



LIMPSFIELD PARISH COUNCIL - MONTHLY MEETING

Draft Minutes of the meeting of Limpsfield Parish Council held on Monday 9th October 2023, 7pm at Limpsfield CofE Infants School.

In attendance: Cllrs Thomas Briggs (Chair), Jenny Williams, Ann Osborn, Bob Harvey, Tony Taylor, Sophie Kemp, John Thompson.

Cllr Cameron McIntosh, Cllrs Ian Booth and Claire Williams.

Clerk: Sophie Martin.

1. APOLOGIES FOR ABSENCE

Bernie de Haldevang, Mark Wilson

2. DECLARATIONS OF DISCLOSABLE INTEREST

None

3. MINUTES FROM LAST MEETING

Approved and signed as circulated with no changes.

4. PUBLIC SESSION

none

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

5.1. Claire Blackwell

Temporary Comms Mast – Waldron has agreed to take it down and it should have been removed on 25th September, but new date for removal 17th October.

They currently have an extension on the mast at Titsey in the Moorhouse Pits and appears they are hoping to get the approved mast at the Moorhouse Layby in situ before they turn off the original mast. They are looking at other potential sites for a second site or to boost signal from existing masts. CB to keep us updated.

Gaywood Solar Farm – expecting a decision within a week to two weeks, when decision to take to committee or not will be made.

Chalk Pit Lane development – LPC is consultee. LPC to respond by 30 October 2023.

Green Hedges - Bob Harvey enquires about Green Hedges and at what point had it changed from sheltered housing to general residential. CB clarifies that the development for sheltered housing was a pre-existing application. She gives an overview of the current application, which was refused by TDC, but allowed at appeal.

TB – with the absence of a Local Plan does this expose the district to more of these types of applications? CB responds that in the absence of a plan/5-year housing supply, the inspector is much more likely to allow development. With a Plan, while there would still be development, the areas for development are at least identified.

5.2. Cameron McIntosh

Kent Hatch Road now resurfaced. CMcl has asked for review as to where they asked the contractors to go to towards Ridlands Lane.

The area at A25 will be done as part of Pebble Hill resurfacing.

Mobility Gates – CMcl is very happy to support and potentially assist in funding more of those sorts of gates for accessible access in the area, particularly connecting Limpsfield and Oxted.

AO thanks CMcl for his involvement and mentions that there may be some work to be done in reducing the gradient in the middle part of the road.

Parking enforcement will ticket up to 10pm on any day.

Parking on double yellows – Natwest Corner is still an issue. Enforcement have stepped up patrols on this area to Friday and Saturday evenings.

Parking Review – the Consultation is now over. Officers have been out and looked at the various areas and will be making decisions over the next few weeks and CMcl will show us the report ahead.

TB suggests LPC puts together some potential areas where we might want extra focus on parking.

SK refers to previous conversation regarding HGVs on Monks Lane/Grants Lane, and following the last meeting and her enquiries with local farmers, confirms this is not farm related traffic and not to do with the current development. CMcl says Highways can do a site visit to look at the management of traffic and HGV.

Suggests SK emails him to schedule this.

CMcl says that Highways is focusing on getting that area (Merle Common/Red Lane) resurfaced or surface dressed.

There is a discussion about Hazelwood School and the ongoing situation with congestion around drop off times. It is noted that Hazelwood has tried many different ways to mitigate against the congestion. SK suggests potential for further restrictions (double yellow lines) and enforcement along that stretch of Wolf's Hill. CMcl notes that parking legislation around schools is very hazy and difficult to enforce.

CB asks about Pains Hill and if it's down for resurfacing. It hasn't been entirely sorted out, but the water is no longer flowing. CMcl notes that Pains Hill is down for surface dressing but not in this financial year.

6. CHAIRMAN'S NOTES

6.1. Councillors' emails – formal council emails to be set up using the @limpsfield.org domain. Clerk will send instructions for set up.

6.2. Budget FY24/25 – there will be a finance meeting on October 19th to look at expenditure vs budget for the current year and discuss initial thoughts for next year's budget.

6.3. Golf Course requests – LC Golf Club has asked LPC to help manage the amenity. AO notes that there is some debate as to who between the NT and the Golf Club. TB thinks that the golf club / NT should be making sure that AO suggests that we make it clear that we have no liability for the pedestrians or cyclists over the golf course. We have not created the paths.

New A25 Crossing – is difficult for the golfers on mobility scooters. AO/TB believe that this is the responsibility of the Golf Club, but we would be willing to look at an offer of contribution to a proposal.

AO suggests using £35 of remaining YFS ***TB to draft response letter to the Golf Club.***

6.4. Crime / ASB Meeting with MP/PCC to be confirmed – led by The Oxted BID. SK suggests we push to have an acting police representative (Borough Commander etc) at the meeting and not just representatives.

6.5. Twinning – Clerk to circulate Bernie De Haldevang's email with his recommendations. BdH is not inclined to recommend formal twinning at this point, without consulting parishioners. TB will draft a response to Ian Morling.

7. HIGHWAYS (Cllr Bob Harvey) – any updates/issues.

No additional issues from BH.

