



## LIMPSFIELD PARISH COUNCIL - MONTHLY MEETING

*Draft Minutes of Limpsfield Parish Council monthly meeting held on Monday  
10th July 2023 at Limpsfield CofE Infants School.*

*Attending Councillors: Thomas Briggs (Chair), Mark Wilson, Ann Osborn, Jenny Williams,  
Antony Taylor, Bernie De Haldevang, Bob Harvey*

*District: Claire Blackwell, Ian Booth.*

*Surrey: Cameron McIntosh*

*Clerk: Sophie Martin*

### 1. APOLOGIES FOR ABSENCE

John Thompson, Sophie Kemp – on holiday

### 2. DECLARATIONS OF DISCLOSABLE INTEREST

None

### 3. MINUTES FROM LAST MEETING

Approved as circulated

### 4. PUBLIC SESSION - *Any member of the public wishing to discuss an item in the public session, should email the Clerk. [clerk@limpsfield.org](mailto:clerk@limpsfield.org)*

None

### 5. COUNCILLORS' REPORTS (Cameron McIntosh, Claire Blackwell, Ian Booth)

#### Claire Backwell

- **Gaywood Solar Farm** – The Landscape Assessment has not yet been received at TDC and this will be a determining factor, so the Planning Officer / Committee is awaiting this until a decision can be made.
- **Ward Boundary Review** - A report is being drafted and will be submitted shortly. MW – having attended the 2 fetes, around 50 forms were received against the merge. Clerk confirms that 88 have been submitted online so far. There is no common identity with Tatsfield and Limpsfield. Limpsfield has its own identity, which is not affected by its close links with Oxted. MW asks Cameron McIntosh to confirm that Tatsfield and Limpsfield are not in the same county division. CMcI confirms this, but thinks that there will be changes to this as well and that the County decisions will follow the Ward divisions later on. MW intends to talk to Tatsfield Councillor Martin Allen regarding a response. There have been enquiries from Broomlands Lane residents who want to be in Limpsfield. CB says this would need to be dealt with by Tandridge District Council as it is a change to parish council boundaries.

CMCl agrees that there is little benefit to either Limpsfield or Tatsfield and relays the importance of responding to The Boundary Commission in detail with things like local signage, motorway division etc in the response as The Boundary Commission will not know the area.

- **Green Hedges** – outcome: planning permission was granted. This is very disappointing, and no condition was placed on the approval for requirement of soft landscaping having taken no account of the fact that it is currently summer and the trees and shrubs that are currently providing some screening for the Padbrook houses will not do so in the winter months, and there is no obligation for the development to retain any of the landscaping long term. However, Tandridge DC has a condition that provides some protection to trees and shrubs for 5 years post completion of the development. CB confirms that what is there is mainly shrubs but probably no trees that would get a TPO. BH says this sends the message to developers that they can just do what they like and argue their case later. It sets a very dangerous precedent and is extremely disappointing.
- **Quarterly Review** – Catherine Sayer. AT referred to Catherine Sayer's quarterly review which mentions other authorities providing input/expertise/income stream to TDC – CB confirms this is about sharing expertise effectively between councils in order to maximise staffing by allowing experts in fields to provide consultation to other authorities.

### Cameron McIntosh

- Referring back to the **Boundary Commission / Ward Review**, CMCl says that if the parish is going to submit a response, it could also use YFS as an example of public grant for a specific / unique area (e.g. Limpsfield Way connecting the specific areas of Limpsfield Village and Limpsfield Chart).

### **Highways**

- Kent Hatch Road – 11 July over 3 nights Surface Dressing.
- A25 / East Hill will be done soon. Cutting Verges will be done by Comms Gang. AO reminds CMCl about the Bridleway / verges cutting for horses. AO also mentions ragwort issue and asks who is responsible. CMCl believes this is Highways and will look into it.
- SGN works. Following BH's enquiry as to the SGN works on Wolf's Row, CMCl confirms that SGN have told Highways they are not carrying works out on the section of Wolfs Row that has been resurfaced. They have sent across a plan, which outlines the area in question. They will still likely need the full length of Wolfs Row to be closed in order to implement traffic management.
- Limpsfield Traffic Light sequencing – almost sorted, but some tweaking to be done.
- Potholes – MW mentions the pothole outside The Old Lodge. When this was repaired, the chippings weren't swept back in and they are now filling the storm water drain and causing flooding across the road in the cottages. CMCl thinks that Highways is getting on top of the potholes etc. Gulley system unfortunately is not designed for the intense

water, utilities, additional housing etc. BH believes it needs to be done regularly. Highways is responsible for gulleys, drains and utilities.

