



Minutes of the Planning Committee meeting held on Tuesday 28th March 2023 at 6PM – Parish Office of St Peters, Limpsfield

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

Co-optee,: Tony Taylor.

Clerk: Sophie Martin

1. APOLOGIES FOR ABSENCE

Ted Beresford Knox

2. DECLARATIONS OF DISCLOSABLE INTEREST

None

3. PUBLIC SESSION - *If you would like to attend, please contact the Parish Clerk.*

Clerk@limpsfield.org

Bob Harvey attends to discuss the application for change of use from former dog grooming for a child-care centre at The Studio, Limpsfield High Street. Ref: 2023/281. He is next door neighbour to the property.

There is some ambiguity as to what the parking / pick-up and drop-off situation is in the application. Are children being dropped off at St Peters to be shuttled to The Studio or are the parents to drop off and walk up the road? In reality, would the parents really do this, particularly when in a hurry, or on rainy days? It seems unrealistic.

BH and the LPC are very supportive of small businesses in the village, but BH's reservation is that contrary to the application's suggestion, there is not enough on-street parking or parking allocated in that area.

MW suggests the committee looks at the former application for change of use at The Old Stables (now the Limpsfield Cookery School) to see Highways' views, which are likely to be the same for this application.

Decision: Objection (unanimous) on the basis of insufficient parking and congestion at peak time traffic in an area that is already a pinch point of congestion as highlighted by the LPC's submission to the current Parking Review. MW to draft the objection note.

4. MINUTES FROM LAST MEETING

Signed as circulated.

5. PLANNING APPLICATIONS FOR CONSIDERATION

- See annex attached (online)
- Electric gates at 67 Stoneleigh Road, Limpsfield Chart. No application received as yet.

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

- 106 Bluehouse Lane – Approved, specifically making note of the LNP3 and LPC comments, which is very welcome and we are pleased with this outcome.
- Swallowfield solar panels – Approved
- Arden Lodge – Approved
- Rosewell Cottage – Granted

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. Not yet determined.

8. Response from TDC regarding wall at 82 Granville Road.

Response from Mark Berry has been received with explanation to their decision.

9. Wolf's Row Land (old allotment site) – update on clearance work. Strutt & Parker's Flo Wolfe and owner, Guy Innes have confirmed that the clearance of the old allotment rubbish and vegetation will be finalised soon and the land will be allowed to “green up”

The LPC will continue to keep an eye out for any applications or development and will continue communication with Strutt & Parker as necessary.

10. Conservation Area Activity

- Ironstone update (JBW) Previous contractor has pulled out. Chris Reynolds is consulting with colleagues over a similar project in Guildford to see if that contractors may be interested in quoting on the project.
- Conservation/ listed building pamphlet update (TT)
An initial draft has been undertaken by SM and TT.
MW suggests that we add a section on Listed Buildings in the Conservation Area. Thereafter, Listed Buildings in Limpsfield are then included on the website alongside Locally Listed buildings on the LPC council website.
To be circulated when we are further into drafting.

11. Green Hedges - **2022/1614**

As previously discussed at LPC full council meeting.

Green Hedges has put in application change of conditions to include North and South facing balconies”. The LPC has objected to North facing balconies.

This has created several complaints and objections from the neighbours.

Enforcement is in progress as the developer has already started to build the balconies.

District Councillor Ian Booth confirmed that if the Planning Officer is minded to agree, it will go to Committee.

12. ANY OTHER BUSINESS

AONB boundary review proposals. We are generally happy with the proposed additional to the AONB area that includes most of the areas we proposed in Limpsfield.

MW would like to ask AONB to reference that the AONB runs from Farnham to Limpsfield, as opposed to Oxted. MW will draft.

Clerk received enquiry from Pine Lodge, Titsey Road regarding their hedge and CAAMP designation of their property and has responded accordingly with tree officer's contact and outline of the LNP – specifically LNP3 (re boundary treatments) and LNP4 (Conservation Area). No further advice.

A handwritten signature in black ink that reads "JB Williams." The signature is written in a cursive, slightly informal style.

Jenny Williams, Planning Committee Chair

APPLICATIONS FOR CONSIDERATION – ANNEX 1

Application number	Address	Description
2023/288	32 Stoneleigh Road, Limpsfield, Oxted, Surrey, RH8 0TR	No Comment. Unanimous
2023/122	Former Dorothy's Cottage, High Street, Limpsfield RH8 0DG.	Happy to see the site being positively developed, meeting the provisions of the LNP, and would agree with the opinion of Chris Reynolds
2023/281	The Studio, High Street, Limpsfield, Oxted, Surrey, RH8 0DR	See above notes. MW drafting a response to Object. We will reference volume of traffic and in support of small local businesses. Deadline 10th April. To Object. Unanimous.
2023/132	16 Hazelwood Heights, Hurst Green, Oxted, Surrey, RH8 0QQ	For Oxted South. No Comment from LPC.
2022/1619	Barn Owl Kennels, Dwelly Lane, Edenbridge, Surrey, TN8 6QE	Discussed at full council meeting. Comment already submitted.
2023/140	Greenheyes, Uvedale Road, Limpsfield, Oxted, Surrey, RH8 0EN	Decision: No comment, however we would note that again, the application makes no reference to the LNP.
2023/247	Capers Farm, Monks Lane, Edenbridge, Surrey, TN8 6QS	Change of condition - to defer to TDC decision (Technical).
2023/243	Chapel Cottage, High Street, Limpsfield, Oxted, Surrey, RH8 0DT	TDC decision – technical/retrospective.

Application number	Address	Description
2023/277	Chapel Cottage, High Street, Limpsfield, Oxted, Surrey, RH8 0DT	For TDC decision – technical/retrospective.
2023/214	27 Padbrook, Limpsfield, Oxted, Surrey, RH8 0DW	Discussed at LPC. No Comment.
2023/217	Little Grange, Water Lane, Titsey, Oxted, Surrey, RH8 0SA	Discussed at LPC. Comment that the garage conversion needs to remain ancillary to the main building.
2023/131	Chart Edge, Caxton Lane, Limpsfield, Oxted, Surrey, RH8 0TD	No Comment. Technical for TDC.
2021/1038/Cond1	Detillens, High Street, Limpsfield, Oxted, Surrey, RH8 0DT	Discussed at LPC Meeting. To defer to Christopher Reynolds decision as regarding change of materials (technical for historic buildings)
2022/1620	Magnolia Cottage, High Street, Limpsfield, Oxted, Surrey, RH8 0DR	Discussed at LPC, and following an initial comment, further comment has been made to do with the lack of cross-sectional plan.
2022/1337	The Lodge, 2 Detillens Lane, Limpsfield, Oxted, Surrey, RH8 0DJ	Already approved - 24/3/23