

## 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 June 2024 at 7:30pm.

**PRESENT:** Councillors Blackwell (Chair), Sue Farr (Vice-Chair), Black, Chris Farr, Gray, Lockwood, Prew, Sherry, Steeds, Duggan (Substitute - in place of Bassett) and Evans (Substitute - in place of Chotai)

**ALSO PRESENT:** Councillors Cooper, Allen, Horne, Mark and Sayer

**APOLOGIES FOR ABSENCE:** Councillors Bassett and Chotai

#### 12. DECLARATIONS OF INTEREST

Councillor Lockwood stated that she had been lobbied by email in respect of one of the applications on the agenda.

#### 13. MINUTES FROM THE MEETING HELD ON 16TH APRIL 2024

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

#### 14. MINUTES FROM THE MEETING HELD ON 23RD MAY 2024

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

#### 15. 2023/1481 - 13 MATLOCK ROAD, CATERHAM

The committee considered an application for the erection of a double storey rear extension with an extended rear gable with a Juliette balcony and accessibility ramps to the rear ground floor. The application had been deferred from a previous meeting of the committee to allow a site visit to take place.

The officer recommendation was to permit, subject to conditions.

Mrs Pauline Hayes, an objector, spoke against the application.

Councillor Horne requested that the committee consider the following two motions for refusal:

1. *The proposal, by reason of its scale, design, bulk and mass, would result in significant harm to the character and appearance of the existing site and surrounding area, contrary to Policy CSP18 of the Tandridge District Core Strategy (2008) and Policy DP7 of the Tandridge District Local Plan Part 2: Detailed Policies (2014), Policies CCW4 and CCW5 of the Caterham, Chaldon and Whyteleafe Neighbourhood Plan 2021 and the National Planning Policy Framework 2023.*
2. *The proposal, by reason of its scale, design, bulk and mass, would result in significant harm to the amenities of the living conditions of neighbouring residents, contrary to Policy CSP18 of the Tandridge District Core Strategy (2008) and Policy DP7 of the Tandridge District Local Plan Part 2: Detailed Policies (2014), and Policy*

*CCW5 of the Caterham, Chaldon and Whyteleafe Neighbourhood Plan 2021 and the National Planning Policy Framework 2023.”*

The motions were proposed by Councillor Steeds and seconded by Councillor Sherry. Upon being put to the vote the motions were passed.

**RESOLVED** – that planning permission be refused.

**16. 2023/1324 - COOMBE DINGLE, 14 QUEENS PARK ROAD, CATERHAM, SURREY, CR3 5RB**

The committee considered an application for the erection of a single storey rear extension to a care home to provide an additional 15 rooms.

The officer recommendation was to permit, subject to conditions.

Mr Sam Peacock, the applicant’s agent, spoke in favour of the application.

**RESOLVED** – that planning permission is granted.

**17. 2024/177 - RIVINGTON HOUSE, ROCKFIELD ROAD, OXTED**

The committee considered an application for the subdivision of an existing site to allow the erection of a detached house with access, parking and turning area.

The officer recommendation was to permit, subject to conditions.

Ms Sheila Frost, an objector, spoke against the application.

Councillor Neil Rivers of Oxted Parish Council spoke against the application.

Mr Tim Blackman, the applicant’s agent, spoke in favour of the application.

Councillor Sayer requested that the committee consider the following motions for refusal:

1. *The proposal is inappropriate back land tandem development which fails to respect or enhance the character of the area and the wooded hillside. It would be overbearing and cause loss of amenity and privacy. The proposal is contrary to the NPPF 2023, Policy DP7 and DP8 of the Tandridge Local Plan: Part 2 – Detailed Policies and Policies CSP18 and CSP21 of the Tandridge District Core Strategy.*
3. *Due to its layout, footprint, size and scale, the proposal would result in an overdevelopment of the site failing to reflect and respect the established spacious character and appearance of the area. The proposal is contrary to the NPPF (2023), Policies DP7 and DP8 of the Tandridge Local Plan: Part 2 – Detailed Policies and Policy CSP18 of the Tandridge Council Core Strategy.*
3. *Due to its position and footprint, the proposal would occupy a significantly large proportion of the existing garden of the host dwelling, and as such it would undermine the prevailing character of spacious dwellings. The height, volume and scale would result in a built form that would appear bulky and domineering to the host property and to the neighbouring Brockenhurst, harming amenity. It is contrary to the NPPF 2023,*

*Policies DP7 and DP8 of the Tandridge Local Plan: Part 2 – Detailed Policies and Policy CSP18 of the Tandridge Council Core Strategy.*

The motions were proposed by Councillor Sherry and seconded by Councillor Steeds. Upon being put to the vote the motions were passed.

**RESOLVED** – that planning permission be refused.

## 18. 2024/107 - DUFFERS, 5 WEST HILL BANK, OXTED

The committee considered an application for the erection of a single storey front extension to the existing annexe and a roof extension to provide a partial first floor to the property. An internal staircase would be included to link the two floors together along with a glazed bridge to link the annexe and main house at the first floor.

The Officer recommendation was to permit, subject to conditions.

Mrs Susan Siddell, an objector, spoke against the application.

Ms Katie Lewis, the applicant, spoke in favour of the application.

Councillor Sayer requested that the committee consider the following motion for refusal:

1. *“Due to its height, size, siting and design, the proposal would have an unacceptable overbearing impact on the outlook and amenity of the neighbouring property of 4 Farley Park. It will cause significant visual intrusion and enclose and dominate the outlook. Therefore, the proposal is contrary to the NPPF 2023, Policy DP7 of the Tandridge Local Plan: Part 2 – Detailed Policies and Policy CSP18 of the Tandridge District Core Strategy.”*

The motion was proposed by Councillor Black and seconded by Councillor Duggen. Upon being put to the vote the motion was passed.

**RESOLVED** – that planning permission be refused.

## 19. RECENT APPEAL DECISIONS RECEIVED

The committee received a short update on the following appeal decisions:

**TA/2022/1526** – Land North West of Frith Manor, Lingfield Road, Baldwins Hill, East Grinstead, RH19 2JW. The application had been refused by the Council. The appeal was dismissed on 15 May 2024 (Appeal Reference: APP/M3645/W/23/3332537).

**TA/2022/1656** – Land East of Woodcock Hill, Felbridge, RH19 2RD. The application had been refused by notice dated 30 June 2023. The appeal was dismissed on 7 May 2024 (Appeal Reference: APP/M3645/W/23/3328736).

**2022/1602/T** – Land Opposite 105a New Farthingdale, Dormansland, Surrey, RH7 6RF. The appeal was dismissed on 23 May 2024 (Appeal Reference: APP/M3645/W/23/3322976).

**2023/651/T** – Land adjacent to Pollards Oak Crescent, Hurst Green, Surrey, RH8 0JG. The appeal was dismissed on 23 May 2024 (Appeal Reference: APP/M3645/W/23/3328491).

Rising 10.16 pm