



## 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 5<sup>th</sup> August 2025 at 5:30pm

Cllr Neil Rivers - Chairman

Cllr Reg Hull

Cllr Kelly Kent

Cllr Peter Giles

In attendance

Cllr John Hope

Mrs Maureen Gibbins - Clerk & RFO

---

### MINUTES

1. **Apologies for absence:** received and accepted apologies for absence.  
Cllr Harriet Gillam
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.* Cllr Kelly Kent declared a non pecuniary interest in application TA/2025/613.
3. **Public session:** There were no members of the public in attendance. Representatives from Wates Development and The Pioneer Academy although invited did not attend the meeting.
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  
**Comment: The Council objects to this application for the following reasons:**
    - **Flooding** assessments show the plot is in flood zones 2 and 3. Surface water flood depths read 300mm in surrounding areas with poor drainage potential. It is well documented that Holland Road, from this site down to Merle Common, becomes a stream when it rains. Houses have recently been flooded, and concreting fields that offer natural drainage will exacerbate this, making homes further down unliveable for current residents.
    - **Road structures**, there are four routes out of Hurst Green towards the M25.

- Woodhurst Lane, which has pinch points and is what it states in its title “a lane”. This is currently the main road in/out of Hurst Green and is unsuitable for existing residents. Increasing Hurst Green at this rate would be dangerous due to road accessibility.
- Wolf’s Hill, where a car crashed 2 weeks ago into the wall at the single way point, there have been cyclists knocked down here too as there is no pedestrian footpath or cycle path. Children already use this dangerous road to walk to Oxted school (the closest secondary school)
- Hall Hill through Old Oxted, this is particularly unsafe for pedestrians and cyclists as it is on a hill with many sharp bends combining slow riders with fast cars.
- Red Lane, to use this route you need to go away from your destination
- The difficult access to Hurst Green will only be exacerbated by more cars, lorries and buses.
- **Parking for the railway station** is already causing issues with traffic build up around the mini-roundabout and forcing cars to mount grass curbs to avoid lorries and buses. Hurst Green station is at maximum for parking, and this cannot be mitigated.
- **Green Belt, not Grey Belt.** Grey belt is defined as an area with weaker contribution to the core purpose of Green Belt and urban sprawl. This site would be a considerable loss of open countryside and affect the ecosystem. This list shows that this plot falls in the term Green Belt land. The size of this plan does not justify control of urban sprawl.
- **Environmental impact** Substantial wildlife has been recorded at this site with many bats in the area that roost very close to site. They may not nest in an open field, but they use it to feed and mate and building over this natural habitat would impact them. The boundary trees and hedges are vital for biodiversity for owls, red kites, foxes, badgers, hedgehogs and dormice, to name a few. Hurst Green is surrounded by ancient woodland that traffic will now become a highway through again, affecting the delicate ecosystems.
- **Health Services** have been unduly impacted by the development that has occurred over the years. The Oxted Health Centre serves 12,000 residents who already struggle to book an appointment or receive medical services. Many treatments are now offered at alternative off site facilities which are not convenient to those who are elderly, have restricted mobility or do not have their own modes of transport.  
East Surrey Hospital is 11.9 miles from the proposed site. Services in this area needs substantial investment and increase in housing cannot be implemented until the infrastructure is in place to support them.
- **Affordable housing** Hurst Green has an abundance of expensive houses, but residents need affordable housing for their children, who are forced to move to cheaper areas of the UK to live.
- **School** The development could have a negative impact on the local schools.
- **Construction traffic** A construction and traffic management plan will be required.
- **Pluto pipeline.** This major pipe is down one side of the planned development. The proposal states there is to be an orchard, but what tests have been carried out to see if this old pipe has leaked into the surrounding earth.
- **Excessive building** *Some developments undertaken in Hurst Green in recent years:*
  - Meridian Square, 172 dwellings in 2016
  - The Hollies, approx. 117 dwellings in 2006,
  - Four Oaks, 17 dwellings in 2016
  - *Proposed developments in Hurst Green:*

- 50 homes at the Biffa site on Warren Lane,
- Coltsford Mill 500 houses in several stages
- Two developments on Red Lane
- A smaller development on Warren Lane
- **Amenities** Closest supermarket is Morrisons which is 2.1 miles from the proposed site. The small local shops are not adequate for a family shop, and this will force the increased traffic down Woodhurst Lane which is already unfit for purpose.

**The Parish Council objects to this application and requests that it is refused.**

#### **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

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

#### **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

**Comment: The Councillors leave to TDC Officers.**

#### **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

**Comment: The Councillors consider this application is in Limpsfield however, comment that this proposal will have an impact on neighbouring properties and the surrounding areas. The site also encounters serious flooding.**

#### **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

**Comment: The Councillors leave to TDC Officers.**

#### **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 Wimpres

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

#### 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

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

#### 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

**Comment:** The Councillors leave to the TDC Tree Officer.

#### 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

**Comment:** The Councillors leave to the TDC Tree Officer.

#### 4.10 TA/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

**Comment:** The Councillors leave to the TDC Tree Officer.

**The meeting closed at 18:30**

---

**The next planning committee meeting will be at 5:30pm on Tuesday 26<sup>th</sup> 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](http://www.oxted-pc.org.uk)

Mrs M Gibbins, Parish Clerk, Tel: 07510 226989