



## **Minutes of the Limpsfield Parish Council Planning Committee meeting on Tuesday, March 22 2022.**

Attending Cllrs: Mark Wilson, John Thompson, Philip Bailey, Jenny Williams

Co-optee: Ted Beresford Knox

Clerk: Sophie Martin

### 1. APOLOGIES FOR ABSENCE

None

### 2. DECLARATIONS OF DISCLOSABLE INTEREST

None

### 3. PUBLIC SESSION - *Members of the public are welcome to attend the planning committee meetings and to make short representations to the committee regarding planning applications before the committee. If you would like to attend, please contact the Parish Clerk.*

[clerk@limpsfield.org](mailto:clerk@limpsfield.org)

None

### 4. MINUTES FROM LAST MEETING

Signed, no comments (except to correct JW's initials)

### 5. PLANNING APPLICATIONS FOR CONSIDERATION – see annex online ([www.limpsfield.org/planning](http://www.limpsfield.org/planning)) for details

- 2022/314 Doghurst, Grants Lane, Limpsfield – to comment
- 2022/363 Doghurst, Grants Lane, Limpsfield – listed building consent of above
- 2022/247 Mollstone Wood, Red Lane – *OXTED not Limpsfield.*
- 2022/27 Tenchleys Manor, Itchingwood Common Road – no objection
- 2022/318/TCA Rosewell Cottage, High Street – no objection
- 2022/170 South Barn, Itchingwood Common Road, Limpsfield – no objection

### 6. RECENT PLANNING DETERMINATIONS TO NOTE – see annex online ([www.limpsfield.org/planning](http://www.limpsfield.org/planning))

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

The consultation period has now ended.

MW to talk to TDC officers for comments received over the consultation.

The meeting on 7 April will be to receive the document, acknowledge feedback and take any views.

### 8. ANNUAL PARISH MEETING – planning overview points

- a. Planning general points (reinforcing the LNP)
- b. CAAMP
- c. Local listings

Contact: [clerk@limpsfield.org](mailto:clerk@limpsfield.org), 07514 011355

Limpsfield Parish Council, The Pound, Wolf's Row, Limpsfield RH8 0EB

d. AONB Boundary review

*[Finance section to note what we are doing in terms of renovating parish assets – where the money has been spent, including renovations to assets etc.]*

9. ANY OTHER BUSINESS

a. The Bull Inn laneway

- Regarding the resurfacing of the area of laneway by the Bull, PB would like to look at replacing the original pavement area with ironstone.
- MW's only reservation with this is that this area will be constantly driven over. How long will any ironstone paving sets last?
- PB they can be replaced with a mortar/cement base. Issue is cost. Do we really want to spend this amount of money on this small area. PB would like to get an estimate to do this so we have an idea of cost.
- MW also notes that with the CAAMP there will be some sort of fund to look at these sorts of repairs and also guidance for property owners.
- There is a facility in the Management plan for funding of this sort of repair.

b. Gaywood Solar Farm – JW Do we follow up on a site visit. To wait for further contact as and when an application is submitted.

c. Priest Hill – meeting and follow up from TDC. TBK disappointed with the response letter, although this was due to a deadline the district councillors had set to respond. The issue has now been closed.

d. Issue of process and how applications are referred to committee (following on from the parish council meeting). There is a committee reviewing the protocol update. PB does not agree that the chief planning officer (who signs off on all determinations) is the one who decides what goes to committee. Should there not be an independent referral from outside of the planning team? The Parish Council should be able to request that the District Councillor can require an application to be called to the committee in order to challenge an application that is likely to be approved. There needs to be some control to stop “frivolous” referrals to committee, but we do need to have a way of having a right to request an application called to committee.

PB believes that the LPC should write to the CEO of TDC to request that the local councils have a right to request and be represented.

MW would like to have a better understanding of the new protocol and suggests that we request clarity from Cllr Claire Blackwell / a written draft of the protocol or consultation before it goes to committee.

TBK believes the LPC should have sight of the proposed protocol before it goes to committee.

TBK also believes it is usual that a protocol would have a right to call in an application for legitimate planning reasons even if the Chief Planning Officer is not minded to call it in.

PB believes that in the protocol there should be built in a process whereby the Parish Council should also be made aware if TDC is minded to approve an application the parish council has objected to.

***PB proposes to send a letter to the CEO/CB/Catherine Sayer if the PC can have sight of the draft protocol (and why) before it goes to committee in order to flag our concern. PB to draft a letter and circulate to the Planning Committee.***

***JT will alert other councilors that we have discussed this matter again.***

e. AONB webinars – next is 23/3/22 if anyone wants to attend.

