



Draft Minutes of the Limpsfield Parish Council Planning Committee held on Tuesday, February 22 2022

Attending: Cllrs: Mark Wilson, John Thompson, Jenny Williams
Co-optee: Ted Beresford Knox
Clerk: Sophie Martin

1. APOLOGIES FOR ABSENCE
Philip Bailey

2. DECLARATIONS OF DISCLOSABLE INTEREST
None.

3. PUBLIC SESSION –

Amanda and Simon Davies – 29 Granville Road.

Amanda Davies said she would like to assure the council that the application is for the enhancement of the property. The existing building is in a dilapidated state.

She says the proposed building is not significantly larger by area, but higher by approximately 2m. There are 5 adults living at the property with grown up children working from home and the idea is to repurpose space to create recreational and working space with a library over.

The building is in the rear of the garden, amongst trees, approx 40m from building behind and 30m to the nextdoor neighbour.

While the existing building / garage has a window facing to the neighbours (historically it belonged to an adjoining property) the new one will have a solid wall.

There is no intention for the new building to become a standalone dwelling and it will not have any bathroom facilities.

TBK asks if the applicant would consider a condition for no alterations to the building as approved without further planning application.

The Applicants confirm they would be happy with any conditions to reassure there is no intention to use the benefits as anything other than ancillary accommodation.

Gaywood Solar Project: Sophia Kemp (Capers Farm) and Penny Gibson (Partridge Farm).

Reason for request to attend is in the hope that they may help the LPC's understanding of the impact of the potential application and perhaps assist with information regarding heritage setting, flood risk etc.

Their main concern is the impact on the heritage setting, both the heritage of the landscape as well as the listed buildings. The landscape is important to preserve the heritage of this area for a far-reaching community.

There has been a lot of interest in this potential application. The website has around 100 subscribers so far.

They would be happy to show the councillors around the area in order that they can appreciate the precise impact of the potential proposal from the vantage point of different vantage points.

Screening is a concern. They do not believe the screening is nearly good enough or properly thought through and will not screen the site for at least 10 years.

The proposal of the wildflower meadow and grazing etc is cursory / ticking boxes and not actually viable in reality.

Green Belt policy/NPFF is a balancing act weighing up special circumstance against the protection of the area.

The Clerk will liaise with Sophia Kemp with regards to a potential site visit.

4. MINUTES FROM LAST MEETING

No comments, signed.

5. PLANNING APPLICATIONS FOR CONSIDERATION – see annex online (www.limpsfield.org/planning) for details

6. RECENT PLANNING DETERMINATIONS TO NOTE – see annex online (www.limpsfield.org/planning)

7. Conservation Area Assessment & Management Plan (CAAMP) –

In consultation at the moment. Leaflets to be distributed. All online both on LPC and TDC's websites and on social media.


The CAAMP meeting will be on April 7th at 8.15 after the annual parish meeting and led by TDC and LPC with CR as guest speaker.

8. ANNUAL PARISH MEETING – planning overview discussion

The meeting will be brief, with short overview of activities / key information delivered by the Chair, Finance, Planning, and LNP. CAAMP to be in the following meeting starting at 8.15.

9. ANY OTHER BUSINESS

Meeting ended at 19.46. Next meeting March 28th 2022.



APPLICATIONS DISCUSSED

<u>Application no</u>	<u>Address</u>	<u>Comments / Decision</u>
<u>2021/2166 / 2022/46</u>	<u>St Michael's School, Wolfs Row, Oxted, RH8 0QL</u>	Heritage is happy with this application as long as the antennae are painted black. <i>Agree with Heritage Officer and no further comments.</i>
<u>2021/2209</u>	<u>29 Granville Road, Limpsfield, Oxted, Surrey, RH8 0BX</u>	Have received various comments regarding the height of the building. JW does not feel it needs to be a two-storey building. Regarding LNP Criteria. LNP3. 1. Developments should be unobtrusive and in character. MW suggestion is to comment expressing reservations and concern on the excessive scale and height of the proposed development. In the event that the application is approved we would ask that there are conditions. <i>Vote to comment: JW and MW and JT objects.</i>
<u>2020/1776/Cond1</u>	<u>Hazelwood School, Wolfs Hill, Limpsfield, Oxted, Surrey, RH8 0QU</u>	No comment
<u>2021/2200</u>	<u>86 Bluehouse Lane, Oxted, Surrey, RH8 0AD</u>	No comment – only temporary and in Oxted
<u>2021/2120</u>	<u>Green Hedges, Westerham Road, Limpsfield, Oxted, Surrey, RH8 0EE</u>	Reduction from 13no. to 11no. units. No comment
<u>2021/2170</u>	<u>Green Hedges, Westerham Road, Limpsfield, Oxted, Surrey, RH8 0EE</u>	Variation – transport. No comment
<u>2022/96/TCA</u>	<u>36 Titsey Road, Limpsfield, Oxted, Surrey, RH8 0DF</u>	T1) - Cedar tree to be thinned. No Comment.
<u>2021/618/Cond2</u>	<u>86 Bluehouse Lane, Oxted, Surrey, RH8 0AD</u>	Details pursuant to the discharge of Condition 16 (Construction Transportation Management Plan) No comment.