- The Studio, Limpsfield High Street: BH asks about the change of use for The Studio on Limpsfield High Street with relation to Highways response. CB confirms the Highways report has been received and an objection raised, which should be on the website now. Highways has asked the applicant to do a stress survey that Highways will look at and decide if it's an adequate response to their concern. CMcl says that this is standard practice everywhere, however the applicants will need to demonstrate they meet the necessary criteria. Highways will need to review what they submit as, for example with sight lines, there is clear legislation around what is acceptable. CMcl notes that Highways do not have the resource or officer capacity to carry out surveys on behalf of developers/applicants, but they do scrutinise them. CB will keep an eye on it.
- HGVs – in his observations of the high street, BH notes there are too many HGVs on the High Street causing congestion, and while there are “unsuitable for HGVs” signs, these are routinely ignored and, in any event, they are not enforceable. CMcl says that to remove HGVs in the high street would require a change to the classification of the road (as it is a B road) and there are no plans to do this.

## 6. CHAIRMAN'S NOTE

### 6.1. To confirm dates for AGM & LPC Newsletter publication

**AGM** – Tom proposes Thursday 25<sup>th</sup> April subject to hall availability. 7.30pm. Clerk to confirm booking for the hall as soon as possible. Pat at St Peter's has been indisposed due to family illness.

**Newsletter** – should be circulated around 2-3 weeks before. November and April issue. Clerk to circulate copy input deadline dates to councillors.

### 6.2. Ward Boundary update / response – MW to draft response based on conversations and rationale published on our website and discussed in the meeting today. IB is also submitting a response.

### 6.3. Spending priorities for Q2/3 FY24

TB would like to mention that we have time before September meeting to look at suggestions for spending priorities for the rest of the year. Particularly now we know how much CIL income we have this year.

These might be \*CCTV, Streetlights, Kerbstones and other Conservation Area projects (which wouldn't be funded by Highways, but must use Highways contractors). Suggest we have a conversation about activities.

### 6.4. Twinning opportunity – In June, the LPC received a request to consider Twinning with the French town of Santeny SW of Paris by Ian Morling. Councillors' initial thoughts are that while it may be a nice exercise in cultural exchange, the work and expense could be extensive without any real benefit to the community / local taxpayers other than cultural / business / school exchanges, which can be done anyway. Bernie de Haldevang has volunteered to do some background research. Clerk will pass on Ian Morling's details to BdH to follow up.

## 7. HIGHWAYS (Cllr Bob Harvey)

7.1. No further issues to discuss.

## 8. CHART PLAYGROUND (Cllr Bob Harvey) - Condition report. All appears to be in good working order.

## 9. FINANCE & GOVERNANCE

9.1. Balances at end of June 2023 as circulated – around £107,069 at end of June (end of Q1) having received precept and larger than usual CIL income payment (Green Hedges & Priest Hill House). MW confirms we are in a very good financial position this year for our planned projects and to look at other potential projects (CIL eligible)

9.2. July 2023 Payments to agree/note – all noted and agreed as circulated. The payments include the invoice for Tandridge District Council – Election costs for contested election of £4401.

9.3. Q1 Bank Reconciliation – all documents have been circulated and seen by councillors. To be signed off on Thursday at the Finance Committee meeting.

9.4. Oxted (Station Road East) CCTV project - funding agreement / update –

MW and TB met with Oxted PC about the CCTV project progress.

15 cameras are to be installed in SRE & SRW and some in Hurst Green Shops etc.

The Tender process has been completed and a contractor chosen by Oxted PC

They have already funded cameras on the roads around Oxted, which have been very successful in recent ASB / theft.

BdH questions the efficacy and rationale for installing the cameras and is against the project, believing it will serve no benefit in terms of reducing crime and will simply provide more government surveillance.

MW agrees that while a major underlying issue in the increase in crime and ASB in the area is the reduction in/lack of police presence and closure of the Oxted police station, we should still do whatever we can to help the situation and the CCTV project is worthwhile.

The contribution request for the LPC from Oxted PC is as follows:

£4,445 + VAT for the installation and

£333 + VAT – annual maintenance

MW proposes. TB seconds. 7 in favour. BdH objected.

9.5. Members of Finance Committee – Members agree that Antony Taylor joins the Finance Committee – joining MW, TB, BdH and JT. Antony has a background in finance and is also on the Planning Committee.

## 10. PLANNING

10.1. Any pressing planning applications for discussion

List of applications circulated that are in need of response before the next planning meeting. See annex (attached)

All agreed with the recommended responses from the planning committee.

**Outstanding applications** – still awaiting decision or update on the controversial developments at Red Lane Farm Stables and Orchard Cottage Farm, Red Lane, as well as Trevereux Stables.