8. CHART PLAYGROUND (Cllr Bob Harvey)

The Playground is in good working condition as far as he can tell. TDC reports any faults in their monthly inspections. Clerk to request most up to date inspection reports for records.

9. PLANNING

9.1. Any urgent planning applications for discussion NONE

9.2. Recent determinations of note NONE

9.3. AOB – pending applications

The Studio – JW confirms that Highways has confirmed that LPC will be have sight of any submissions made by the applicant with regards to the traffic and parking conditions and confirms that highways have stipulated that the business may not open until all conditions are met.

The Grasshopper – a response has been issued following the last planning meeting with an objection based on AONB, Green Belt and lack of attempt to keep the existing building and a question over a small piece of land that has been left out of the application.

TB asks what happens if this is approved as a care home, but then changes to residential. CB says at that over 12/14 residential units, there has to be 34% affordable housing. A new application would need to be submitted accordingly.

Limpsfield Grange - has now sent a note around for its consultation / information afternoon regarding expansion plans. This will take place on 1st November.

10. NEIGHBOURHOOD PLAN

10.1. Key take-outs from LNP Meeting on 28/9

Main focus was on Biodiversity and how we might take it forward.

Round Table: Therefore, it's suggested that we try to sort out a round table discussion with key local stakeholders that are interested in taking forward biodiversity to make sure that the LPC is adding value. CB notes that TDC has just employed an ecologist for a year, and it would be very useful/beneficial to any biodiversity plans to include them in this process.

Leisure Routes: SK to look at maps that might add to existing publicised walking routes etc in the area. It would be good to look at connecting Chart and Staffhurst Woods and focusing specifically on the south of the Parish where routes are less documented.

Antony Taylor notes the mention of BNG (Bio Net Gain) legislation coming in. SK mentions that the BNG (legislation due in November – poss pushed back to January 2024) is going to be very tricky to navigate as a lay person who is not generally involved in development of this kind. There is also a concern that developers may clear land in advance of applications to remove any biodiversity barriers.

CB notes that with BNG, applications will look at evidence back to 2020 (reports, residents' photos etc) to show what biodiversity was in existence in advance of the application.

It is also noted that, as a local example, there was an ecology report on Wolf's Row in 2020 and if any applications are submitted, all evidence provided will have to be considered.

Wildlife Surveys: AO suggests we might also do some residents' / school surveys on local wildlife to get residents and families to play a part in encouraging diversity at grass roots level.

JT mentions EV Charging points. *Action : Clerk to ask for update on TDC's strategy in conjunction with SCC.* JT also asked about buses and potential rerouting. AO had suggested with the new Surrey Connect would we be able to reduce scheduled buses. It was decided to wait to see what will happen with the Parking Review and whether this has a positive impact on congestion in the high street.

- 10.2. Spending proposal – Gate at Glebe Meadow. AO has had discussion with Rev. Helen Cook at St Peters to suggest we re-instate the gate that used to be across the lower part of the church hall carpark. Motion to reinstate the gate with condition that a request is put to the Church to contribute half of the net total. Total inc. VAT is £2,122. All agreed. Motion carried. AO to talk to Helen Cook about contribution.

- 10.3. Ironstone cleaning/renovation - On recommendation from Chris Reynolds, a quote has been obtained by local conservation specialists for cleaning / refurbishing the ironstone from Stanhopes to The Bull laneway. The cost for that stretch would be is £6,900 + VAT in total, subject to the success of a test patch. LPC would need to get Highways' agreement. Other quotes have already been obtained for this work, but were not acceptable due to the nature of the grout. The proposed quote by Brian Williamson & Daughters has been recommended by Chris Reynolds, the historic buildings officer, who is an authority on ironstone cleaning and renovation. Motion to agree in principle the amount of £6,900 + VAT for the section in question, subject to the success of test area and evidence of second quote. 6 for 1 abstention (BH who would like to view the area in more detail).

- 10.4. Christmas Trees – AO would be happy to do the Church parade trees, but would like to have someone to take responsibility for the large tree.

11. FINANCE & GOVERNANCE

- 11.1.1. Note of Balances at end of September 2023 – circulated. Current total balances at £103,026.67 (including remaining YFS balance). Attached.
- 11.1.2. October 2023 payments to note/approve, payments approved as circulated. Attached.

- 11.1.3. Oxted CCTV revised quote – to note correction of original price due to typo – is £4,554.20
- 11.1.4. Proposal for replacement of Uvedale Road Grit Bin which has been driven in to. Quote submitted by Clerk £275.82. All agreed. Cameron Mcl to request SCC do first fill.
- 11.1.5. Printing of Conservation Area Pamphlet x 500 copies – 340 + VAT (£408 including VAT). JT proposes AO seconds. All agreed. Clerk to instruct printers (TDC).

12.AOB

12.1. NEWSLETTER

Clerk has circulated basic list of contents / contributors to all. All contributions to be received by Clerk by end of the month.

It is suggested that Bob Harvey's previously circulated extracts from 1950s Parish Council minutes be included – BH to circulate some pertinent/timely extracts for inclusion.

Newsletter could also include spending priorities for 2023/24 -TB.

Newsletter to be printed and distributed by end of November.

Meeting ended 21.22