

# 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 2 February 2023 at 7:30pm.

**PRESENT:** Councillors Blackwell (Chair), C.White (Vice-Chair), B.Black, Botten, Chotai, C.Farr, Gray, Montgomery, Moore, Prew and Steeds

**ALSO PRESENT:** Councillors Allen and S.Farr

**ALSO PRESENT (Virtually):** Councillors Gaffney and Stamp

### 238. DECLARATIONS OF INTEREST

Councillor Botten informed the committee that he was a member of the Caterham on the Hill Parish Council. However, he was not a member of the Parish Council's Planning Committee in line with Tandridge District Council's Planning Protocol. Councillor Botten was aware of the Parish Council's objection to the application but he had not discussed the application with any member of the Parish Council and that his discretion was unfettered.

Councillor Allen informed the committee that he was the District Councillor for the Tatsfield Ward and would be speaking to agenda item 5.2 (minute 241).

### 239. MINUTES FROM THE MEETING HELD ON 8 DECEMBER 2022

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

### 240. 2022/655 - DE STAFFORD SCHOOL, BURNTWOOD LANE, CATERHAM, SURREY, CR3 5YX

The Committee considered an application for the demolition of an existing bungalow and the erection of 8 dwellings, which consisted of one detached, four semi-detached and a terrace of three properties. The application also included the formation of a vehicular access and landscaping and the development of an Artificial Floodlit Playing Pitch, car-park extension, fencing and lighting columns. The application was a resubmission of application TA/2020/2041.

The Officer recommendation was to permit, subject to conditions and the completion of a Section 106 Agreement.

Councillor Geoffrey Duck of Caterham on the Hill Parish Council spoke against the application.

Mr Jeremy Garner, the Executive Head of De Stafford School, spoke on behalf of the applicant.

Following a lengthy debate, Councillor C Farr presented the following motion for refusal:

*The proposal constitutes inappropriate development in the Green Belt and would result in substantial harm to openness. It is considered that insufficient very special circumstances exist which clearly outweigh the harm by reason of inappropriateness or any other harm, including harm to the Green Belt openness, to justify such development.*

Councillor B Black seconded the motion. Upon being put to the vote the motion was lost.

**R E S O L V E D** – the planning permission be granted subject to conditions and Section 106 Agreement.

**241. 2022/1133 - TARNHELM, RICKETTS HILL ROAD, TATSFIELD, WESTERHAM, SURREY, TN16 2NF**

The Committee considered an application for the demolition of an existing dwelling and the erection of a replacement five bed dwelling with alterations to the detached garage and associated landscaping.

The Officer recommendation was to permit, subject to conditions.

Councillor Kim Jennings from Tatsfield Parish Council spoke against the application.

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

Councillor Allen presented the following words for refusal:

*The proposed replacement dwelling would constitute inappropriate development in the Green Belt, which by definition, would be harmful. The proposal would also be harmful to the openness of the Green Belt by reason of the increase in built form. No very special circumstances exist to clearly outweigh the harm that would be caused by reason of inappropriateness and any other identified harm. As such, the proposal is contrary to the provisions of the NPPF (2021) and to Policies DP10 and DP13 of the Tandridge Local Plan: Part 2 – Detailed Policies 2014.*

Councillor Moore proposed the motion for refusal which was seconded by Councillor C Farr. Upon being put to the vote, the motion was lost.

**R E S O L V E D** – that planning permission be granted, subject to conditions.

**242. 2022/1116 - 45 OAST ROAD, HURST GREEN, RH8 9DU**

The Committee considered an application for the erection of a detached double garage at 45 Oast Road, Hurst Green.

The Officer recommendation was to refuse planning permission.

Mr Stephen McCarthy, the applicant, spoke in favour of the application.

Councillor Black moved a motion to grant planning permission, subject to conditions. The Planning Officer informed the Committee that standard conditions (as set out in Appendix 1) would apply in the event that the Committee was minded to grant planning permission. Following confirmation of the conditions, Councillor Black confirmed that he would still like to move the motion which was seconded by Councillor Botten. Upon being put to the vote, the motion was carried.

**R E S O L V E D** – that planning permission be granted, subject to conditions.

## **243. APPEAL DECISION - 3 QUEENS PARK ROAD**

The Interim Chief Planning Officer presented a summary of an appeal decision relating to 3 Queens Park Road, Caterham, CR3 5RB (TA/2021/1943). The application was originally refused by notice dated 3 February 2022. The appeal was dismissed on 5 January 2023 (Appeal Reference: APP/M3645/W/22/3302109) due to the proposal:

- having a harmful effect on the character and appearance of the area,
- causing unacceptable harm to the living conditions of the adjoining occupiers,
- having living conditions that would be unsuitable due for potential occupiers due to inadequate amenity space; and
- causing an increase in on-street parking stress which would be detrimental to the amenities of local residents.

Rising 9.58 pm