



**Minutes of the Limpsfield Parish Council Planning Committee held on Tuesday, 28 June 2022 at 6PM – Parish Office at St Peters Church, Limpsfield**

Attending Cllrs: Mark Wilson, Jenny Williams, Ann Osborn  
Co-optees: Ted Beresford Knox and Tony Taylor

1. APOLOGIES FOR ABSENCE  
Philip Bailey, John Thompson
  2. DECLARATIONS OF DISCLOSABLE INTEREST  
None
  3. PUBLIC SESSION  
None
  4. MINUTES FROM LAST MEETING  
Signed and approved
  5. PLANNING APPLICATIONS FOR CONSIDERATION – see annex online ([www.limpsfield.org/planning](http://www.limpsfield.org/planning)) for details
    - 2022/551 Beresford Court – ratification of decision following the LPC meeting on 13 June 2022 – Objection. *Agreed by AO/JW/MW.*
    - 2022/673 - Vane Cottage, Ballards Lane, Limpsfield – *Objection on the basis of greenbelt. TBK to draft objection note.*
    - 2022/850/TCA - Old Sawmills, High Street, Limpsfield – No comments. To leave decision to TDC tree officer (\*see note 8. regarding leaflet to householders in LVCA)
    - 2022/592 - Lane End, Brassey Road, *Limpsfield* – *While this is a substantial development, with some concern of scale, there are no material grounds for objection.*
    - 2022/606 - 50 Granville Road, Limpsfield – *No material grounds for objection*
    - 2022/629 - Stoneswood Lodge, Stoneswood Road, Limpsfield – *No materials ground for objection.*
    - 2022/603 - 24 Brassey Hill, Limpsfield - *Refused already by TDC 26/6/22*
  6. RECENT PLANNING DETERMINATIONS TO NOTE – see annex online ([www.limpsfield.org/planning](http://www.limpsfield.org/planning))  
To note – 10 Westerham Road and Land Rear of 10 Westerham Road – still not yet determined; also 82 Granville Road (wall/fence due to enforcement)
- Pending Appeals:  
29 Granville Road 2021/2209 2-storey annexe  
Land at Edenbrook 2021/1949  
Detillens House 2021/1038 – annexe  
Ballards Lane Telecoms Mast.
7. CAAMP  
Was officially adopted by TDC on 23 June 2022. A great result for everyone involved. At the meeting everyone was universally complimentary about the document.

Liz Lockwood and Claire Blackwell both spoke in support.

Next steps

- a. Press release / second one in Tandridge. First one since 2002. And support for TDC. Social media and post on the website and to acknowledge input of Chris Reynolds. SM to circulate to all.
- b. To come up with proposal for actions on schemes of preservation and enhancement. [note repainting of existing heritage style street-lights]
- c. To look at getting a meeting together to discuss official review of traffic and parking and what is achievable to resolve some of the issues. To set up a Traffic and Parking meeting to discuss potential ideas to be placed before SCC when we have a meeting.

#### 8. CONSERVATION AREA LEAFLET FOR HOUSEHOLDERS

- a. Clerk to put a message on social media to see if anyone has the original one from the 1970s.
- b. To begin to draft up a list of responsibilities and obligations, to include buildings, and trees and footpath changes etc. JW to lead. SM to research.

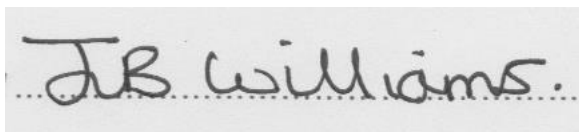
#### 9. ANY OTHER BUSINESS

- a. Kate Tulett's Art Gallery signage at Wickham's Stores – following a telephone complaint about the colour (bright pink) / style of the lettering on the gallery being inappropriate within the Conservation Area, the planning committee will look into this and regulations / recommendations regarding appropriate style and colour of the shop signs in the LVCA.  
This will also form part of discussions resulting from the adoption of the LVCAAMP document in terms of guidance / responsibilities of residents and business owners in the LVCA.
- b. Footpath/gate at Priest Hill. Complaints from residents of Padbrook that the new owners of the Lychgate house have changed the footpath access between Priest Hill and Padbrook, fenced off the path and removed the gate, which is now allowing dangerous use of the footpath by bikes and e-scooters etc. SCC has said it will most likely not enforce the removal of the gate as long as the footpath is still in use. MW to communicate with the property owner at Lychgate regarding the removal of the footpath gate.  
LPC to discuss replacement with a self-closing gate to prevent bikes and e-scooters etc mis-using the footpath.

**MEETING ENDED 7.05PM**

**NEXT MEETING Tuesday 26<sup>th</sup> July. Apology of absence given in advance by TBK.**

JENNY WILLIAMS, Chair of Planning Committee

A photograph of a handwritten signature in black ink on a light-colored background. The signature reads "J.B. Williams." with a period at the end. The letters are cursive and somewhat slanted.

