



Draft Minutes of the Limpsfield Parish Council Planning Committee held on Tuesday, 23 May 2022 at 6PM – Parish Office at St Peters Church, Limpsfield

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

Co-optee: Ted Beresford Knox

Clerk: Sophie Martin

1. APOLOGIES FOR ABSENCE

Jenny Williams

2. DECLARATIONS OF DISCLOSABLE INTEREST

None

3. PUBLIC SESSION

None

4. MINUTES FROM LAST MEETING

No comments. Signed as seen.

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

- 2022/555 – Durant Hollies, Hookwood – no grounds for objection
- 2022/521 – 42 Detillens Lane, Limpsfield – no grounds for objection
- 2022/487 - 3 St Michaels, Wolfs Row, Limpsfield, Oxted, Surrey, RH8 0QL – for historic buildings officer – no grounds for objection.
- 2022/427 - 75 Bluehouse Lane, Limpsfield, Oxted, Surrey, RH8 0AP – no grounds for objection
- 2022/468 - Thornbury, Kent Hatch Road, Limpsfield, Oxted, Surrey, RH8 0SZ – no material grounds for objection, although the council is disappointed with lack of any consideration toward the neighbourhood plan. This long-term project has eventuated exactly as predicted with the creation of an entirely separate dwelling (the pool house) and now further development to the original house. This is why the LPC objected to the original application.
- 2022/467 - Thornbury, Kent Hatch Road, Limpsfield, Oxted, Surrey, RH8 0SZ – no grounds for objection
- 2022/454 - Crabbett Wood Farm, Itchingwood Common Road, Limpsfield – no grounds for objection

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

7. GAYWOOD SOLAR

Laila Turner, Mark Wilson, John Thompson went to visit the site from Partridge Farm and Capers Farm. No application has been submitted as yet. If an application is submitted it will

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

have a significant impact from Staffhurst Wood, AONB / SSSI and there is a significant issue with potential flooding. The LPC is satisfied it has done the research and background work and we will wait to see if an application is submitted. But there will be a lot of grounds for objection for this specific location.

8. CAAMP

Almost ready. TBK is working on the final version of the post-consultation document.

Original consultation response to be added into the document.

To LPC for approval on 13 June 2023.

TBK offers short note for the Parish Council meeting. Slight adjustment to the part of the document that requires LPC to get a formal response from SCC regarding traffic diversion/one way and also a traffic survey recommended (paid by LPC).

PB is of the opinion that if we want to get a solution to the traffic situation the LPC will need to push for a solution and if we should ask SCC to give a response that we could then ask a consultant to potentially challenge. Can we specifically ask SCC to address the issue with B269 and A25.

TBK to circulate final document and note for the LPC. SM to confirm dates with TDC team.

9. CONSERVATION AREA LEAFLET FOR HOUSEHOLDERS

To be discussed at the next meeting.

10. THE BULL LANEWAY

MW advises that a conversation was had with Chris Reynolds about installing ironstone across the mouth of the laneway. He was of the opinion that this was not restoring anything as it had never been there. Advised against.

PB suggests that we might have a strategy of future work to the high street / conservation area. MW suggests we do this once CAAMP is adopted. TBK confirms that the management plan allows for that sort of plan to be in place.

MW suggests this strategy is discussed at the next meeting.

To note, the planned resurfacing will go ahead imminently.

11. CO-OPTees

JT/JW had a meeting with Tony Taylor last week.

JT would like to recommend that we co-opt another member to the Planning Committee.

PB / MW happy for another person to be co-opted as a non-voting member if AO is happy to be called in for quorum.

12. ANY OTHER BUSINESS

None.

MEETING ENDS 19.45.

