



MINUTES of the of the monthly parish council meeting held on 13th March 2023, 7pm at Limpsfield CofE Infants School

*In attendance: John Thompson (Chair), Thomas Briggs, Jenny Williams, Mark Wilson, Philip Bailey, Laila Turner, Bob Harvey. Sophie Martin (Clerk)
Cllrs Ian Booth and Claire Blackwell (TDC)*

1. APOLOGIES FOR ABSENCE

Bernie de Haldevang

Cllr Cameron McIntosh (SCC)

2. DECLARATIONS OF DISCLOSABLE INTEREST

None

3. MINUTES FROM LAST MEETING

Circulated with amendments and signed.

4. PUBLIC SESSION

Ali Thompson, owner of Panda Nursery and Jon Rayner, owner of Limpsfield Fitness, whose businesses are on Glebe Meadow, came to talk about the proposed new Church Hall building. Both Ali and Jon asked to attend to find out more about the proposal for the village hall as they had concerns as to the effects this may have on their businesses. They were keen to hear the Parish Council's opinions and both felt their views may have been misrepresented at the last meeting, when Helen Cook and Dominic Campbell, representing St Peter's, said Panda and Limpsfield Fitness were happy about the plans. Jon Rayner confirms that there are around 35 people employed in the two businesses together and they are very concerned about the impact on their businesses that the proposed Church Hall move/building project may have. Particularly with the impact on the continuity of their business. They confirm that aside from one brief conversation with Dominic Campbell during a meeting about a completely separate matter (the cesspit on the Glebe Meadow), they have not been formally consulted at all, and do not believe that The Church/Church Hall Committee appreciates the impact that this will have on their businesses long term.

Ali Thompson says her business works well as it is, where it is. She has a contract and business plan based on the location and the building of her business, which was constructed at great expense and configured bespoke to her business in 2018. She has a 10-year legal Licence with St Peter's and the Diocese.

Their understanding is that the Church would like to build a new church hall and re-house them in the meantime, but they have not been told where or how they will be re-housed. Ali's business particularly has very specific needs and cannot just be put into temporary accommodation.

Ann Osborn suggests that Ali and Jon ask to have a formal meeting with the Church in order to talk through their views. BH agrees this is necessary. All agree that there needs

to be a formal conversation between Panda, Limpsfield Fitness and The Church/Hall Committee to discuss what the implications are to all businesses involved.

One of the Church's concerns was to maintain their own current income by keeping the existing Church Hall and its occupants in situ while building is going on, but this is not necessarily workable and very different to how it will impact the business and income of Panda and Limpsfield Fitness.

AO suggests that the Chairman or the Clerk suggests to The Church that they have a proper meeting.

TB notes that what was presented to the Parish Council in February was a top line proposal that was more an idea/vision than anything else.

Jon Rayner can see that long term he would likely benefit from being in the new building but is concerned about the interim process, and the effect it will have on his plans to expand his business.

IB believes this is in effect pre-feasibility at the moment and no credible moves have been made by the Hall Committee in terms of funding and logistics.

JT summarises that Ali Thompson and Jon Rayner feel they have not been communicated with in any detail about the plans and the representation of their views to the Parish Council in February (that they are happy with the idea) is not correct.

The LPC agrees to facilitate a formal discussion with Panda, Limpsfield Fitness and any other stakeholders.

5. COUNCILLORS' REPORTS (Claire Blackwell/ Ian Booth and Cameron McIntosh)

Green Hedges – application has been submitted with change of conditions and addition of balconies. There is TDC enforcement in play and IB has requested that the application goes to Committee if they are minded to approve the balconies, which do have significant impact on the neighbouring homes (particularly on the northern elevation which looks over Padbrook).

The original application went through on appeal and did not originally have balconies. These are already being built, despite not having been approved yet. If it is refused, they will need to be taken down.

There should be a decision within the next few weeks as to whether the application will go to Committee.

