



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 7th October 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:** received and accepted 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 present.
4. **To consider and make comment on the following Planning Applications:**
 - 4.1 TA/2025/590
Conversion of barns to a three bedroom dwelling.
Coppice Wood Farm, Merle Common Road, Oxted RH8 0RP
Applicant: Mr & Mrs R Whittaker
Comment: The Councillors concur with the decision from the appeal.
 - 4.2 TA/2025/767
The erection of 1 dwelling (Permission in Principle)
56 Central Way, Oxted RH8 0LZ
Applicant: N/A
Comment: In principle the Councillors feels there is space for the new house however have concern regarding the access as stated by 58 Central Way.
 - 4.3 TA/2025/685
Variation of condition 2 (approved plans) and 4 (hard and soft landscape works), 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. (revised description to include soft landscaping) (Amended description and plans).

110-118 Station Road East, Oxted RH8 0AX

Applicant: MatPlan Ltd

Comment: The Councillors leave to TDC Officers.

4.4 TA/2025/950

Replacement of plastic corrugated roof with new pitched roof on existing single storey rear extension including Velux roof light and two new patio doors along rear elevation. (Certificate of Lawfulness for a Proposed Development).

Glendale, 27 Roseacre, Hurst Green, Oxted RH8 9BE

Applicant: Susan & Martin Rudd

Comment: The Councillors leave to TDC Officers.

4.5 TA/2025/1041

Single-storey rear extension, measuring 6m from the rear wall of the original house.

Conversion of existing garage space into habitable accommodation.

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.

4.6 TA/2025/1006

Demolition of single storey element to allow part two storey and single storey rear extensions and two storey front extension with rear landscaping including raised terrace.

49 Wheeler Avenue, Oxted RH8 9LF

Applicant: Mr Mark & Mrs Stephanie Adock

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

4.7 TA/2025/909

Erection of two storey front, side and rear extension.

115 Wolfs Wood, Hurst Green, Oxted RH8 0HH

Applicant: Mr Harry Brown

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

4.8 TA/2025/1033

Proposed demolition of existing hall area, erection of ground floor rear extension and first floor rear extension to enlarge living accommodation.

97 Hurst Green Road, Hurst Green, Oxted RH8 9AP

Applicant: Mr Antonjulus Arulpragasam

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

4.9 TA/2025/1034/T

Proposed telecommunications installation upgrade to existing site. Proposed removal of 15m high CU Phosco Phase 3 Monopole, being replaced by a 25m high SWANN TYPE 1S Lattice Tower on proposed 4.6 x 4.6 x 1.5m deep Special Concrete Foundation/ Piles c/w Fall Arrest System and associated ancillary works.

Oxted Wtw, Oxted RH8 9DB

Applicant: Wireless Infrastructure Group

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

4.10 TA/2025/665

Change of use of land and erection of a detached building for use as a children's creche/nursery Monday - Friday 08.00 - 17.00 hours (RETROSPECTIVE)

Land Adjacent to 3 Stocketts Cottages, Popes Lane, Oxted RH8 9PJ

Applicant: Ms Lucy Vassilia

Comment: The Councillors note planning permission has not been granted however do not object to the application.

4.11 TA/2025/1067/TPO

Please refer to photos provided:

T4) - Magnolia - Crown reduce by to 2 metres to a nicer more even shape for maintenance.

T7) - Apple - Formative prune by up to 2 metres to a nicer shape for maintenance.

10 Parklands, Oxted RH8 9DP

Applicant: Laurie Fraser

Comment: The Councillors leave to the TDC Tree Officer.

4.12 TA/2025/1056/TCA

Location 1 on sketch plan - Common Ash - Prune branches overhanging our property, which are currently impacting the roof and walls of our house, back to previous pruning points.

21 High Street, Oxted RH8 9LN

Applicant: Mrs Christine Ayrton

Comment: The Councillors leave to the TDC Tree Officer.

Meeting closed at 1745

The next planning committee meeting will be at 5:30pm on Tuesday 28th October 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