



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

*Attending Cllrs: Mark Wilson, John Thompson, Jenny Williams, Tony Taylor
Co-optees: Ted Beresford Knox*

1. APOLOGIES FOR ABSENCE

None

2. DECLARATIONS OF DISCLOSABLE INTEREST

None

3. PUBLIC SESSION

None

4. MINUTES FROM LAST MEETING

Signed as circulated no further comments

5. PLANNING APPLICATIONS FOR CONSIDERATION (at time of publication)

5.1. 2023/281/Cond1 The Studio, High Street, Limpsfield – Travel Plan Response
LPC has issued a response to the submitted Travel Plan. There is a meeting with Highways and TDC today and it is hoped that Ian Booth will reiterate concerns to Highways. LPC has requested that a site visit is undertaken before making a decision. Awaiting feedback. JW to talk to Cameron.

5.2. 2023/1300/TCA – Woodside, Hookwood Park, Limpsfield
Removal of two Hollies. **No comment.**

5.3. 2023/1255 – 98 Bluehouse Lane, Limpsfield
TBK would advise condition to maintain landscaping and link to previous comment regarding character of Bluehouse Lane and soft landscaping in line with Limpsfield Neighbourhood Plan LNP3 and fully reference previous comment on application.
Decision to comment. Clerk to draft.

5.4. 2023/1121 - Lime Tree House, 22 Gresham Road, Limpsfield
No comment.

5.5. 2023/1232 - 58 Stoneleigh Road, Limpsfield Chart
Certificate of Lawfulness. **No Comment.**

5.6. 2023/1230 - Hazelwood School, Wolfs Hill, Limpsfield
Three additional classrooms for Chestnut – single storey extensions to accommodate 60 new places, incorporating Reception (from the site at the Larks). No material objections to the build itself but we are concerned with the implications of expanding the school further, when there is already a major issue with traffic and parking on Wolfs Hill with the existing number of families. The applicant has not demonstrated that the increased capacity can be accommodated without causing further issues with

congestion on Wolfs Hill and its effect on the wider community. ***MW to provide photos to clerk for submission.***

Decision: To comment. There needs to be a travel plan to demonstrate how this will be managed into the future. Clerk to draft a response and circulate.

- 5.7. 2023/1291/TCA - Tuckers, High Street, Limpsfield. **No comment.**
- 5.8. 2023/1393 - 93 Bluehouse, variation of condition. **No comment.**
- 5.9. 2023/1337 - 2 Stanhopes. Certificate of lawfulness application. **No comment.**

6. RECENT DETERMINATIONS OF NOTE

- 6.1. Gaywood Solar – Refused. LPC Objected. There is still an application from Sevenoaks in play to which LPC has objected. With regards to the potential for additional comment relating to Transport/Traffic specifically, during the teams meeting with Highways (TDC application) it was apparent that Highways did not feel they could object as the issue with HGVs and additional traffic would only be during the construction phase (requiring a management plan for the duration of construction) and not of significant interest to the planners in terms of the long-term impact of the development. So we are of the view that the same would apply with the Sevenoaks application and no further comment is warranted.
- 6.2. 2023/517 - Crabbett Wood Stud, Itchingwood Common Road, Limpsfield – granted with conditions as requested by LPC.

7. OUSTANDING APPLICATIONS OF NOTE

- 7.1. The Studio/The Old Stables, High Street – conditions enforcement regarding travel plan / parking
 - 7.2. Orchard Cottage Farm
 - 7.3. Trevereux Stables
 - 7.4. Hillview Farm – appeal
 - 7.5. Grasshopper Site
 - 7.6. Gaywood Solar Farm – Sevenoaks application
 - 7.7. Oxted Quarry
8. Gatwick Expansion – clarification of LPC position with regards to membership of GACC. JW proposes we take this back to the December meeting to agree the wording if we were to join for the general purpose of information gathering. TBK suggests we look very carefully at their objectives for membership and what being a member means. Clerk to enquire as to whether other parish councils are members and potential for talking to the neighbouring parish councils about the matter.
9. CAAMP UPDATE – including Ironstone work

With regards to lack of definitive direction from Highways on the need for a permit for the ironstone cobbles cleaning, JW raises issue of concern of potential liability if the works are carried out without a permit from SCC, or a letter to say we do not need one. *Sophie Martin, Clerk 21/11/23 Contact: clerk@limpsfield.org, 07514 011355. Limpsfield Parish Council, The Pound, Wolf's Row, Limpsfield RH8 0EB*

Clerk agrees to talk to Cameron McIntosh to see if we can get a definitive answer. Clerk may also make enquiry to LPC insurers, although the insurance that is required is that of the contractor, not the parish council. To check amount of coverage required.

10. ANY OTHER BUSINESS

10.1. Proposal to have a brief meeting on Tuesday 19th December 2023 if required. Clerk to check availability of parish office.

10.2. Panda Nursery / Limpsfield Fitness have asked about potential for shipping container for storage of equipment. We would look at this, but they would need to submit a full planning application.

10.3. JT enquires as to whether we can launch a paving grant for ironstone improvements on driveways in the village conservation area. JW advises until the type and source of Ironstone is agreed by Chris Reynolds this cannot be advanced.

10.4. AONB Review Progress. To keep a watch on progress with regards to timescale of the process. Likely early 2024.

Meeting ends 7.30pm.