



**Minutes of the Limpsfield Parish Council Planning Committee meeting  
held on Tuesday 30 May 2023 at 6PM, Parish Office of St Peters,  
Limpsfield**

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

1. APOLOGIES FOR ABSENCE  
None
2. DECLARATIONS OF DISCLOSABLE INTEREST  
None
3. PUBLIC SESSION  
None
4. MINUTES FROM LAST MEETING  
Signed as circulated
5. PLANNING APPLICATIONS FOR CONSIDERATION

<b>Application number</b>	<b>Address</b>	<b>Comments / Decision</b>
2023/570/TPO	Kiwi Cottage, High Street, Limpsfield	Decision: Comment. This is an Important tree to the LVCA that has been given TPO status in 2016. If it does need to be removed, it should be replaced by a semi-mature native species where possible. We would also ask that this application is referred to historic buildings officer, Chris Reynolds due to its position in the Limpsfield Village Conservation Area.
2023/477	Quarry Hill, Brassey Road, Limpsfield	Decision: No comment.
2023/503/TPO	The Sheiling, Grub Street, Limpsfield	Decision: No comment
2023/567/TCA	The Old Court House, High Street, Limpsfield,	Decision: Comment Trees are very important and contribute greatly to the character of the Conservation Area and in reference to both our Limpsfield Neighbourhood Plan and LVCAAMP, we

2023/563/TCA	Rodney House, High Street, Limpsfield	would ordinarily be against their removal. However, if the tree is dead, poses a danger or damage to persons or buildings or where there are proven arboricultural reasons for removal, we have no objections provided the tree is replaced by a semi-mature native species where possible. Decision: Comment Trees are important and contribute to the character of the Conservation Area. However, where there are arboricultural reasons for removal we have no objections provided it is replaced.
2023/480	Wolf House, Wolfs Row, Limpsfield	Decision: No comment.
2023/468	12 Stoneleigh Road, Limpsfield	Decision: No comment.
2023/381	Land North West Of Little Browns Railway Bridge, Hilders Lane, Edenbridge	See note below.
2022/1546	Red Lane Farm, Red Lane, Limpsfield	Re-circulated in error by TDC. LPC has already objected. Additional comment to TDC to be sent - For the avoidance of doubt with this application, Red Lane Stables is in Limpsfield Parish and not Oxted South.
2023/336 and 2023/337	Tenchley's Farmhouse, Itchingwood Common Road	Decision: No comment – Certificate of Lawfulness (technical) Councillors to view this application and site over the course of the week but unless anyone has any further comment to make, suggestion is for no objection to be raised – to be confirmed at upcoming Parish Council Meeting on 12/6/23.
2023/501	2 Park Mews, Limpsfield	On the face of it, this appears to be a valid application for temporary (3-year) consent for staff accommodation, however councillors are concerned about the size and design for the proposed purpose of overnight veterinary accommodation.
2023/517	Crabbett Farm Stud, Itchingwood Common Road.	Agreed to further discussion and to look into any conditions that tie the building to the proposed specific use and do not lead to permanent consent for a separate dwelling without the submission of a full planning application. For final decision at the LPC full meeting on 12/6/23

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

Application Ref/Address	TDC Decision	LPC decision
Communications Masts at Ballards Lane	Dismissed at appeal	Objected
2023/288, 32 Stoneleigh Road, Limpsfield	Refused	No objection
2023/198 - Chart Rising Ballards Lane	Granted	No objection. LPC Comment regarding condition of ancillary use of accommodation.
2023/416/TCA - Pine Lodge, 40a Titsey Road, Limpsfield	Approved	No objection
2023/333 - 10 Detillens Lane, Limpsfield	Approved	No objection
2022/1311 - 72 Stoneleigh Road, Limpsfield	Approved	No objection
2022/1344 - Little Ripswood, Westerham Road, Limpsfield	Approved	LPC Commented on slow creep into Green Belt.
2023/305/TPO - 134 Bluehouse Lane, Limpsfield	Approved	No objection
2023/172/TPO	Oaklands, Uvedale Road, Limpsfield - Approved	No objection
2021/1038/Cond1 - Detillens, High Street, Limpsfield	Approved conditions	No objection
2022/1233 - The High, Kent Hatch Road, Limpsfield	Approved	No objection
Land by Edenbrook, Snatts Hill	Dismissed at appeal	LPC Objected

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

- Comms mast at Moorhouse lay-by - has appeal – decision pending

8. GAYWOOD SOLAR FARM APPLICATION – An additional application for Sevenoaks has been received - 2023/381. Acknowledge this is in Sevenoaks and not in Tandridge however we believe that the views we expressed for the previous application hold for this one. Impact on the general character of the area. **It is agreed that LPC makes comment on this application to TDC, copied to Sevenoaks as a courtesy.**
9. GREEN HEDGES, WESTERHAM ROAD – called in for June 8<sup>th</sup> Planning Committee. JW suggests that she presents LPC POV with Mark Wilson. Clerk to request attendance.
10. THE STUDIO, HIGH STREET – we are expecting this to be called in by Councillor Booth. We understand that the planning officer is awaiting feedback from Highways,

which is a crucial part of this application, which is otherwise fundamentally technical as far as TDC is concerned. TBK wants to confirm that SCC has had sight of the objection and rationale from LPC. Cameron McIntosh has ensured SCC has viewed the application and we understand the planning officer is also chasing Highways for response.

11. WOLF'S ROW OLD ALLOTMENT SITE – This was discussed at last Parish Council Meeting regarding communication between Ann Osborn and Guy Innes in relation to plans for planning application for the site which are expected to be submitted at some point, but have not been to date. Claire Blackwell confirmed she will look to raise an enforcement issue on the site with regards to the state in which it has been left.
12. THE POOL HOUSE, KENT HATCH ROAD – Discussion as to whether to write a letter to TDC regarding the development / enforcement with reference to the LPC's objection for the original development. To look at the decision that was made on this application with regards to LPC's comments/objection and any conditions, together with its actual impact following approval by TDC. To include agenda item for next meeting – discussion on Green Belt as a wider point. There is an issue with consistency and interpretation of Green Belt policy which is of concern relating to recent and current applications.
13. LIMPSFIELD (ST PETER'S) CHURCH HALL PLANS – LPC to draft a statement on the proposals with regards to potential building on Local Green Space. LPC would like to confirm that while we are in favour in principle with the construction of a new Church Hall, directly supported by the LNP, we are not in favour of the new hall being built on the area of the Glebe Meadow that is designated Local Green Space, which is protected by LNP policies. **TBK to draft. JW to email minutes Church AGM minutes to TBK.**
14. LINGFIELD NEIGHBOURHOOD PLAN CONSULTATION – to review and discuss any points at next Planning Meeting.
15. ANY OTHER BUSINESS
  - Conservation Area pamphlet. To circulate draft to all members by end of week. For circulation to CR and TDC, as well as the rest of the Limpsfield Parish Councillors.
  - JW cannot make the next meeting. It is agreed to hold the June Planning meeting on Tuesday 20<sup>th</sup> June at 6pm. Clerk to confirm Parish Office is available.

Meeting ends 19.48.



Jenny Williams, Chair