AONB Review. Very pleased that the review has included a lot more of Limpsfield, but disappointed that Staffhurst Wood has not been included and the District Councillors will make representations via the consultation. There is a 12-week consultation from this week (13/3/23).

CB confirms that the AONB reviewed area did not include the fields proposed for Gaywood Solar Farm.

TB would like to confirm if Ballards Lane and the A25 where the mast is proposed is included as it looks like there may be a very small strip of land that has been excluded but it is not clear. CB will try to get confirmation.

Ward Boundary Review. Proposal to re-draw some ward boundaries to allow for 3-councillor wards. The District Councillors have been advised that there should still be 42 councillors. They have looked at the ward boundaries in detail and submitted a proposal for no boundary change for the Limpsfield Ward (this would not change the parish

boundary anyway). The deadline for responses to the proposed boundary changes is 20 March.

If the boundaries were to change, the likelihood is that Limpsfield ward would be attached to another ward (e.g. Tatsfield & Titsey), but the District Councillors have made a case to keep Limpsfield as 2-councillor ward as they believe that it is not in the interest of the residents to change it. The Parish Council can respond to the consultation. Deadline is Monday 20th March. IB to email the Clerk the information / contact details as to the boundary consultation, so that LPC can respond.

Land by the The Haycutter, Oxted – BH would like to know where the land is in terms of a potential planning application. CB is hoping to have a meeting with the Chief Planning officer to see if there is an application going on as she has not seen one as yet. Stop Notices have been put on the land in the meantime, which stops them building more roadways/services etc.

Gaywood Solar Farm – PB asks if there is any update. TDC Chief Planning Officer had spoken to Sevenoaks. Sevenoaks has asked the developers for more information. There is an extension to April at the moment when the application will go to both committees.

The Grasshopper – There was rumour about the site being sold for a care home. There has been pre-application advice sought. Enforcement has visited the site to try to get it cleared up and to get a cover over the building. CB is going to chase up with enforcement. TB asks about the abandoned caravan at The Moorhouse Layby.

Updates from Cameron McIntosh as circulated via email:

1. Horizon list has been confirmed, so roads programmed for this financial year are set (although there are some changes of which CMcl has requested details). This does include the whole length of Kent Hatch road (he has touched on this before, but it is now confirmed).
2. Parking – Enforcement to switch over from April 1st to SCC, which is where the focus of the service is (CMcl to send brief factsheet/info doc with some of the key headlines sent by the Cabinet Member). In terms of the parking review, CMcl has already met with parking officers regarding the potential areas for restrictions etc and how these will work. Officers are working up proposals and these will be published online for responses from the LPC and residents. CMcl will also try to get these circulated in advance if possible.

Pains Hill – Bob Harvey has sent an email today regarding the water coursing down Pains Hill, which is apparently due to a bad diversion of the spring. Cameron has also seen this email and will flag with highways.

As previously reported by BH, some leftover signage for earlier roadworks has been reported, and responded to but not actioned yet. The signage on Moorhouse road is still there. He believes it is SCC's responsibility to chase the contractors to remove it.

CB is happy to follow this up with Cameron at the next meeting.

6. CHAIRMAN'S NOTE

7. FINANCE & GOVERNANCE (Cllr Mark Wilson)

- 7.1.1. Payments / Receipts and balances - March 2023. Balances noted. Payments Agreed and approved as circulated.

7.1.2. Expenditure overview update – we are in a good position with currently £71K in the bank and a projected balance of around £60K for the end of the financial year.

7.1.3. Confirmation of Finance Meeting date – Tuesday 4th April. This will be primarily to sign off end of year accounts, sign AGAR and Q4 Reconciliation etc.

7.1.4. Parish grass mowing budget for 2023-4

AO proposed additional mowing for the top Limpsfield Village (on both E and W side of Wolf's Row to be mown). £400 plus VAT.

