

# LIMPSFIELD PARISH COUNCIL PLANNING COMMITTEE MEETING

Tuesday 24th November 2020

Attending: Mark Wilson, Ted Beresford Knox, Philip Bailey, John Thompson  
Sophie Martin (Clerk)

**1. Apologies for absence:** to receive and accept apologies for absence.

NONE

**2. Declarations of Disclosable Pecuniary Interest:** To receive any disclosure by members of personal pecuniary interests in matters on the agenda, the nature of any interests, and whether the member regards the interest to be prejudicial under the terms of the new Code of Conduct. Anyone with a prejudicial interest must, unless an exception applies, or a dispensation has been issued, withdraw from the meeting.

NONE

**3. To consider the following planning applications:**

- 2020/2051 – 134 Bluehouse Lane – no comment as certificate of lawfulness
- 2020/1984 - West Chart, Uvedale Road – Large house split into two. For guest accommodation as opposed to rental. Current garage is in keeping. Had previously asked about making changes without planning permission. TBK – only question would be if there is still enough parking. MW confirms that there is. There is kitchen or other facilities. Only sleeping and bathroom for guest only. No objection or comment.
- 2020/1987 – Barn Owl Kennels, Dwelly Lane – Demolition of the kennels and build of 3 x 4 bed and 1 x 3 bed detached chalet bungalows. PB assumes this is green belt, but as a brownfield site can they then build residential houses on there.

TBK Green Belt is a starting point however there are existing buildings to similar floor space on the site and Honeypot Farm has already been developed. Recent view is that this creates a suburbanization of the area and the reason this sort of development is worth objecting to. This will be a tough one for Tandridge DC.

Regarding location, it's an unsustainable location for development and worthy of thought as to if this is sustainable.

By taking a countryside business/rural economy, they would be going against development of rural economy. Should they have looked at development for business purposes first.

LNP2. 2x4 bed and 2x3beds in terms of mix.

TBK – should there have been discussions first about managing the noise levels of existing business?

PB – believes that there may be more applications in the offing for the extension of Honeypot Farm and nearby property that is currently business. Honeypot Farm was a different situation due to the heavy traffic. Would be prepared to object.

MW – if this application is based on complaints about the noise, should we consult with the neighbours about the noise levels?

TBK – Regarding the objectives of the Neighbourhood Plan, should we look at reuse / rebuild for rural/small business objectives. PB believes other business here may well not be viable.

MW this is consistent with previous similar objections.

***Agree to proceed with a draft of an objection and visit neighbours in the meantime. TBK to start draft based on previous applications.***

- 2020/1962 - 13 Hazelwood Heights, Hurst Green – This is really an Oxted application but borders Limpsfield. All detached houses. Would not look out of keeping. TBK – no character issue but only issue would be with next door property, but this is best dealt with by TDC

planning officers. PB – are they flat roof extensions or raked? TBK – only single storey, so shouldn't be an issue. **Agree to No objection**

- 2020/1964 – 2 Ridlands Rise - Demolition of existing side utility and WC and erection of a single storey rear extension and two storey side extension. Previous proposal was refused (due to Green Belt grounds?). We didn't object last time. **Cannot see any reason to object given others have already built similar extensions. No objection.**
- 2020/1714 - 98 Bluehouse Lane. Previously refused due to change of street scene and need for another access. TBK - The new application is keeping the street scene as it is. However, it is still very cramped development. Regarding LNP the street scene should remain unchanged. Also, condition being they do not add in another drive at future date. Having looked at the site it looks too cramped. **Agreement to object. MW to draft.**

Hazelwood School - We have not commented on the resubmission as we had commented on the previous application. We support the sports facilities. However, we would like the school to come to an agreement with the residents on lighting. It appears that Hazelwood School has resubmitted the application taking TDC's suggestions into account.

TBK suggests we take another look at the previous comments submitted vs the resubmission of the plan.

PB does have concerns about lighting particularly regarding wildlife as well as residents.

MW – the school does appear to have taken concerns into consideration.

MW to draft paragraph for resident who has emailed the LPC.

Priest Hill House. Regarding LNP2 being ignored, MW has asked for conversation with TDC regarding their consideration of the LNP. PB requests that MW forward previous email/discussion with TDC to rest of planning committee. Further communication to CC rest of committee.

#### 4. Recent determinations to note

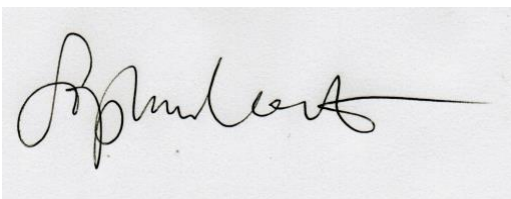
- 2020/1669 Briars Corner, Chapel Road - Refused. TBK believes this as due to impact on the This was about impact on the Green Belt - LPC did not object. TBK would welcome a conversation with TDC o we can better understand their Green Belt policy and decisions.

#### 5. Limpsfield Conservation Area Statement and Management Plan Update

Summary being drafted by TBK. No further comments received. Councillors to be reminded to make their comments.

#### 6. Any Other Business

- a. Review: JT asks if the review of the last 18 months of planning decisions is being considered and reviewed. TBK – believes we should go back to the parish council with broad view of what's been accepted or not accepted by TDC (with view to LPC's objections). Believes each planning committee should be looking back at previous decisions relating to current ones. Referring to TBK's draft review (qualitative) JT believes a review should come out every 6 months. TBK to edit and circulate to planning members for review at next PC meeting. PB believes councilors don't have the time to review these decisions in detail. But believes this process should be part of each meeting. Also appreciates the minutes detailing previous decisions and rationale for current ones. TBK suggests this is done at each planning meeting for ease.



**Date of next meeting - Tuesday 26th January at 5.00 pm**  
Sophie Martin, Parish Clerk.