10.2. Recent determinations of note

- 10 Westerham Road – enforcement has requested that he reinstate the bank. Applicant has said that they will appeal.
- No other determinations of note / against LPC decisions.

10.3. AOB

- The Builder's sign on the High Street/Priest Hill entrance for Priest Hill Cottage. The builders have been asked to replace this with something more subtle for the Conservation Area.

## 11. NEIGHBOURHOOD PLAN

### 11.1. Proposal to replace 2 Existing Street Lamps with Heritage Lamps

TB outlines proposal for replacement of two non-heritage lamps on Sylvan Close and Hookwood Park as a priority to come from CIL money. These are both within the Conservation Area and very visible and not in keeping with the guidelines of CAAMP. A quote has been obtained from Milestone (contractor for lighting for SCC which has to be used) but may be out of date so it will be confirmed. An allocation of £10K is requested for agreement. **TB proposes, AO seconds. All agreed.**

MW asks about Pebble Hill path (The Twitton) and any plans to replace the lamp on Pebble Hill Path and potentially add in another lamp to give more lights. This would require consultation and conversation with Highways and National Trust.

### 11.2. AOB

- Footpaths – aggregate work has been successfully done at Detillens Lane.
- Mulberry Tree – suggestion to put a water butt at the Parish Office fed from the guttering, but this is not possible due to the gutter and downpipe being the original cast iron and not plastic. The Clerk will ask the neighbour at Lovelands Cottage if he would kindly water the tree weekly.
- Ann Osborn reminds everyone about Limpsfield in Bloom judging day on Thursday 13<sup>th</sup> July, with request to attend a photo at 4pm at Memorial Stores - photo and tea afterwards at The Limpsfield Cookery School.
- Speed Watch Limpsfield High Street – MW says he and John Nathan have discussed setting up the community speed watch. MW will update on progress.

## 12. AOB

12.1. Church Hall: The Rev. Helen Cook (St Peters) approached JW with regards to potential plans to replace the current Church Hall with a modest, modular type building that can be built with minimum disruption to existing business. Looking at this as an alternative to building a new Church Hall in another location (e.g. Glebe Meadow).

12.2. Meeting note: There will be no meeting in August.

Sophie Martin  
Meeting ends 21.10



Annex 1: Applications for discussion at meeting

Application number	Address	Description	Received	Comments until	Recommendation
2023/668	12 Stoneleigh Road, Limpsfield, Oxted, Surrey, RH8 0TR	Erection of hip to gable loft conversion with rear dormer ( <b>Certificate of Lawfulness</b> for a Proposed Use or Development)	28/06/2023	22/07/2023	No objection – Technical for TDC
2023/456	Long Meadows, Pastens Road, Limpsfield, Oxted, Surrey, RH8 0RE	Erection of 20x photovoltaic (PV) panels and ancillary inverter/s. PV panels will cover a ground area of 50m2.	27/06/2023	21/07/2023	No objection
2023/617	Paddock House, Brassey Road, Limpsfield, Oxted, Surrey, RH8 0EU	Erection of single storey side and rear extension.	22/06/2023	16/07/2023	No objection
2023/764	Magnolia Cottage, High Street, Limpsfield, Oxted, Surrey, RH8 0DR	Demolition of existing two storey side extension and single storey outbuilding. Erection of part two storey and part single storey side extension.	22/06/2023	16/07/2023	Objection. Has not addressed the previous concerns regarding scale and impact on Conservation Area and immediate neighbours. Agree with comments from historic buildings officer Chris Reynolds.
2023/653	Chart Rising, Ballards Lane, Limpsfield, Oxted, Surrey, RH8 0SN	Erection of car port and extended drive	21/06/2023	15/07/2023	No objection

2023/641	Mountain Ash, Brassey Road, Limpsfield, Oxted, Surrey, RH8 0ET	Demolition of existing garage and erection of a garage outbuilding to include a gym and hobby room. Erection of a 2-storey rear and side extension, ground floor side extension and porch	14/06/2023	08/07/2023	No objection, however, comment referring to PDR and requirement for full planning for any subsequent building of replacement garage.
2023/642	Strange Cottage, Pains Hill, Limpsfield, Oxted, Surrey, RH8 0RG	Retention of retaining wall (Retrospective)	14/06/2023	08/07/2023	No objection
2023/643	The Shire, 5 Wolfs Row, Limpsfield, Oxted, Surrey, RH8 0EB	Erection of glass gable extension to existing rear roof slope and flat roof porch to existing front elevation.	14/06/2023	08/07/2023	Objection. See draft letter. Based on LVCAAMP guidelines for these historic cottages, we do not feel the proposed development meets the criteria. Would defer to the opinion of the Historic Buildings Officer