

TANDRIDGE DISTRICT COUNCIL

PLANNING COMMITTEE

Minutes and report to Council of the meeting of the Committee held in the Council Chamber, Council Offices, Station Road East, Oxted on the 8 December 2022 at 7:30pm.

PRESENT: Councillors Blackwell (Chair), C.White (Vice-Chair), B.Black, C.Farr, Gray, Moore, Prew, Cooper (Substitute in place of Steeds) and Wren (Substitute in place of Montgomery)

ALSO PRESENT: Councillor Booth

ALSO PRESENT (Virtually): Councillors Lockwood and Gillman

APOLOGIES FOR ABSENCE: Councillors Botten, Chotai, Montgomery and Steeds

193. MINUTES FROM THE MEETING HELD ON 6 OCTOBER 2022

The minutes of the meeting were confirmed and signed by the Chair.

194. 2022/548 - LINGFIELD HOUSE, EAST GRINSTEAD ROAD, LINGFIELD, SURREY, RH7 6ES

The item was not considered as the applicant had prior to the Committee withdrawn the planning application.

195. 2022/762 - HILLVIEW FARM, GRANTS LANE, LIMPSFIELD, RH8 0RH

The Committee considered an application for the demolition of existing buildings used for storage and light industrial uses (Use Classes B2 and B8) and the subsequent erection of two 3 bed dwellinghouses with a study/office and one 4 bed dwellinghouse with a separate office, together with detached double garages and a new internal access road.

The Officer recommendation was to permit, subject to conditions.

Richard Chiles, an objector, spoke against the application.

Councillor Mark Wilson of Limpsfield Parish Council spoke against the application.

Tom Burn spoke on behalf of the applicant.

Following a lengthy debate, Councillor Booth presented words for refusal. These were proposed by Councillor Farr and seconded by Councillor Wren. A separate vote was taken for each motion for refusal.

The first motion was:

- 1. The site is located outside the existing built-up areas of the District where development will take place in order to promote sustainable patterns of travel. The site location is unsustainable in transportation terms, residents of the proposed development would be heavily dependent on the private car for access to normal day to day services*

and facilities, and the proposed development would be contrary to the sustainable transport objectives of the NPPF, Policy CSP1 of the Tandridge Core Strategy 2008, Policy DP1 of the Tandridge Local Plan: Part 2 - Detailed Policies 2014.

Upon being to the vote, the motion was lost.

The second motion was:

2. *The proposal would result in the loss of a commercial/industrial site and it has not been demonstrated that the site is unsuitably located or that the current site use is no longer viable, even for an alternative commercial use contrary to Policy DP4 of the Tandridge Local Plan: Detailed Policies 2014.*

Upon being put to the vote the motion was carried.

R E S O L V E D – that planning permission be refused.

196. 2021/578 - ROUGH BEECH BARN AND BUNGALOWS 1 & 2, DOWLANDS LANE SMALLFIELD, SURREY RH6 9SD

The Committee considered an application for the conversion of 1 & 2 Dowlands Bungalows from Use Class C3 (dwellinghouses) to Use Class E (offices) and the conversion of Rough Beech Barn from Use Class E (offices) into Use Class C3 (dwellinghouses). The conversion would create two 3-bedroom dwellinghouses and include the erection of a single storey side extension, with alterations to the rear roof pitch and removal of a rainwater tank and shed. The application also included the conversion of an existing outbuilding for use as a studio for unit 2 and the formation of associated garden areas, car parking areas, access paths and alterations to vehicular access arrangements.

The Officer recommendation was to permit subject to conditions and Section 106 agreement.

R E S O L V E D – that planning permission be granted subject to conditions and Section 106 agreement.

Rising 9.16 pm