



**DRAFT Minutes** of the **Limpsfield Parish Council Planning Committee** are summoned to a meeting on **Tuesday 21 February 2023 at 2PM, the Millennium Room at St Peters Church, Limpsfield**

*Attending: Cllrs: Mark Wilson, John Thompson, Jenny Williams. Co-optees: Ted Beresford Knox and Tony Taylor. Clerk, Sophie Martin.*

1. APOLOGIES FOR ABSENCE

None

2. DECLARATIONS OF DISCLOSABLE INTEREST

None

3. PUBLIC SESSION - *If you would like to attend, please contact the Parish Clerk.*  
[Clerk@limpsfield.org](mailto:Clerk@limpsfield.org)

None attending

4. MINUTES FROM LAST MEETING

Signed as circulated. No other amendments.

5. PLANNING APPLICATIONS FOR CONSIDERATION

- **2023/76 Lime Tree House, 22 Gresham Road, Limpsfield** Erection of a new front porch, single storey rear and side extension, new Juliet balcony and roof lights to loft and alterations to side dormer window.  
Current application appears to be superseding 2018/1517 where LPC made no objection. On that basis we recommend *No Comment*.
- **2022/1546 Red Lane Farm, Red Lane, Limpsfield** Demolition of the existing stable building, removal of the hard-standing to the associated yard and erection of a detached dwelling with parking and rear garden. Inappropriate development of Green Belt. Very similar proposed development to that of Trevereux Stables (still not determined – SM to chase for update), also with reference to LNP10 – Rural Economy. Nature of a residential dwelling alters the nature of the land. We note that the planning and access statement makes no reference to the Limpsfield Neighbourhood Plan. To note that this is a Limpsfield application, not Oxted.  
*Decision: To object (unanimous). TBK to circulate draft before end of the week (due 23/2/23).*
- **2023/60 Old School House, Red Lane, Limpsfield** Variation of Condition 2 (Plans) of planning permission ref: 2022/286 (Erect single storey side extension) to allow for minor amendments. (Listed Building Consent).  
*Decision: Defer to opinion of Historic Buildings Officer, Christopher Reynolds.*

**2022/433/Cond1- Old School House, Red Lane, Limpsfield** Details pursuant to the discharge of Condition 3 (Approval of Roof tiles and Hanging Tiles) attached to pp 2022/433 for "Erect single storey side extension" (Listed Building) *Decision: Decision: Defer to opinion of Historic Buildings Officer, Christopher Reynolds.*

**2022/286/Cond1- Old School House, Red Lane, Limpsfield** Details pursuant to the discharge of Condition 3 (Approval of Roof tiles and Hanging Tiles) attached to pp 2022/286 for "Erect single storey side extension". *Decision: Defer to opinion of Historic Buildings Officer, Christopher Reynolds.*

- **2022/1410 Essington Mount, Pains Hill, Limpsfield** Erection of single storey front/side extension. *Decision: No comment.*
- **2023/15 Stilegate, Chapel Road, Limpsfield** Erection of a single storey outbuilding. (Certificate of Lawfulness for a Proposed Development).  
*In the absence of a statement, we feel that the application should be clarified. Decision: Agree to comment. TBC to draft comment.*
- **2022/1627 Chartcroft, Pastens Road, Limpsfield** Erection of single storey front extension to porch, single storey front/side extension and two storey side extension. Demolition of existing garage and erection of detached replacement garage  
*Decision: Comment - We note this application, and do not have material grounds for objection, but would defer to any opinion of Christopher Reynolds as this is on the submitted list for Local Listings due to its specific heritage.*
- **2022/1620 Magnolia Cottage, High Street, Limpsfield** Demolition of existing detached outbuilding and two storey side extension. Erection of two storey side extension.  
*Decision: Comment - Having read the response / opinion of Christopher Reynolds, who has been very involved with this application and believes the application may cause material harm to the Conservation Area, Limpsfield Parish Council agrees that this is the approach that should be followed by Tandridge District Council as the planning authority.*

**2022/1614 Former Green Hedges, Westerham Road, Limpsfield**

Variation of condition 3 to seek reduction from 13no. to 11no. units and to amend openings from bay windows to balconies for flats 6, 8, 9 and 10. Amended plans received 09.02.23.