*Meeting ended 19.43 Next meeting 26/4/22*

## APPLICATIONS FOR DISCUSSION / TO NOTE

<u>Application #</u>	<u>Address</u>	<u>Details</u>	<u>Deadline for Comments</u>
2022/314	Doghurst, Grants Lane, Limpsfield, Oxted, Surrey, RH8 0RQ	<p>Erection of single storey rear extension and alterations to glazed roof and fenestration to front elevation (Listed Building)</p> <p>Application for Listed Building.</p> <p><b>COMMENT</b></p> <p>The statement was very short and not detailed enough to in order to facilitate a full assessment of the application and whether the extension and alterations are in keeping with the listed building.</p> <p>PB questions whether this extension is a poor design and not necessarily in keeping with the existing building.</p> <p>Planning Committee is concerned that the introduction of a modern addition of this style and character, and proposed materials will is not in keeping with the listed building.</p> <p>We would defer to the historic buildings officer's comments/opinion.</p>	09/04/2022
2022/363	Doghurst, Grants Lane, Limpsfield, Oxted, Surrey, RH8 0RQ	Listed Building Consent on the above application. For SCC/TDC	09/04/2022
2022/247	Mollstone Wood, Red Lane, Limpsfield, Oxted, Surrey, RH8 0RS	<p>Oxted Parish not Limpsfield.</p> <p><b>No comment.</b></p>	08/04/2022
2022/27	Tenchleys Manor, Itchingwood Common Road, Limpsfield, Oxted, Surrey, RH8 0RL	<p>Installation of wall mounted electric vehicle charging point.</p> <p>Christopher Reynolds has no issue with this.</p> <p>Commendable application.</p> <p><b>No comment.</b></p>	02/04/2022
2022/318/TCA	Rosewell Cottage, High Street, Limpsfield,	Fruit Trees by house and driveway. Crown reduction of *Apple tree leaving lateral branch lengths of 2m	26/03/2022

	Oxted, Surrey, RH8 0DR	<p>from trunk (Removing 1m) x Cherry Tree Crown reduction removing 1m leaving a lateral branch of 3m. Holly Saplings at rear of property - Remove. Saplings at rear of property - Remove. Beech Tree - Reduce Crown by 5m leaving a residual 3m Apple Tree - at rear of property - Reduce Crown by 2m leaving a residual 3m.</p> <p><i>Noted that applicant is a parish councillor. There are no problems with the application. It appears sensible tree management, and will defer to the appropriate officer at TDC.</i></p>	
2022/170	South Barn, Itchingwood Common Road, Limpsfield, Oxted, Surrey, RH8 0RL	<p>Erection of single storey side extension.</p> <p><i>No comment.</i></p>	17/03/2022

## RECENT DETERMINATIONS

<b>Application number</b>	<b>Address</b>	<b>Decision</b>	<b>LPC action</b>
<u>2020/1776/Cond1</u>	<u>Hazelwood School, Wolfs Hill, Limpsfield, Oxted, Surrey, RH8 0QU</u>	Approval of conditions details	No comment
<u>2021/2079</u>	<u>Stonesmead, Stoneswood Road, Limpsfield, Oxted, Surrey, RH8 0QY</u>	Refused	No Comment
<u>2021/1235</u>	<u>Priest Hill House, High Street, Limpsfield, Oxted, Surrey, RH8 0DT</u>	Granted	No Comment
<u>2021/1741</u>	<u>Stoneswood, Stoneswood Road, Limpsfield, Oxted, Surrey, RH8 0QY</u>	Granted	No comment
<u>2022/96/TCA</u>	<u>36 Titsey Road, Limpsfield, Oxted, Surrey, RH8 0DF</u>	Approved	No comment
<u>2021/2209</u>	<u>29 Granville Road, Limpsfield, Oxted, Surrey, RH8 0BX</u>	Refused	Commented
<u>2021/1429</u>	<u>Court Langley, Westerham Road, Limpsfield, Oxted, Surrey, RH8 0ED</u>	Granted	No Comment
<u>2021/2135</u>	<u>Folly View, 2 Sylvan Close, Limpsfield, Oxted, Surrey, RH8 0DX</u>	Granted	No comment
<u>2022/37/TCA</u>	<u>The Blue Goblin, High Street, Limpsfield, Oxted, Surrey, RH8 0DR</u>	Approved	No comment
<u>2021/2208</u>	<u>29 Granville Road, Limpsfield, Oxted, Surrey, RH8 0BX</u>	Granted	No comment
<u>2021/2093</u>	<u>Colard House, Caxton Lane, Limpsfield, Oxted, Surrey, RH8 0TD</u>	Granted	No comment