



Draft Minutes of the Limpsfield Parish Council Planning held on Tuesday 25 October 2022 at 6PM – Parish Office at St Peters Church, Limpsfield

Cllrs: Jenny Williams (JW - Chair), Mark Wilson (MW), Philip Bailey (PB)

Co-optees: Ted Beresford Knox (TBK)

1. APOLOGIES FOR ABSENCE

Tony Taylor (isolating) and John Thompson (away)

2. DECLARATIONS OF DISCLOSABLE INTEREST

3. PUBLIC SESSION

None

4. MINUTES FROM LAST MEETING

Signed as seen. No changes.

5. PLANNING APPLICATIONS FOR CONSIDERATION

2022/1053	The Bungalow, Couldens Farm, Guildables Lane	No comment
2022/1318/TCA	Priest Hill Cottage, High Street, Limpsfield	No comment, for Alastair Durkin's decision
2022/1071	5 Brassey Hill, Limpsfield.	To comment: We do not find any grounds for refusal, but would request for a condition that the annexe must be retained as ancillary accommodation only and not converted into a separate dwelling now or in the future.
2022/1289/TCA	1 Wolfs Row, Limpsfield	No comment, for Alastair Durkin's decision
2022/1037	10 Wolfs Row, Limpsfield	No comment. To note this is in the Limpsfield Village Conservation Area and as such the guidelines of the SPD apply.
2022/1026	Stonesmead, Stoneswood Road	To comment. TBK to draft a letter. The previous application was refused by TDC on development in Green Belt grounds, and we see no difference in this application and

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2022/902	Woodside, Hookwood Park, Limpsfield	would comment that the TDC decision should be upheld. Has now been determined. Conditions.
2022/1177	Lea Cottage, Red Lane, Limpsfield,	Porch application. To look at further with email discussion for ratification/decision at LPC meeting.
2022/1098	Conversion of Stables Building to comprise a 2-bedroom residential dwelling. Trevereux Stables, Trevereux Hill, Limpsfield, Surrey, RH8 OTL	To take further look due to green belt / NPPF issue. Email discussion for ratification/decision at LPC meeting.
2022/1346/TPO	14 Stanhopes, Limpsfield, Oxted	No comment, for Alastair Durkin's decision
2022/979	Briars Court, Chapel Road, Limpsfield	No comment. Proposed plans for 4 garages - conversion from flat roof to pitched roof - are preferable to existing and more in keeping with the property.
2022/1145	24 Brassey Hill, Limpsfield	To comment: we do not find any grounds for refusal but would request a condition that the annexe must be retained as ancillary accommodation only, and not converted into a separate dwelling now or in the future.

6. RECENT DETERMINATIONS (and current appeals)

2022/1016/TPO	29 Detillens Lane	Approved	LPC - no comment
2022/862	The Silver Birches, 30 Detillens Lane	Granted	LPC - no comment
2022/839	The Pool House, Kent Hatch Road	Granted	LPC objected – development of Green Belt.
2022/797	16 Park Road, Limpsfield	Granted	LPC - no comment
2022/711	The Old Lodge, Itchingwood Common Road	Granted	LPC objected – LNP1, LNP5 and impact on Moat Farm (Grade II listed)
2022/631	Beckets, Hookwood Park	Granted	LPC - no comment
2022/595	The Bower Cottage, High Street	Granted	LPC - no comment

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2022/592	Lane End, Brassey Road	Granted	LPC - no comment
2022/831/NH	69 Stoneleigh Road, Limpsfield	Prior approval given	LPC - no comment
2022/735	Kennels, Barn Owl Kennels, Dwelly Lane	Refused	LPC - no comment
2022/551	Beresford Court	Granted	LPC – objected. (development of Green Belt)

Applications of Note - Not Yet Determined or Appeals Pending

- Land by Edenbrook, Snatts Hill - has appeal
- 29 Granville Road - has appeal
- Detillens House (annexe) – has appeal
- 2 x Communications Masts at Ballards Lane and Moorhouse lay-by - has appeal
- 10 Westerham Road, Limpsfield – Not yet determined (LPC objected)

7. LETTER regarding 82 Granville Road approval.

TBK to draft a letter regarding the parish council's disappointment over the handling of this case, which effectively allowed a structure to remain via a retrospective planning application, despite the applicant having ignored TDC's original refusal decision and built anyway. In our opinion, this sets a very dangerous precedent.

8. GAYWOOD SOLAR FARM

Application currently being considered. LPC has objected.

Locogen (the applicant) requested evidence from LPC regarding the part of the objection letter that reports our understanding that the land in question has been used for arable with good yields. The landowner, Mr Nicholas Kerman has also called the Clerk, refuting the claims about arable yield and asked for evidence of such.

LPC has declined to enter into discussions with the applicant or landowner as it believes this to be inappropriate while the application is in progress and comments deadline has already passed. We have requested that any queries over our objection letter be submitted to TDC's case officers to be handled by them or to be discussed at the (TDC) Planning Committee, if the application is called in.

With regards to Locogen's enquiries, with particular reference to agricultural land/arable yields, Jenny Williams (JW) asks Philip Bailey (PB) to explain his thoughts and process following the TDC presentation on 26 September (attended online by PB, TBK and MW) as the basis for his submission for the objection letter.

PB looked at the agricultural part of the application and then spoke to the contracted farmers (Neil and Lesley Fordham) regarding the previous use of the land and the nature of the land. PB then drafted a letter of objection, some of the agricultural content of which was incorporated into the LPC's objection letter.

Land Survey by Locogen states that 97% of the land in question is 3b, which they interpret as being poor quality with regards to arable use*.

The contracted farmers anecdotally told PB that they have grown arable successfully in the past, despite communication from the landowner denying any arable yield at all in recent times, except for one failed crop.

PB believes the local authorities (TDC and SDC) need to understand the agricultural value of the land and would hope that the land assessment report will be scrutinized in the process of considering the application as he believes that 3b is sufficient for agriculture.

*Subgrade 3b: **Moderate Quality Agricultural Land***

This land is capable of producing moderate yields of a narrow range of crops (mainly cereals and grass) or lower yields of a wider range of crops, or high yields of grass (for grazing/harvesting). Source: [Agricultural Land Classification \(ALC\)](#)

9. CONSERVATION AREA GUIDE FOR HOUSEHOLDERS

To defer discussion to next meeting. Clerk and JW to research content in the meantime.

10. CAAMP – approval for planning actions budget

To defer discussion to next meeting. However, JW would like to note re the Ironstone met with Alex Nash (specialist conservation stonemason – contact provided by Christopher Reynolds, Historic Buildings Officer). Quote to clean out the ironstone and put in mortar mix acceptable for conservation and kerbstones. Estimate £73K plus £7K kerbstones that need replacing from middle of the high street to Sylvan Close. This may not therefore be viable! JW to forward quote to MW.

11. ANY OTHER BUSINESS

Pavement Licence application for Deep Blue. Not a planning issue, but following some discussion over email, to submit some concerns about space and suitability as suggested by various councillors. This is not a formal objection.

Meeting ended 19.35

Next meeting 22/11/22



Jenny Williams, Chair, Planning Committee