*Decision: Objection (unanimous). We object to the additional balconies proposed on the north-facing aspect due to the elevated location of the site and its adverse effect on privacy on surrounding dwellings. Please refer to LNP3 of the Limpsfield Neighbourhood Plan (attached).*

- **2022/1484 10 Ridlands Rise, Limpsfield** - Erection of two-storey side extension to replace the existing single-storey utility room. *Decision: No Comment*
- **2022/1548 Swallowfield, New Road, Limpsfield** - Erection of 48x photovoltaic panels and ancillary inverter/s. *Decision: Comment.* The planning statement, whilst referenced, is missing from the application and we would be interested to see this. We note that this is a site that is within the potential extension of the AONB (LCA04), although we appreciate that this has not yet been decided. The solar panels do however seem appropriate within the context of the dwelling and for its residential use.

- **2023/35/TPO- Ironstone, 4 Westerham Road, Limpsfield T1)** - Oak - Reduce section of crown growing towards house by up to 2.5m. Deadwood. Planning Committee. *Decision: No Comment. Defer to decision of Alistair Durkin.*
- **2023/90/TCA - 24 Stanhopes, Limpsfield** 1 x Silver Birch - to reduce to old reduction points 20% (1.5m) *Decision: No Comment. Defer to decision of Alistair Durkin.*
- **2022/1668/TCA - Church of St Peter, High Street, Limpsfield T225)** - Elder - Fell. T241) - Sorbus - Fell close to ground level. T253) - Cherry - Fell close to ground level. T257) - Purple Plum - Fell close to ground level. *Decision: No Comment. Defer to decision of Alistair Durkin.*
- **2022/1569 / 67 Stoneleigh Road** - Erection of a single storey attached garage. *Decision: Objection. Permitted Development rights were removed at the appeal decision, for the erection of the new house, which the Parish Council believes is reasonable, due to the density and bulk of the existing dwelling within its plot and street scene. The latest proposal now creates too much bulk, and closes the gap with the adjacent property, adversely affecting the street scene – referring to LNP3 of the Limpsfield Neighbourhood Plan. It is also noted that the application makes no reference to the Limpsfield Neighbourhood Plan.*

6. RECENT DETERMINATIONS and current appeals at time of posting agenda

7. APPLICATIONS OF NOTE NYD OR APPEALS PENDING AT TIME OF POSTING AGENDA

- Land by Edenbrook, Snatts Hill - has appeal
- 2 x Communications Masts at Ballards Lane and Moorhouse lay-by - has appeal – NYD *To note that a mast application in Boulthurst way has been turned down.*

8. Wolf's Row Land (old allotment site) – discussion.

We note that Strutt & Parker has stated that this is land that is being cleared and tidied, removing the detritus of the old allotments.

We are also aware that should the landowner want to develop this site, there are a number of options that may be taken.

We sympathise with the view of some residents who believe that the land has been cleared very aggressively, and are aware of some actions being taken by Tandridge District Council in this matter. However, it is noted that this land is in private ownership. The LPC discussed whether there is anything beyond the Green Belt and the LNP that can be done in the meantime, in the absence of an application.

Residents may wish to note that, as the land is in the Green Belt, there would need to be exceptional circumstances to justify its development, or the land would have to be removed from the Green Belt through the formal local plan process.

Any proposed development would also need to conform with the criteria of the Limpsfield Neighbourhood Plan.

We are keeping a close eye on any developments from a planning point of view, and continue to be in close consultation with our District Councillors on the matter.

## 9. ANY OTHER BUSINESS

- 9.1. Gaywood Solar Farm – TBK is aware of a recent planning appeal decision in Chelmsford, whereby the inspector looked at the balance of national and local priorities. Here the inspector noted that the national priority outweighed the local priority. This is worth noting for when the application is considered at the Planning Committee. TBK will draft a briefing note summarizing the main differences between the Chelmsford application and Gaywood Solar Farm application.
- 9.2. Hillview Farm – MW/JW will write a letter to Hillview Farm owners - deadline for draft 28.2.23.
- 9.3. Grant from SCC for renovation of the ironstone as part of CAAMP enhancement scheme. Jenny Williams proposes that we apply for a Small Grant Scheme award, from Surrey Historic Buildings Trust on suggestion by Christopher Reynolds. MW seconds. All in agreement. It is resolved to apply for the grant as soon as possible. This will allow 50% of the costs up to £5000. On request from Christopher Reynolds a draft application has been submitted and provisionally approved subject to conditions.
- 9.4. Ironstone renovation – to note that Surrey Stone have withdrawn their interest in the project. A further quote is being sought.

Meeting ends: 15.55.