



## **Minutes of the Limpsfield Parish Council Planning Committee held on Tuesday, 26 July 2022 at 6PM – Parish Office at St Peters Church, Limpsfield**

*Attending: Cllrs: Mark Wilson, John Thompson, Jenny Williams*

*Co-optees: Tony Taylor*

*Clerk: Sophie Martin*

### 1. APOLOGIES FOR ABSENCE

Ted Beresford Knox. Philip Bailey.

### 2. DECLARATIONS OF DISCLOSABLE INTEREST

None.

### 3. PUBLIC SESSION

#### Richard Chiles - 2022/762 Hillview Farm, Grants Lane

- RC does not think there is significant change in the new application from the last one (that was recommended to committee, refused and dismissed at appeal). There is currently slightly greater occupancy in the buildings than there was previously.
- He does not believe there has been any significant investment into the buildings and business to increase its viability.
- He believes the tenants maintain it and are happy with the condition and does not believe the application is well written or correct.
- In terms of ownership from previous application, there has been some transfer on the Land Registry from the Byrnes family, but it is not clear what the agreement is and who has bought the site.
- DP4 Section 2 – The property has not been put on the open market for sale. However, one of the tenants has apparently expressed an interest to buy the site, and RC does not believe there is reason to grant change of use when there is a willing buyer to purchase under the existing use.
- He notes that nowhere on that stretch of road has more than a couple of houses together, so potential development would lead to change in character of the immediate area.
- RC believes that businesses are not allowed to use the buildings in the evenings and on Sundays, so the site is actually very quiet at night. He believes that houses being

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

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

inhabited full time would change the character and impact the surrounding countryside/wildlife.

- This area is AGLV – and while 2 examples of similar developments have been given, Honeypot Farm is out of AGLV and special circumstances applied due to the former HGV use which was a problem. Barn Owl Kennels was also not an employment site as the owners ran the business (it is not substantiated as to whether they had employees).
- In summary RC believes that neither the development, nor the status of the businesses or relationships with the local community has changed in order to warrant granting this application.

#### Elliott Bance - Asprey Homes - 2022/762 Hillview Farm, Grants Lane

- The new application is in essence the same design principle as 2017 application: Removal of existing commercial buildings and build of 3 dwellings. EB has had personal involvement since 2016, with Tom Byrne and Joan Byrne (his mother and former owner of the site).
- The previous application failed on two points:
  - DP4 (with relation to it being an employment site)
  - Sustainability of the site.
- The previous application raised no concerns re. design and layout.
- Plot 3 has now been slightly reduced, but the layout of the build is essentially the same.
- Current application provides additional information re. DP4, transport statement and marketing.
- There are 2 “unregularized” tenants.
- December 2020 – change of ownership. New owners have sought to engage with the current 2 unregularized tenants. They proposed a new license/lease on the same terms, but their solicitor was dis-instructed, and the owners asked to liaise with the occupiers direct.
- EB notes that the application would fulfil a reduction in hard standing and would be no increase in built size. The site is currently used as B2 and B8 – light industrial, distribution and storage.
- Asprey Homes was surprised and disappointed by the comments from Highways for the last application, given that these rural sites are generally never sustainable in

terms of transport. Traffic Count undertaken, which showed reduced traffic, but at the time 2A and 2B were not occupied.

- Mr. Bance believes that the proposed development is on balance a good long-term solution for the site and hopes that the LPC would support given the additional information and happy to arrange a site visit.
- MW asks what has changed from the previous application.
- EB responds that the site is no more sustainable than it was, but Asprey Homes now believes it can better quantify the traffic and that there is now a more consistent approach by SCC with regards to these issues.
- By nature, rural sites will be less sustainable. But Asprey believes that the removal of commercial traffic to the site will improve the area.
- DP4 – in the previous appeal report, the Inspector says he *is not sure enough information has been provided*. More information has now been provided. Asprey believes that they have met both strands of DP4. With the exception of one unit. He notes that the Carpenter/Joiner in the unit 2A is using the building to renovate an old car, and not for his commercial use. He notes that there was previously a lot of misinformation given with regards to the commercial use of the site.
- Other units - 2B, C, D are for storage; 1A is a motor repair business.
- EB invites the councillors to come to the site and inspect the units, particularly the one that is unoccupied.

*Mr Bance leaves.*

*MW notes that the that nothing has really changed from the previous application, however what has changed is the existence of the adopted Neighbourhood Plan, which includes criteria specifically addressing the importance of maintaining and supporting Rural Economy - LNP10.*

*JW suggests that we make same comment as before, but also with the addition of the reference to LNP10. Reference planning inspector's comments.*

*MW offers to draft the response.*

#### 4. MINUTES FROM LAST MEETING

OK for signature. No further comments.