## APPLICATIONS FOR DISCUSSION

Application number	Address	Description	LPC decision
2022/551	Beresford Court, Westerham Road Rh8	Demolition of stables and erection of dwelling	OBJECTION has been submitted. Contrary to NPPF / Green Belt guidance on ancillary buildings and development. To note the previous application for demolition of stables and replacement stable block/ storage building was refused by TDC but granted on appeal.
2022/673	Vane Cottage, Ballards Lane, Limpsfield, Oxted, Surrey, RH8 0SN	Erection of dwelling with integral garage and new vehicular entrance (consented application ref: TA/2021/1274) and retention of existing dwelling as an annexe	Objection on the basis of two separate dwellings
2022/850/TCA	Old Sawmills, High Street, Limpsfield, Oxted, Surrey, RH8 0DG	Cut back of various trees	No comment. To defer to the decision of Alistair Durkin
2022/592	Lane End, Brassey Road, Limpsfield, Oxted, Surrey, RH8 0EU	Erection of extension to form link between existing house and detached garage and conversion of existing garage to form habitable space. Erection of garage extension to form two car garage, erection of front porch, all existing windows replaced and new windows installed in same apertures, existing cladding to be removed and new solar panels added at the rear.	Very substantial proposed extension to an already large house with an existing annexe and while there is some concern about scale and the growing size of the properties in the vicinity, this is not Green Belt and following a site visit to view the impact on any neighbours, the LPC does not find any material grounds for objection.
2022/606	50 Granville Road, Limpsfield, Oxted, Surrey, RH8 0BZ	Erection of front extension. Erection of rear extension and changes to fenestration.	While there is currently a lot of development going on in Granville Road, this application does not give any material grounds for objection. No Comment.
2022/629	Stoneswood Lodge, Stoneswood Road, Limpsfield,	Demolition of existing garage and conservatory and erection of two storey extension.	No material grounds for objection. It is Green Belt but is not creating any additional buildings.

	Oxted, Surrey, RH8 0QY		
2022/603	24 Brassey Hill, Limpsfield, Oxted, Surrey, RH8 0ES	Erection of annex for elderly relative plus ancillary use to existing dwelling	<i>Already refused by TDC on 24/6/22</i>

## DETERMINATIONS SINCE LAST MEETING

Application number	Address	Description	Decision	Decision date
<a href="#"><u>2021/1552/Cond2</u></a>	<a href="#"><u>Strange Cottage, Pains Hill, Limpsfield,</u></a>	Details pursuant to the discharge of condition 3 (Materials) of planning permission ref: 2021/1552 dated 20 October 2021 (Demolition of existing garage and erection of garage including removal of existing trees and repositioning of existing retaining wall. Widening of existing driveway.)	Approval of conditions details	24/06/2022
<a href="#"><u>2022/514/TPO</u></a>	<a href="#"><u>12 Granville Road, Limpsfield, RH8 0DA</u></a>	Various trees, reduction and pruning	Approved	06/06/2022
<a href="#"><u>2022/521</u></a>	<a href="#"><u>42 Detillens Lane, Limpsfield,</u></a>	Installation of new roof light to ground floor front room. Changes to fenestration.	Granted	13/06/2022
<a href="#"><u>2022/427</u></a>	<a href="#"><u>75 Bluehouse Lane, Limpsfield,</u></a>	Erection of two-storey rear extension	Granted	14/06/2022

<u><a href="#">2022/170</a></u>	<u><a href="#">South Barn, Itchingwood Common Road, Limpsfield,</a></u>	Erection of single storey side extension.	Granted	27/06/2022
<u><a href="#">2022/36</a></u>	<u><a href="#">24 Detillens Lane, Limpsfield,</a></u>	Erection of a single storey rear extension	Granted	27/06/2022
<u><a href="#">2022/454</a></u>	<u><a href="#">Crabbett Wood Farm, Itchingwood Common Road, Limpsfield,</a></u>	<b>Description</b> Erection of a detached garage (Application for a Certificate of Lawful Development for a Proposed use or Development)	Planning permission is required	23/05/2022
<u><a href="#">2022/174</a></u>	<u><a href="#">Colard House, Caxton Lane, Limpsfield, , RH8 0TD</a></u>	<b>Description</b> Installation of 24 ground mounted photovoltaic panels in the garden.	Refused	23/05/2022
<u><a href="#">2022/467</a></u>	<u><a href="#">Thornbury, Kent Hatch Road, Limpsfield,</a></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)	Planning permission is not required	30/05/2022
<u><a href="#">2022/468</a></u>	<u><a href="#">Thornbury, Kent Hatch Road, Limpsfield,</a></u>	Erection of two storey side extension. Alterations to roof space including new rear dormer and rooflights to create habitable accommodation. Plus external works	Granted	30/05/2022
<u><a href="#">2022/204</a></u>	<u><a href="#">Old Vine Cottage, High Street, Limpsfield,</a></u>	Replacement of 20th Century glazed sash windows/ non-sash wooden frame windows. (Listed Building Consent).	Granted	31/05/2022
<u><a href="#">2021/2120</a></u>	<u><a href="#">Green Hedges, Westerham Road, Limpsfield</a></u>	Variation of condition 3 to seek reduction from 13no. to 11no. units (Major application - revised determination timeframe).	Granted	01/06/2022