APPLICATIONS FOR DISCUSSION

Application number	Address	Description	Comments
2022/555	Durant Hollies, Hookwood Park, Limpsfield, Oxted, Surrey, RH8 0DU	Part demolition of single storey rear extension. Erection of single storey rear extension and changes to fenestration.	No grounds for objection
2022/521	42 Detillens Lane, Limpsfield, Oxted, Surrey, RH8 0DJ	Installation of new roof light to ground floor front room. Changes to fenestration of ground floor front room glazed window opening to provide 3 smaller windows with shutters, raise front study ground floor window cill to match existing central window cill level.	No grounds for objection
<u>2022/487</u>	<u>3 St Michaels, Wolfs Row, Limpsfield, Oxted, Surrey, RH8 0QL</u>	Erection of new garden gate for access to terrace area. [listed building]	No Comment. To defer to historic buildings officer
<u>2022/427</u>	<u>75 Bluehouse Lane, Limpsfield, Oxted, Surrey, RH8 0AP</u>	Erection of two-storey rear extension	No grounds for objection
<u>2022/468</u>	<u>Thornbury, Kent Hatch Road, Limpsfield, Oxted, Surrey, RH8 0SZ</u>	Erection of two storey side extension. Alterations to roof space including new rear dormer and rooflights to create habitable accommodation. External works to house including re-siting porch to front of dwelling and rear stairwell addition along with replacement and additional windows	No comment although we would have liked to have seen reference to the LNP. And disappointed with the history of the development of this house.

<u>2022/467</u>	<u>Thornbury, Kent Hatch Road, Limpsfield, Oxted, Surrey, RH8 0SZ</u>	Erection of single storey detached triple garage to the side/rear of existing detached dwelling (Certificate of Lawfulness for a Proposed Use or Development)	Not for comment. For TDC – technical issue
<u>2022/454</u>	<u>Crabbett Wood Farm, Itchingwood Common Road, Limpsfield, Oxted, Surrey, RH8 0RJ</u>	Erection of a detached garage (Application for a Certificate of Lawful Development for a Proposed use or Development)	For TDC - technical issue.

Determinations since last meeting

Application number	Address	Description	Decision	Decision date
<u>2022/90</u>	<u>Rosewell Cottage, High Street, Limpsfield, Oxted, Surrey, RH8 0DR</u>	Replacement of existing conservatory with single-storey oak framed orangery.	Granted	26/04/2022
<u>2022/318/TCA</u>	<u>Rosewell Cottage, High Street, Limpsfield, Oxted, Surrey, RH8 0DR</u>	Fruit Trees by house and driveway.	Approved	11/04/2022
<u>2022/121</u>	<u>Rosewell Cottage, High Street, Limpsfield, Oxted, Surrey, RH8 0DR</u>	Replacement of existing conservatory with single-storey oak framed orangery.	Granted	26/04/2022
<u>2021/659</u>	<u>April Cottage, High Street, Limpsfield, Oxted, Surrey, RH8 0DR</u>	Removal of existing bay window and door to the front elevation and replacement with UPVC window and door. (Certificate of Lawfulness for proposed development)	Planning permission is not required	27/04/2022
<u>2021/2200</u>	<u>Former, 86 Bluehouse Lane, Oxted, Surrey, RH8 0AD</u>	Hoarding measuring 2.5m in high x 20m length	Granted	04/05/2022

<u>2021/2021</u>	<u>Arden Lodge, Pastens Road, Limpsfield, Oxted, Surrey, RH8 0RE</u>	Erection of a single storey side extension, loft conversion to include two dormer windows, removal of chimney and erection of front porch. (Application for a Certificate of Lawful Development for a Proposed Use or Development).	Planning permission is not required	16/05/2022
<u>2021/1948/Cond2</u>	<u>Hazelwood School, Wolfs Hill, Limpsfield, Oxted, Surrey, RH8 0QU</u>	Details pursuant to the discharge of condition 16 (Surface Water Drainage Scheme) of planning permission ref: 2021/1948 dated 21 March 2022	Approval of conditions details	11/05/2022
<u>2021/1948/Cond1</u>	<u>Hazelwood School, Wolfs Hill, Limpsfield, Oxted, Surrey, RH8 0QU</u>	Details pursuant to the discharge of Condition 4 (Materials) of planning permission ref: 2021/1948 dated 21st March 2022	Approval of conditions details	28/04/2022
<u>2021/1550</u>	<u>Land West Of Tenchleys Lane, Itchingwood Common Road, Limpsfield Rh8 0rj.,</u>	Application for Sand School (40m x 20m) with associated fences and gate. Change of use from Sui Generis to F2(c).	Granted	11/05/2022
<u>2020/2170/Cond1</u>	<u>Green Hedges, Westerham Road, Limpsfield, Oxted, Surrey, RH8 0EE</u>	Details pursuant to the discharge of Condition 12 (Construction Transport Management Plan) of planning permission ref: 2020/2170 dated 22/03/2021	Approval of conditions details	05/05/2022