In addition, £100 plus VAT for the clearance of the area to the west of Wolf's Row, which will also be done by Michael Butcher before he does the grass cutting MW seconds. To be reviewed on an annual basis as part of maintenance spend.

5 in favour, PB/BH abstain. LT against.

LT would like to note that she is concerned about the increasing cost of mowing.

7.1.5. Update on Chart History grant request.

PB provides overview of the book together with a mock-up of the book and all its contents – historic maps and walking maps. The book would be sold for £25.

PB then circulates a detailed funding proposal for the book following his conversation with Chris Pendred. There is to be an initial print of 250 books and 500 maps. The cost of the first run would be £21.55 per book and second run £15.90 per book.

Total initial cost £5,388.

The Proposal is that the 2 authors would contribute £1,000 each and the remaining £3,388 would be funded by LPC.

£1000 would be donated to Friends of Limpsfield Common as previously outlined.

PB proposes any profits would be put to one side to pay for appropriate expenditure on things like map restoration.

There then follows some discussion as to the merits of funding such a project, which could set a precedent. MW is in favour in principle but asks the Clerk to find out from SALC if this is lawful expenditure. Depending on the outcome of that enquiry, the proposal can be voted on at the April meeting.

8. PLANNING (Cllr Jenny Williams)

8.1. Any urgent Planning applications for discussion / decision

- Barn Owl Kennels, Dwelly Lane. Additional accommodation. Comment to ask TDC to take into consideration the scale and size. Proposal to make a comment. All in agreement.
- 27 Padbrook - single storey side extension. JW does not believe that it has any impact on neighbours or the street scene. JW proposes No Comment. All in agreement.
- Little Grange, Water Lane. Part conversion of a triple garage. Proposal is to comment and ask TDC that it remains ancillary accommodation to the main house. All in agreement. There was a previous application for a rear extension, which was approved and is currently underway. The triple garage conversion is a current application.
- Chart Edge – Cert of Lawfulness – Proposed no comment. All in agreement.

- Detillens House – annexe. Change of conditions. JW believes this is for Chris Reynolds in terms materials. Propose to defer to historic buildings officer. All in agreement.
- Magnolia Cottage, High Street – Proposed extension. Chris Reynolds has been part of discussions and has issued a report. He is not keen on the style and bulk of the extension. From the rear neighbour’s garden, 3 Stanhopes, the bulk of this extension is quite considerable with view to the neighbours and there are no cross-elevation plans. JW believes that we should make a comment on the bulk of the extension. PB would like to note that Lawful Development does not take into account the height or overlooking of neighbouring properties. Proposed to comment. All in agreement.
- Red Lane Farm. PB asks if this has already been discussed. JW confirms it has been and was objected to at the recent planning meeting (21/2/23). However, it appears to have been re-circulated by TDC. MW notes there is no mention of Limpsfield or of the Limpsfield Neighbourhood Plan in the application. He also says that the new Greenheyes application also makes no reference to the LNP.
- CB has asked Mark Berry – new acting head of planning – to look into the matter of neighbourhood plans and the fact that all officers should consider local neighbourhood plans. At the moment considering NPs isn’t a legal validation, but it is something that CB believes should be considered as it is an adopted Supplementary Planning Document.

8.2. Recent determinations to note

None

8.3. AOB

CB has chased again with regards to 82 Granville Road and is awaiting a response from Mark Berry.

9. NEIGHBOURHOOD PLAN (Cllr Ann Osborn) update

Following the LNP meeting on 16 February, AO says that Biodiversity was discussed and there is a feeling that we could be doing more about this issue.

It was suggested at the LNP meeting that we look at wildlife and wildflower corridors and there will be a proposal on this.

AO now proposes to extend the wildflower area at the top of the village.

Michael Butcher has quoted to extend the existing area on Pebble Hill corner of High Street. There is also an area where the tree has come down on the West Side of Wolf’s Row, which could also be planted with wildflowers.

