

# 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 6 July 2023 at 7:30pm.

**PRESENT:** Councillors Blackwell (Chair), Wren (Vice-Chair), Chotai, Chris Farr, Sue Farr, Gray, Montgomery, Moore, Prew and Steeds

**ALSO PRESENT:** Councillors Booth and Groves

### **82. MINUTES OF THE MEETING HELD ON 8 JUNE 2023**

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

### **83. 2022/1614 - FORMER GREEN HEDGES, WESTERHAM ROAD, LIMPSFIELD, RH8 0EE**

The Committee considered an application for the variation of Condition 1 (Approved Drawings) of planning permission 2021/2120 to include the following amended drawings:

- Flats 6, 8 9 and 10 – an alteration of the bay windows to balconies;
- Flat 9 – an alteration to the internal configuration and the addition of 2 rooflights;
- Rear elevation – the addition of a double dormer window at the second floor level; and
- Flat 11 – the addition of an enclosed balcony.

The changes were highlighted on an illustrative plan and amended block plan received by the Council on 9 June 2023.

The Officer recommendation was to permit, subject to conditions.

Mr Timothy Royston-Webb, an objector, spoke against the application.

Councillor Jenny Williams of Limpsfield Parish Council spoke against the application.

Mr Hamish Watson, the applicant's agent, spoke in favour of the application.

Councillor Booth requested that the following motions for refusal be considered by the Committee:

- 1. The proposed front balconies would be subjected to undue noise and air pollution from the adjacent highways and give a limited outlook to future residents, thereby providing unacceptable living conditions for future occupiers. The development is therefore unacceptable and contrary to Policy DP7 of the Tandridge Local Plan: Part 2 – Detailed Policies (2014) and Policy CSP18 of the Tandridge District Core Strategy 2008.*
- 2. The proposed dormer window and enclosed balcony at number 11, as a result of their scale and proximity to neighbouring residential properties, would cause a sense of overlooking and perceived overlooking of neighbouring properties, to the detriment of*

*the living conditions of the occupiers of those dwellings. The development is therefore unacceptable and contrary to Policy DP7 of the Tandridge Local Plan: Part 2 – Detailed Policies (2014) and Policy CSP18 of the Tandridge District Core Strategy 2008 and Policy LNP3 of the Limpsfield Neighbourhood Plan.*

3. *The addition of balconies would fail to respect and reflect the character, appearance and locality of the area and is therefore contrary to Policy DP7 of the Tandridge Local Plan: Part 2 Detailed Policies ( 2014), Policy CSP18 of the Tandridge District Core Strategy 2008 and Policy LNP3 of the Limpsfield Neighbourhood Plan'.*

Councillor Wren proposed the motions which were seconded by Councillor Montgomery. Upon being put to the vote, the motions were lost.

**RESOLVED** – that planning permission be granted, subject to conditions.

#### **84. 2023/121 - 14 STANSTEAD ROAD, CATERHAM, CR3 6AA**

The Committee considered an application for the demolition of an existing dwelling and the erection of four dwellings with associated hard and soft landscaping.

The Officer recommendation was to permit, subject to conditions.

Mr Robert Barber, an objector, spoke against the application.

Councillor Maria Grasso of Caterham Hill Parish Council spoke against the application.

Mr David Ciccone, the applicant's agent, spoke in favour of the application.

During the course of the debate, and after considering possible reasons for refusal, the Interim Head of Planning suggested that the Committee may wish to consider the deferral of the application to allow the applicant to:

- complete a daylight and sunlight assessment at the site for Members to consider at a later committee meeting; and
- consider if the forecourt could be enhanced in appearance so it was more in keeping with the character of the street scene.

Councillor Gray proposed a motion for deferral based on the reasons proposed by the Interim Head of Planning. Councillor Chotai seconded the motion. Upon being put to the vote the motion was carried.

**RESOLVED** – that the application be deferred.

#### **85. 2023/331 - 1-21 STYCHENS CLOSE, BLETCHINGLEY, SURREY, RH1 4NY**

The Committee considered an application for the construction of a permeable hard standing for the storage of communal general waste and recycling bins, the widening of the access gate and the path to the road.

The Officer recommendation was to permit, subject to condition.

***RESOLVED*** – that planning permission be granted, subject to conditions.

Rising 9.26 pm