TA/2025/40

Demolition of existing outbuilding, erection of replacement building to include rooms in roof space.

The Pond House, Wilderness Road, Oxted RH8 9HS

Applicant: Mr & Mrs Sinclair-Taylor

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

4.9 TA/2025/376/TPO

T1) Semi mature codominant multi stem ash - fell to near ground level

Alpenhaus, 3 Laurel Drive, Hurst Green, Oxted RH8 9DT

Applicant: Mrs Gill Bilsland

Comment: The Councillors leave to TDC Arboriculturist

4.10 Proposed Base Station Upgrade At Ctil_240194_20, Car Park at Hurst Green Railway Station, Hurstlands Road, Oxted, RH8 0LL (NGR: 540010, 151356)
(see separate communications)

Comment: The Councillors have concerns regarding the removal of trees for the installation of extra cabinets and a higher antennae mast which will have an impact on the neighbouring area. However, the Councillors appreciate that increased network coverage is required.

Meeting closed at 18:05

The next planning committee meeting will be at 19:45pm on Tuesday 13th May 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