BH would like to know what we are doing about the old allotment site as this would be a very good example of promoting a biodiverse area (which he believes it was before it was recently cleared!).

AO has also approached Titsey to get them to plant the hedge/border area to plant flowers and tidy it up.

LT believes that the piecemeal additions of wildflower areas are a bit “bitty” and would like to see the LPC develop a bigger plan for wildlife and wildflowers.

AO suggests that perhaps the LNP might use the underspend of “maintenance” budget to fund some more wildflower areas.

PB believes the wildflower planting is a good idea in a larger scale but would also prefer a more detailed plan.

AO proposes £625 plus VAT to clear area behind the traffic lights for the extension of the wildflower area and additional wildflower seeding.

TB seconds. 2 against, 2 abstentions. Chairman’s vote carries the proposal.

The biodiversity study suggested by Robert O’Donovan for the Glebe Field and Brook Field has been turned down by Titsey. RO’D had suggested we ask Surrey Wildlife Trust to do a biodiversity study of this important area. AO contacted the farmer, Amanda Skinner who was happy with the idea, but Titsey Estate (the landowners) were against the study, so there will not be one.

Sustainable Tourism – Limpsfield Way, Cycle Route and Footpaths programme is working well.

10. CAAMP (Cllrs Osborn and Williams) – no further updates.

11. HIGHWAYS (Cllr Bob Harvey) - any updates. No further updates. Covered in the District / County Councillor updates.

12. CHART PLAYGROUND (Cllr Bob Harvey) - condition report. All in good working order.

13. AOB

13.1. Annual Parish Meeting 20 April. Speakers – Clerk to ask National Trust Ranger to give a short presentation.

13.2. Tidy’s Green. Silver Birch was felled having been requested by the owner of Ratcatchers with TDC’s permission, gained “because it had a kink”. This was raised as a complaint by local residents / neighbours as they had not been consulted at all about it and were advised at the last minute. As TDC had given permission, the tree was felled, but there is a possible idea of planting other trees on the area.

13.3. Chart Fair Committee will be running community coffee mornings at St Andrews with proceeds from last year’s Chart Fair. They contacted LPC to ask if our PLI covered the coffee mornings. Our insurer confirmed it did but any injuries etc caused by defect of the building itself (St Andrew’s Church Hall) would need to be covered by the Hall’s building insurance.

13.4. Nomination papers are now at TDC for collection by any councillors who wish to stand for the upcoming elections.

Meeting ends 21.55.



John Thompson, Chair.

ANNEX 1 - PAYMENTS RECEIPTS

ANNEX 1 - PAYMENTS & RECEIPTS - 13 March 2023

Balances at 28/2/23			
General Exp Acc 60-16-09 75573407	Payments	Receipts	Balance
Balance at 1/2/2023			£47,388.33
<i>SM monthly salary (NET) - January</i>	£960.22		
<i>SM monthly salary (NET) - February</i>	£1,000.20		
SM WFH allowance	£21.00		
HMRC Month 8	£174.69		
Sophie Cross reimbursement photo - newsletter	£18.00		
Surrey hills Soc	£30.00		
NEST Pensions	£45.12		
Limpsfield in Bloom	£500.00		
Limpsfield School - meeting rooms	£120.00		
EDF	£209.06		
	£3,078.29	£0.00	
Balances at 28/2/23			£44,310.04
LNP (YFS)Account 60-16-09 75647745	Payments	Receipts	Balance
Balance at 1/2/2023			£5,263.72
Conservation & Access Bridleway Part 2	£3,480.00		
Tandridge District Council	£420.00		
	£3,900.00	£0.00	
Balances at 28/2/23			£1,363.72
Playground Account 60-16-09 75573415	Payments	Receipts	Balance
Balance at 1/2/2023			£14,021.43
TOTAL	£0.00	£0.00	
Balances at 28/2/23			£14,021.43
CIL Account 60-16-09 75657562	Payments	Receipts	Balance
Balance at 1/2/2023			£14,339.13
McVeigh Parker - Gate	£540.00		
Conservation and Access - FP 71 Gate installation	£780.00		
TOTAL	£1,320.00	£0.00	
Balances at 28/2/23			£13,019.13
TOTAL PARISH BALANCES			£72,714.32
BALANCES ex LNP (YFS Allocated Acc)			£71,350.60

