

## 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 28 April 2022 at 7:30pm.

**PRESENT:** Councillors Blackwell (Chair), C.White (Vice-Chair), Connolly, Duck, Farr, Gray, Lockwood, Mansfield, Moore, Morrow, Prew, Ridge and Shiner

**ALSO PRESENT:** Councillors Steeds

**ALSO PRESENT (Virtually):** Councillors Allen and Mills

#### 317. DECLARATIONS OF INTEREST

Councillor Morrow, as a member of Warlingham Parish Council, declared an interest in agenda item 5.1. Warlingham Parish Council had expressed an opinion in respect of the application. Councillor Morrow confirmed he took no part in the forming of the opinion and would be considering the application independently.

Councillor Prew, as a member of the Warlingham Parish Council, also declared an interest in agenda item 5.1. Councillor Prew confirmed he took no part in the forming of the opinion and would be considering the application independently.

#### 318. MINUTES FROM THE MEETING HELD ON 3 MARCH 2022

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

#### 319. LAND AND GARAGES ADJACENT TO CHAPEL ROAD, WARLINGHAM, CR6 9LH

The Committee considered an application for the demolition of existing garages and the erection of two semi-detached dwellings with parking, landscaping and access.

The Officer recommendation was to permit, subject to conditions.

A recording of representations from Mr Colin Watt, an objector, was replayed to the Committee.

Mr Adem Mehmet, the applicant's agent, spoke in favour of the application.

Councillor Morrow proposed the following motions for refusal:

1. *The proposal, by reason of the amount, scale, height and form of the development, would comprise an overdevelopment of the site, which would have an adverse impact on the character and appearance of the surrounding area. As a result, the proposals would fail to maintain or enhance the character and appearance of the area. The proposed design would be incongruous and out of keeping with the appearance of the site and its locality. The proposal would therefore be contrary to Policy CSP18 of the Tandridge District Core Strategy DPD 2008 and Policy DP7 of the Tandridge Local Plan Part 2: Detailed Policies 2014.*

2. *The proposed development, due to the siting of these tall dwellings in close proximity to the buildings and private amenity areas of numbers 434, 436 and 438 Limpsfield Road, would result in an overbearing and overshadowing relationship to those amenity areas and buildings, and overlooking and a loss of privacy to the residential occupiers of 438, adversely impacting on the amenities of the occupiers of 434, 436 and 438, contrary to Policy CSP18 of the Tandridge District Core Strategy and Policy DP7 of the Tandridge Local Plan Part 2: Detailed Policies.*
3. *The proposals fail to provide appropriate private amenity space for the residents of the proposed dwellings due to the limited areas available, leading to an unsatisfactory environment for the future occupiers of the dwellings, contrary to Policy DP7 of the Tandridge Local Plan Part 2: Detailed Policies 2014.*

Councillor Duck seconded all three motions. Upon being put to separate votes, all three motions were lost.

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

## **320. ANY URGENT BUSINESS**

The Chair thanked Councillors Morrow and Duck for their many years of service on the Planning Committee as both Members would be standing down after the May election.

Rising 8.31 pm