



*Minutes of the Limpsfield Parish Council Planning Committee meeting held on Tuesday 24 January 2023 at 6PM – Parish Office 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 - None

4. MINUTES FROM LAST MEETING (November)

No amendments. Signed as circulated.

5. PLANNING APPLICATIONS FOR CONSIDERATION

- 2022/1311 - 72 Stoneleigh Road, Limpsfield - Installation of an in-ground swimming pool. *No Comment*
- 2022/1381 - 12 Station Road East, Oxted - Closure of retail bank. Removal of existing signage, external ATM & Night safe and making good where removals affect the building. Where ATM is removed external timber window frame, sill & sashed window will be reinstated to match existing building. *No Comment*
- 2022/1415 - 10 Westerham Road, Limpsfield - Lowering of bank to front of the dwelling and formation of single parking space with retaining wall (retrospective). *No change to original decision. Previous Objection stands.*
- 2022/1326 - Little Coppice, 5 Sylvan Close, Limpsfield - Erection of new detached two-storey dwelling with basement, attached garage, associated driveway and highway crossover. *Doesn't appear to be any significant difference to previous. No Comment.*
- 2022/1374 - Chestnut Bend, Grub Street, Limpsfield - Conversion of a detached garage to an office. *Comment – To add a condition - bearing in mind that the house is in the Green Belt, we would ask to ensure that the garage building remain as ancillary accommodation / use. To ensure that any replacement garage would require planning permission.*

**Additions since Agenda published.**

- 2022/1614 Green Hedges – balconies. Recommendation – *Likely No Comment. JW to confirm by end of the week following closer look.*

- 2021/886/Cond1 Arden Lodge – *JW to look into further before decision before end the week. Likely no comment.*
- 2022/1560 – 106 Bluehouse Lane – Concern is that although it is set down from the road, there is a strong hedge line on the front and side, obscuring the view of the garage (existing). LNP retention of vegetation in front gardens. *To take to Parish Council meeting on 13/2/23. TBK would advise to at least comment.*

#### TPOs

- 2023/35/TPO - Ironstone, 4 Westerham Road, Limpsfield: T1) - Oak - Reduce section of crown growing towards house by up to 2.5m. Deadwood. *No comment. To defer to Alastair Durkin.*
- 2022/1580/TPO - 5 Padbrook Close, Limpsfield: T2) - Robina in rear garden Crown reduce by up to 2m and low limb encroaching on neighbouring property to be lifted to at least 2.5m from ground level. *No comment. To defer to Alastair Durkin.*

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

- 29 Granville Road – appeal dismissed. Appeal report does not appear to be on TDC website. *SM to contact TDC planning.*
- 2022/504 - Lyn Cottage, 9 Snatts Hill, Limpsfield – Granted (no comment)
- 2022/1071 - 5 Brassey Hill, Limpsfield – Granted (commented)

#### 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
- Gaywood Solar Farm application will go to Planning Committee – Understood to be March / April (Decision date is 28 April). MW to ask Claire Blackwell what the progress is in terms of communication with Sevenoaks DC.
- Hillview Farm – MW would like to suggest LPC writes to the owner of Hillview Farm with our support for continued use for small business on the land. JW agrees. To consider letter and talk to Claire Blackwell for her opinion. *Action MW.* NB on the website the application still says Not Yet Determined.

#### 8. PLANNING DECISIONS REVIEW – overview of objections over-ruled by TDC and meeting request.

- Many of the instances where objections have been overruled could be an issue of not fully understanding Green Belt policy. Cllrs Claire Blackwell and Catherine Sayer appeared to be in agreement that there is an issue due to over-stretched planning staff and suggested that the number of temporary staff had been an issue and they may not be familiar with LNP and Green Belt policy. TBK suggests that we do try to make sure that staff are aware of the LNP and Character Assessments therein. Green Belt is another issue that may warrant

a meeting to try to understand their terms /interpretation of Green Belt policy. *Agree to write to TDC next time an application comes up that is deemed to contravene our interpretation of Green Belt policy.*

- MW suggests we could send the planning pages of our LNP to planning officers with relevant applications.
- TT notes that we have commented on a lot of applications, but do we know if those conditions have been considered in the reports? *SM / JW to check comments/conditions have been included.*

#### 9. OUTSTANDING RESPONSES by TDC to LPC enquiries / complaints

- 2022/238 82 Granville Road. To follow up with Cllr Claire Blackwell specifically with lack of reference to the LNP and character assessment.

#### 10. IRONSTONE REFURBISHMENT IN CONSERVATION AREA - decision re. recommended contractor for agreement and proposal to main council.

Three quotes have been received and reviewed.

Meeting with Chris Reynolds on site on 1 February 2023 at 1130. All planning committee members welcome to attend. JW would like to suggest that provided we are within budget; we would be guided by Chris Reynolds on his recommendation. *Agreed unanimously.*

TBK – Re. Schemes for Preservation and Enhancement “Fund”. Might be worth thinking about this in longer term in terms of strategy for dealing with the current and future work/costs (such as researching grants and other funding sources).

#### 11. CONSERVATION AREA GUIDE FOR HOUSEHOLDERS

SM & TT to start to collate information. MW to talk to former English Heritage contact regarding any existing documents.

*SM to look in Oxted Library for original 1970s version.*

#### 12. ANY OTHER BUSINESS

- TBK – Regarding closure of banks in Oxted, LNP policies look at support for businesses in Oxted and Limpsfield. To ask OLRG if there are any other ways we can support them in their application for a banking hub.
- To follow up with Cliff Thurlow regarding Tatsfield Neighbourhood Plan.
- Newsletter – JW will draft copy for upcoming newsletter and circulate draft by end of week.

Meeting ended 19.36



Jenny Williams, Chair, Planning Committee