#### 5. PLANNING APPLICATIONS FOR CONSIDERATION

2022/831/NH 69 Stoneleigh Road	<i>Ratification of decision: no comment</i>
--------------------------------	---

2022/631 Beckets, Hookwood Park	<i>Ratification of decision: no comment</i>
2022/735 Kennels, Barn Owl Kennels, Dwelly Lane	<i>Condition change – no comment</i>
2022/899/TPO 3 Padbrook Close, Limpsfield	<i>No comment. Defer to ALISTAIR DURKIN</i>
2022/898/TCA Corner Cottage, 10 Stanhopes	<i>No comment. Defer to ALISTAIR DURKIN</i>
2022/850/TCA Old Sawmills, High Street, Limpsfield	<i>No comment. Defer to ALISTAIR DURKIN</i>
2022/595 The Bower Cottage, High Street, Limpsfield	<p><i>There have been a number of annex applications recently and we need to have a separate discussion regarding the issue of annexes in general which seem to be creeping in as additional accommodation and have potential for separate dwellings. For this particular application there is no change to footprint. The feeling is that 8 Velux windows is excessive for its intended use.</i></p> <p><i>It is not a listed building but sits within LCA and we would ask TDC to take account of the LCAAMP with regards to fenestration.</i></p> <p><i>JW to draft a response noting this and also to request for a condition that it is only to be used as ancillary and cannot be split into two separate dwellings.</i></p>
2022/742 Magnolia Cottage, High Street, Limpsfield	<i>On review of the existing building and application, the suggested plans would seem to enhance the building. However, as it is a listed building inside the Conservation Area, we would defer to Chris Reynolds' comments and decision on this application.</i>
2022/711 The Old Lodge, Itchingwood Common Road, Limpsfield	<i>No comment</i>
2022/762 Hillview Farm, Grants Lane	<i>Objection as above. MW to draft.</i>

6. RECENT PLANNING DETERMINATIONS TO NOTE – see annex.

7. ANY OTHER BUSINESS

- a. **Note of comment regarding Ballards Lane/A25 Comms Mast appeal.** JW believes there is nothing more we can add that would be of benefit the appeal, however, MW raises the comment that this site may be up for inclusion in the Surrey AONB Review, which would be an additional consideration. SM to check on the location as to whether it is on or bordering the new boundary.
- b. JW and AO have met regarding split of jobs from LCAAMP. Note to be circulated in advance of September LPC meeting.
- c. Regarding August meeting. MW suggests that we don't have a meeting, which is usual for August holidays, but if anything comes up that is urgent, JW can decide to

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

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

call one – date would be 23th August. Then September will be held on 27<sup>th</sup> September.

8. Meeting ends 7.29.

**Recent Determinations to note:**

Application number	Description	Address	Decision	Decision date
2022/314	Erection of single storey rear extension and alterations to glazed roof and fenestration to front elevation (Listed Building)	Doghurst, Grants Lane, Limpsfield, Oxted, Surrey, RH8 0RQ	Granted	15/07/2022
2022/363	Erection of single storey rear extension and alterations to glazed roof and fenestration to front elevation (Listed Building)	Doghurst, Grants Lane, Limpsfield, Oxted, Surrey, RH8 0RQ	Granted	15/07/2022
2020/2170/Cond2	Details pursuant to the discharge of condition 4 (Materials) of planning permission ref: 2020/2170 dated 17 March 2021	Green Hedges, Westerham Road, Limpsfield, Oxted, Surrey, RH8 0EE	Approval of conditions details	15/07/2022
2022/606	Erection of front extension. Erection of rear extension and changes to fenestration.	50 Granville Road, Limpsfield, Oxted, Surrey, RH8 0BZ	Granted	13/07/2022
2022/487	Erection of new garden gate for access to terrace area.	3 St Michaels, Wolfs Row, Limpsfield, Oxted, Surrey, RH8 0QL	Granted	08/07/2022
2022/433	Erect single storey side extension (Listed Building Consent)	Old School House, Red Lane, Limpsfield, Oxted, Surrey, RH8 0RS	Granted	06/07/2022
2022/286	Erect single storey side extension	Old School House, Red Lane, Limpsfield, Oxted, Surrey, RH8 0RS	Granted	06/07/2022

2022/560	Demolition of existing side garage and rear extension. Erection of two storey side and single storey rear extension. Changes to fenestration.	42 Granville Road, Limpsfield, Oxted, Surrey, RH8 0DA	Granted	05/07/2022
2022/353	Erection of double storey front and side extension with single storey extension to rear	93 Granville Road, Limpsfield, Oxted, Surrey, RH8 0BY	Granted	01/07/2022