



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 24th June 2025 at 5:30pm

Cllr Neil Rivers - Chairman
Cllr Reg Hull
Cllr Kelly Kent
Cllr Harriet Gillam

Mrs Maureen Gibbins - Clerk & RFO

MINUTES

1. **Apologies for absence:**
There were none.
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/2025/505
Demolition of existing conservatory. Erection of ground floor rear extension.
56 Westlands Way, Oxted RH8 0ND
Comment: In considering the application the Parish Council has found no material planning reasons for refusal.
 - 4.2 TA/2025/482
Demolition of existing conservatory and erection of two-storey rear extension. Erection of timber porch to front door, new velux on the east elevation and new side dormer and window on the west elevation. (amended description)
22a Peter Avenue, Oxted RH8 9LG
Comment: In considering the application the Parish Council has found no material planning reasons for refusal.
 - 4.3 TA/2025/445
Erection of garage.
16 Greenhurst Lane, Oxted RH8 0LD
Comment: In considering the application the Parish Council has found no material planning reasons for refusal.

4.4 TA/2025/446

Demolition of rear lobby and formation of opening in western wall of southern projection at ground floor level. Erection of two single storey extensions to south facing elevations to form dining room at no. 2 and living room at no. 1. Erection of two storey extension to existing southern projection. Insertion of new first floor window in north elevation. Hard landscaping to rear and side. (part retrospective)

1 & 2 Court Farm Lane, Oxted RH8 9NZ

Comment: In considering the application the Parish Council has found no material planning reasons for refusal however this should be left to TDC Officers.

4.5 TA/2025/511

Demolition of rear lobby and formation of opening in western wall of southern projection at ground floor level. Erection of two single storey extensions to south facing elevations to form dining room at no. 2 and living room at no. 1. Erection of two storey extension to existing southern projection. Insertion of new first floor window in north elevation. Alteration of existing ground floor rear windows to form doorways to access new extensions. Formation of new access from first floor landing in number 1 to existing first floor southern projection. Alteration of internal layout to re-instate some original room sizes. (part retrospective)

1 & 2 Court Farm Lane, Oxted RH8 9NZ

Comment: In considering the application the Parish Council has found no material planning reasons for refusal however this should be left to TDC Officers.

4.6 TA/2025/517

Refurbishment and remodelling of the existing house including demolition of existing conservatory, dormers and rear porch, and construction of new entrance canopy, 1st floor roof dormers, rear deck and replacement/enlarged windows.

Lodene, Southfields Road, Woldingham, Caterham CR3 7BG

Comment: In considering the application the Parish Council has found no material planning reasons for refusal. The Council considers this is in Woldingham and their comment should take priority.

4.7 TA/2025/396

Erection of a 2.7m wide sign with 3D lettering and no back board to the side of the building, with LED trough light above to illuminate the sign.

Erection of small projecting sign on the front of the building 50x50cm internally illuminated.

181 to 183 Station Road East, Oxted RH8 0QE

Comment: The Council has no objection to the lit signs however the illumination should be restricted to the times of the street lighting and not on 24hours.

4.8 TA/2025/687/TPO

T1) - Douglas fir - complete removal

T2) - Douglas fir - complete removal

T3) - Douglas fir - crown raise to 12 metres from base of tree

T4) - Douglas fir - crown raise to 12 metres from base of tree

T5) - Beech - Crown raise to 10 metres from base of tree

Workshop Rear of Service Station, High Street, Oxted RH8 9LN

Comment: The Councillors leave to the TDC Tree Officer.

4.9 TA/2025/653/TPO

T1) - Ivy covered Oak - Reduce 3-4 x limbs growing over the school grounds by 30%-40% (4m) and inspect crown

T2) - Ivy covered Oak - Reduce 1-2 x limbs growing over the garage roof by 30%-40% (4m)

St Marys Junior School, Silkham Road, Oxted RH8 0NP

Comment: The Councillors leave to the TDC Tree Officer.

4.10 TA/2025/631/TPO

T1) - Copper Beech - Reduce the extent canopy spread over road to North and over neighbouring land to the West by 2-3 in length (from 10m radial spread to 7-8m) and reduce upper canopy height from 20m to 18m).

Thin the canopy density evenly across the canopy by pruning out small-diameter branches (max. 50mm) by 20%; remove all dead wood (no minimum diameter).

86a Bluehouse Lane, Oxted RH8 0AD

Comment: The Councillors leave to the TDC Tree Officer.

5. Appeal

DEVELOPMENT SITE: Oakleigh Court, Church Lane, Oxted RH8 9PT

COUNCIL REFERENCE 2024/1209

APPEAL REFERENCE: APP/M3645/W/25/3364013

APPEAL START DATE: 21 May 2025

Erection of a fourth-floor extension to create 4 No 2 bedroom flats (Site Address amended)

The Council noted the appeal.

Meeting closed at 17:47

The next planning committee meeting will be at 5:30pm on Tuesday 15th July 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