



***Minutes of the Limpsfield Parish Council Planning Committee held on
Tuesday 26 September 2023 at 6PM – Parish Office of St Peters,
Limpsfield***

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

1. APOLOGIES FOR ABSENCE

None

2. DECLARATIONS OF DISCLOSABLE INTEREST

3. PUBLIC SESSION – *None*

4. MINUTES FROM LAST MEETING

July 25 Minutes – approved as circulated. No outstanding action points.

August 22 Minutes – approved as circulated. No outstanding action points.

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

5.1. 2023/938 The Grasshopper Inn, Westerham Road. We have had communication with Tatsfield Planning Committee and received their response to the application.

There is interesting history with the Grasshopper and existing permissions which have not been implemented for various reasons. Looking at the current application, while in principle LPC welcomes the fact that finally something positive may be done with the site, there is clearly a view that the current application is too large/bulky and of poor design, bearing in mind it is a building of local interest. This has also been commented on by Surrey's Historic Buildings Officer. It is in the AONB and Green Belt and has a direct impact on Limpsfield Parish (being on the boundary).

TBK says in his mind the issues are 1. AONB and impact on character; 2. Green Belt and impact on Limpsfield Parish and surrounding area. 3. Building of local interest being replaced by the current application of poor design value.

The members believe there needs to be consideration as to whether a care home in this location is appropriate and how/where will health care provision be met (Oxted/Westerham/Tatsfield)?

Concern is that TDC will view this favourably in that it meets local targets for aged care, overlooking the other issues.

There is also a question about the piece of land that is excluded from the application which needs to be investigated.

Decision: Objection (unanimous) Action: TBK to draft response.

Comment deadline 5 October.

5.2.2023/1092 Chartcroft, Pastens, Pains Hill.

This appears to be only a swimming pool and pump room with no pool house.

Decision: No comment.

5.3.2023/764 Magnolia Cottage, Limpsfield High Street.

Amended plans. **Decision: Objection.** LPC upholds its original objection to this application. The amendments do not overcome LPC's concerns for this application and we will defer to the comments by Christopher Reynolds.

5.4.2023/1041 Colard House, Caxton Lane. Small greenhouse. Has only been submitted for full planning due to the removal of Permitted Development Rights in the original permission for the house itself. **Decision: No Comment.**

6. RECENT DETERMINATIONS OF NOTE

6.1. Red Lane Farm stables – approved – LPC objected (green belt). TBK believes TDC has followed green belt policy in its eyes, however LPC's view (taking the wider view of green belt development) is different. With this and other applications that are currently outstanding, (see.7.3 and 7.4), LPC would like to look at organizing a meeting with TDC to talk about green belt development and the suburbanization effect after decisions on the current (aforementioned) outstanding applications.

To note that in accordance with LNP10 – LPC would prefer re-use of agricultural buildings, not residential development.

6.2. The Studio – approved with conditions – LPC objected.

7. ANY UPDATES ON THE FOLLOWING APPLICATIONS

7.1. The Studio – conditions enforcement. LPC will be included within the discussion on conditions imposed by Highways. SM to send a copy of the letter of 19/9/23 to the planning officer, Paul Batchelor for his info.

7.2. Comms Mast at Broomlands – update. Awaiting updates. Enforcement has a stop order and it is believed the mast is being removed.

7.3. Orchard Cottage Farm – no update as yet. It will be called in to planning committee if the officer is minded to approve.

7.4. Trevereux Stables – no further update.

7.5. 10 Westerham Road Appeal – LPC has no further comments for this application as there is no new information that would change our previous response.

7.6. Gaywood Solar Farm – no further updates at this time.

8. CONSERVATION AREA LEAFLET. TDC doesn't have any further comments to make. Agreed to make minor amendment to make it clear in the introduction that the leaflet should be kept handy for future reference.

Motion to approve the document in its final form. All agreed. SM to get quote for 500 copies (from TDC's printing department).

9. ANY OTHER BUSINESS

9.1. TPO circulated for Brassey Road. **Decision: No comment.**

9.2. Expansion of Gatwick – For further discussion at October Planning Committee meeting. To review TDC's response.

9.3. Chalk Pit Quarry Development – For discussion at October Planning Committee meeting.

9.4. Tandridge Local Plan – to discuss at the next meeting with regards to TDC's response to the inspector's report.

9.5. New Head of Planning. Confirmation as to who is the new Head of Planning / Head of Development & Control and ask for meeting if possible.

Meeting ended: 19.25

A handwritten signature in black ink that reads "JB Williams." The letters are cursive and slightly slanted to the right.

Jenny Williams, Chair