<u>2022/182/TCA</u>	<u>Limpsfield House, Hookwood Park.</u>	T1) – Holly – remove to ground level. No comment.
<u>2020/499/Cond1</u>	<u>41 Stoneleigh Road, Limpsfield, Oxted, Surrey, RH8 0TP</u>	No comment
<u>2021/1929/Cond1</u>	<u>Colard House, Caxton Lane, Limpsfield, Oxted, Surrey, RH8 0TD</u>	No comment
<u>2022/174</u>	<u>Colard House, Caxton Lane, Limpsfield, Oxted, Surrey, RH8 0TD</u>	Solar Panels. In principle OK but needs another look. To circulate outside meeting deadline 10/3
<u>2022/18</u>	<u>Highworth, 1 Sylvan Close, Limpsfield, Oxted, Surrey, RH8 0DX</u>	Appears to be no supporting heritage statement given that it is in the Limpsfield Village Conservation Area. Because this is in the Conservation Area the matter should be referred to SCC Heritage Officer for their opinion and that a statement is provided as part of the application.
<u>2022/38 / 2021/2233</u>	<u>Doghurst, Grants Lane, Limpsfield, Oxted, Surrey, RH8 0RQ</u>	Given that Christopher Reynolds, Heritage Officer has already made comments on the development from a Listed Building perspective, LPC has no comment. LPC would hope that the development retains as much as possible of the existing structure to maintain the structure of the building.
<u>2022/105</u>	<u>The Oast Cottage, Pastens Road, Limpsfield, Oxted, Surrey, RH8 0RE</u>	No Comment.
<u>2021/2211</u>	<u>Stockenden, Grants Lane, Limpsfield, Oxted, Surrey, RH8 0RH</u>	No Comment.
<u>2022/26</u>	<u>Stockenden, Grants Lane, Limpsfield, Oxted, Surrey, RH8 0RH</u>	Given Surrey Heritage Officer has no issue with it the LPC has no comment or reason to object. (Listed Building)

<u>2021/1784/Cond1</u>	<u>Barn Owl Kennels, Dwelly Lane, Edenbridge, Surrey, TN8 6QE</u>	No comment.
<u>2022/121 /2022/90</u>	<u>Rosewell Cottage, High Street, Limpsfield, Oxted, Surrey, RH8 0DR</u>	To note, the applicant is a parish councillor. TBK would have no concerns about the build, but is it in keeping with the Listed Building? Would hope to see a comment from Historic Buildings Officer. Clerk requested comment extension in order to await Historic Building Officer's comment.

Recent Determinations

Application	Address	Decision	Decision date
2021/2208	29 Granville Road, Limpsfield, Oxted, Surrey, RH8 0BX	Granted	16/02/22
2021/2093	Colard House, Caxton Lane, Limpsfield, Oxted, Surrey, RH8 0TD	Granted	14/02/22
2021/1827	16 Park Road, Limpsfield	Granted	04/02/2022
2021/2073	Willow Pightle, Ballards Lane, Limpsfield,	Granted	03/02/2022
2021/1949	Land Adjacent to Edenbrook, East Hill	Refused	03/02/2022
2021/1671	2 New Lodge Drive, Limpsfield, Oxted, Surrey	Granted	31/01/2022
2021/1890	Garden House, Uvedale Road RH8 0EW	Granted	24/01/2022
2021/1883	Mollstone Wood, Red Lane, Limpsfield,	Planning permission is not required	17/01/2022
2021/1552/Cond1	Strange Cottage, Pains Hill, Limpsfield,	Approval of conditions details	11/01/2022
2021/1937	2 Ridlands Rise, Limpsfield,	Planning permission is not required	10/01/2022