Payments for approval / to note - March 2023

ITEM	PAYEE	GENERAL	CIL	CHART	VAT amount	Approval / notes	BACS/CHQ
Balances at 28/3/23		£44,310.04	£13,019.13	£14,021.43			
SM monthly salary (NET) - MARCH Tincluding backdated NEST payments Part I.	Sophie Cross	£638.32			£0.00	Staff Costs	CHQ 617
SM WFH allowance	Sophie Cross	£21.00			£0.00	General Running Costs. As per contract	SO
Electricity - bill	EDF	£72.00			£0.00	General Running Costs	DD
HMRC PAYE Month 10	HMRC Month 10	£165.58			£0.00	Staff Costs	BACS
Milestone for Conservation Area	NF. BULLETT & CO. LTD	£1,872.00			£312.00	CAAMP budget Part 1 - November 2022	BACS
Meeting Rooms - LPC, Planning and Finance (since July 2022)	St Peters Church	£107.50			£0.00		BACS
Footpath 75 Field Gate installation - estimate allowance.	Conservation & Access		£780.00				BACS
NEST Employer payments (backdated)	NEST	£258.90					BACS
<i>Newsletter Print</i>	<i>En Route Design & Print</i>	<i>£478.00</i>				<i>Unpaid from February</i>	<i>BACS</i>
TOTAL		£3,613.30	£780.00	£0.00	£312.00	£4,393.30	

YFS PAYMENTS - LIMPSFIELD WAY PAYMENTS (LNP Account) - MARCH 2023

ITEM	PAYEE	YFS (LNP) Account	VAT amount	Approval / notes	BACS/CHQ	Status
Ditch work for Vanguard Way/ Ridlands part of LW	Conservation & Access	£786.00	£131.00		BACS	for payment
					BACS	for payment
		£786.00	£131.00			



GRASS CUTTING OVERVIEW & COST 2023/24

At present the village green at Stanhopes, The Pound and A25 Detillens triangle are mown seven (average) times per year at a cost of £67 per mow (both areas combined) and the Parish Council pays for the grass to be mown six times at the top of the High Street and on the two sides of Sylvan Close at £50+VAT per mow.

The entrance to Limpsfield High street and Wolf's Row would be much improved if the grass was mown on both sides of Wolf's row.

This would be an addition to the mowing that Michael Butcher currently does four times a year on both sides of Sylvan Close and by the footpath that goes up to the school. The County Council mows the verges twice a year but do not mow any further back so additional mowing is needed to keep the area tidy. This would be best to start next spring

We have previously discussed the chart Orchard as coming out of our general maintenance /mowing fund as well, so this has been included into the budget below.

Location		No. of mows	Cost per mow	inc VAT	TOTAL
Village Green (£55) & The Pound (£12)	Charlie Hayward	7	£67.00	£0.00	£469.00
A25 Detillens Lane (£12)	Charlie Hayward	7	£12.00	£0.00	£84.00
A25 traffic lights/High Street/Sylvan Close	Michael Butcher	6	£50.00	£60.00	£360.00
<i>Wolfs Row - mowing</i>	Michael Butcher	4	£100.00	£80.00	£480.00
<i>Chart Orchard - mowing and hedges</i>	Michael Butcher	6	£75.00	£90.00	£540.00
TOTAL			£304.00	£230.00	£1,933.00

Proposed Ann Osborn.

Seconded by:

Approved with conditions: