



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 16th September 2025 at 5:30pm

Cllr Neil Rivers – Chairman
Cllr Reg Hull
Cllr Kelly Kent
Cllr Harriet Gillam
Cllr Peter Giles

Mrs Maureen Gibbins - Clerk & RFO

MINUTES

1. **Apologies for absence:** received and accepted 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:** *a period of up to, but no longer than 15 minutes, to hear questions or statements from members of the public. Individuals are allowed to speak for a maximum of 3 minutes.*
The representatives from Wates addressed the issues raised. The Chairman thanked the representatives for attending the meeting and listening to the concerns raised.
4. **To consider and make comment on the following Planning Applications:**
 - 4.1 **TA/2025/810**
Demolition of single storey front extension, erection of single storey front extension, single storey side extension and new boundary wall.
24 Home Park, Hurst Green, Oxted RH8 0JU
Applicant: N/A
Comment: In considering the application the Parish Council has found no material planning reasons for refusal. Refer to Surrey Police and Crime Officer regarding the access alley which will be narrow. Is the boundary registered to the applicant.
 - 4.2 **TA/2025/811**
Demolition of front extension and erection of front extension
22 Home Park, Hurst Green, Oxted RH8 0JU
Applicant: Brian Kidman
Comment: In considering the application the Parish Council has found no material planning reasons for refusal.

4.3 TA/2025/798

Erection of second storey rear and side extensions over existing single storey elements
8 Church Way, Hurst Green, Oxted RH8 9EA

Applicant: Mr & Mrs J Fullwood

Comment: In considering the application the Parish Council has found no material planning reasons for refusal. The comments of the neighbour from number 6 must be considered and the Planning Officer should visit the site.

4.4 TA/2025/812

Erection of a single storey rear extension. Extended dropped kerb to front drive
15 Gordons Way, Oxted RH8 0LN

Applicant: Christina & Luke Flynn

Comment: In considering the application the Parish Council has found no material planning reasons for refusal. The Councillors noted the decision had been made.

4.5 TA/2025/905

Erection of a part one and part two-storey side extension (replacing existing garage) and a rear dormer loft extension with juliette balcony. Provision of permeable paving to front.

94 Central Way, Oxted RH8 0LY

Applicant: Mr Christopher Hildrey

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

4.6 TA/2025/916

Erection of a front Porch

3 Pollards Oak Road, Hurst Green, Oxted RH8 0JL

Applicant: Mr & Mrs White

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

4.7 TA/2025/835

Loft conversion including hip to gable conversion and rear dormer and 2 front dormers. Single storey rear extension including replacement roof to existing addition

32 Oast Road, Hurst Green, Oxted RH8 9DU

Applicant: Mr & Mrs Finn

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

4.8 TA/2024/820/Cond1

Details pursuant to condition 9 (Carbon Emissions) and 10 (Surface Water Drainage Scheme) of planning permission 2024/820 dated 11/12/2024 (Demolition of existing buildings and removal of existing hardstanding. Erection of single storey dwelling and permeable gravel driveway)

Holliway Meadow, Tanhouse Road, Oxted RH8 9PE

Applicant: Mr Andrew & Mrs Abigail Bernard

Comment: The Councillors rely on the Officers to ensure the condition is complied with.

4.9 TA/2025/1031/TPO

Please refer to photos provided: T1) - Oak - Reduce crown back from property by 2m.
2 Wheeler Avenue, Oxted RH8 9LE

Applicant: Tom Marnham

Comment: The Councillors leave to the TDC Tree Officer.

4.10TA/2025/988/TCA

4 Ash Trees - To fell to ground level, significant die back present in crown.

Copper Beech Tree - Extended lateral limbs to be reduced by appx 2m ensuring all cuts are back to secondary growth points and to crown lift to appx 3.5m.

Mill Barn, Spring Lane, Oxted RH8 9PB

Applicant: Daniel Cunningham

Comment: The Councillors leave to the TDC Tree Officer.

5. Final Outcomes of Planning Applications

The Councillors discussed the possibility of listing the decisions however agreed this would be too time consuming. The weekly district list will be circulated by the Clerk to the planning committee.

6. Appeal

TA/2024/1391

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

Appeal Reference: APP/M3645/W/25/3370905

Appeal Start Date: 27th August 2025

OPC Response: 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.

The appeal was noted.

Meeting closed at 18:20

The next planning committee meeting will be at 5:30pm on Tuesday 7th 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