



**Minutes of the Limpsfield Parish Council Planning Committee held on Tuesday 25 July 2023 at 6PM – Parish Office of St Peters, Limpsfield**

*Cllrs: Mark Wilson, John Thompson, Jenny Williams*

*Co-optees: Ted Beresford Knox*

1. APOLOGIES FOR ABSENCE

Tony Taylor

2. DECLARATIONS OF DISCLOSABLE INTEREST

None

3. PUBLIC SESSION

None

4. MINUTES FROM LAST MEETING

Agreed and signed as circulated.

5. PLANNING APPLICATIONS FOR CONSIDERATION at time of publication

- 2023/777 Limpsfield Lawn Tennis Club, Detillens Lane. TDC says this is de minimis Certificate of Lawfulness. **Decision: No objection, however, we will issue a reminder from LPC that the timing for the lights should be consistent with the existing allowed timeline.**
- 2023/842 Greensands, Brassey Road, Limpsfield. Granted on appeal originally. This is now an application to “refurbish” and link to an outhouse. TBK does not believe this is too much of an issue. LPC is concerned about upward expansion. **Decision: No objection + Comment - Request for condition that there are no further developments upwards without full planning permission.**
- 2023/799 Ballards Corner, Ballards Lane, Limpsfield. **Decision: No objection.**
- 2023/617 Paddock House, Brassey Road, Limpsfield. Single Storey side and rear extension. **Decision: No objection.**
- 2022/1546 Red Lane Farm Stables – possible amended plans – wildflower meadow and change to the roof line. **To issue additional response: Despite changes to the original application, as indicated in our objection letter of 24/2/23, we do not feel that these alterations change our objection to this development. We also note the site’s inclusion in the proposed boundary expansion of the Surrey Hills AONB (which has been supported by TDC).**

6. RECENT DETERMINATIONS of note – see annex for full details

- 2022/1614 – Former Green Hedges – balconies and changes to windows approved following TDC planning committee. LPC objected. Disappointed there has not been consideration of soft landscaping with particular view to winter months and that despite the original view that the development should look like a single dwelling, the addition of balconies and additional windows now makes it very obvious as a block of flats.
- 2023/570/TPO Kiwi Cottage – Thuja removal – refused felling by TDC’s tree officer, although he does not object to pruning.
- 2023/666 Simon’s Oak, Uvedale Road - approved. JW is concerned that the report stated that there were “no third-party comments”, disregarding LPC’s comment. Clerk to follow up with the planning department.

#### 7. Outstanding applications of note

- Red Lane Farm Stables – green belt
- Orchard Cottage Farm – green belt
- Trevereux Stables – green belt
- The Studio, High Street – Highways has issued recommendation for refusal. The applicant may decide to carry out a stress survey for scrutiny by highways, but we do not believe it will affect Highways decision, which TDC is likely to support.

8. CONSERVATION AREA PAMPHLET – as we have not heard back from TDC and officers now on holidays, we will defer the final document until September to allow TDC officers to review.

#### 9. LINGFIELD NEIGHBOURHOOD PLAN

Reg 14 Consultation is now closed.

Lingfield House is the one area of development supported by the proposed plan - 138 units of “supported living accommodation”.

MW to review and report back at next meeting – Neighbourhood Plans for adjoining parishes.

#### 10. HOUSING SUPPLY DISCUSSION

With view to the applications, we are seeing in the local area (Limpsfield and Oxted) for development on Green Belt land, we are strongly committed to our view that the Green Belt should be retained no matter what, and we should remain opposed to any development of the Green Belt. Any applications outside of the Green Belt will be considered with reference to the Limpsfield Neighbourhood Plan.

To review applications in neighbouring parishes and consider implications for Limpsfield.

JT to brief Tom Briggs on our discussion.

#### 11. ANY OTHER BUSINESS

- Oxted BID – comment in support of wayfinding application for CIL. Clerk to draft and circulate based on our statement on support for proposals to improve Oxted Town Centre as set out in the LNP.

- August meeting – please keep availability for the August meeting date, 22<sup>nd</sup> August 23 if any applications arrive that need to be responded to.
- 10 Westerham Road – refused at June planning committee and likely to appeal. Mark Wilson to contact enforcement if the application has not yet gone to appeal.

Meeting Ends 19.05

*JB Williams.*

*Jenny Williams Chair, Planning Committee*

**Determinations of note:**

<b>Application number</b>	<b>Address</b>	<b>Description</b>	<b>Decision</b>	<b>LPC</b>
2022/1614	Former Green Hedges, Westerham Road, Limpsfield, Oxted, Surrey, RH8 0EE	Flat 6, 8 9 and 10 bay windows changed to balconies; • flat 9 – alteration to internal configuration and addition of 2 rooflights; • Rear elevation – addition of double dormer window at second floor, and • flat 11 – addition of enclosed balcony.	Approved after going to committee 8/7/23	Objected
2023/570/TPO	Kiwi Cottage, High Street, Limpsfield, Oxted, Surrey, RH8 0DR	T1) - Thuja - on roadside boundary by Kiwi House To dismantle in sections close to ground level. Re-plant with one standard Tulip, Liquid Amber or Ginkgo.	Refused	Comment
2023/574	27 Granville Road, Limpsfield, Oxted, Surrey, RH8 0BX	Erection of single storey rear extension	Approved	No objection

2021/449/Cond1	134 Bluehouse Lane, Limpsfield, Oxted, Surrey, RH8 0AR	Details pursuant to the discharge of condition 5 (arboricultural method statement and tree protection plan) and condition 6 (arboricultural protection measures) of planning permission ref: 2021/499/cond1 dated 29 September 2021	Approval of conditions details	No Objection
2023/140	Greenheyes, Uvedale Road, Limpsfield, Oxted, Surrey, RH8 0EN	Demolition of existing dwelling. Erection of 2x detached dwellings with parking & landscaping	Granted	Comment