



## LIMPSFIELD PARISH COUNCIL - MONTHLY MEETING

*Minutes of the meeting of Limpsfield Parish Council held on Monday 8<sup>th</sup> January 2024, 7pm at Limpsfield CofE Infants School.*

*In attendance: Cllrs Thomas Briggs TB (Chair), Mark Wilson MW, Bob Harvey BH, Antony Taylor AT, John Thompson JT, Jenny Williams JW, Sophie Kemp SK  
Cllr Cameron McIntosh CMcl, Cllrs Ian Booth IB.  
Kirsty Merritt (minutes)*

### 1. APOLOGIES FOR ABSENCE

Sophie Martin (Clerk), Claire Blackwell, Ann Osborn, Bernie de Haldevang

### 2. DECLARATIONS OF DISCLOSABLE INTEREST

None

### 3. MINUTES FROM LAST MEETING

Approved and signed as circulated

### 4. PUBLIC SESSION

Robin and Rosemary Masefield of Limpsfield village attended, having emailed the Clerk this morning. They are concerned about state of the High Street with regards to water drainage. They are aware that the manhole is awaiting repairs, but have noticed several blocked covers on the left-hand side of the high street, going south.

BH: Observed that gravel seems to be filling the drains.

CMcl: In the last year Surrey has received a district-wide resource to clear over 3k miles of road (including gullies) but acknowledges that it is very difficult to do, especially if gravel is long standing, and may require deeper draining investigation.

CMcl confirmed that the Highways department does have a gully draining machine, and encourages residents to report this, where a reference number will be allocated.

CMcl has taken note and will follow it up.

TB: Notes that given all the rain we have had, is there more money available which takes note of the increased rain we are getting?

CMcl: The budget will be reviewed in February 2024 and CMcl can confirm that more money is going into flood prevention, such as schemes on Oxted's station approach, where a manhole cover was moved, but this cost £77,000 to do. CMcl has seen a draft budget, and the cabinet member has recognized that more money needs to go in. CMcl will share with the Parish once budget is published.

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

### CMcl/Highways:

- CMcl confirmed that the patching work has taken place as notified last month, and the part of Kent Hatch Rd which was previously missed will be done in next two weeks. It is understood that this was a contractor error and should have been taken up to Ridlands Lane during the previous works.
- BH – reported that there are two potholes opposite each other on the Kent Hatch Rd stretch, which are very difficult for a road user to miss.
- CMcl confirmed that an emergency response has been put out for this, it has been reported and inspected, and according to the criteria set out, it will be dealt with in the next 5 days.
- CMcl confirmed that a member of the public had been in touch with the Clerk regarding compensation for her tyre, and she has been sent an email regarding how to claim.
- With regards to potholes on Limpsfield High St, there is a permit in place until 12<sup>th</sup>, so hoping this will be done very soon.
- CMcl responded to question as to whether “Angelo” could undertake these repairs, but confirmed that he is not qualified to be inspecting and cleaning drains, it will be done by contractor because it is an LSR job.
- MW asked if there is a review process on recurrent pothole issues. CMcl confirmed that although East Surrey has less issues with flooding than in West Surrey, it is reviewed on the council’s Horizon system.
- CMcl confirmed that the full length of the A25 was completed 3 weeks ago.

### SK /Respose to Gaywood Solar Farm – Sevenoaks DC planning application:

- SK confirmed that this has been approved by Sevenoaks District Council. However, because it is under green belt policy it has been referred to the Secretary of State. Sevenoaks has to refer it within 28 days. SK has discussed it with CB regarding considerations to engage with planning inspectors. SK is awaiting further advice within the next week.
- MW comments that the Surrey side of the development is more prominent and awaited AONB review could extend the boundary to put further pressure on proposal to adhere to greater planning restrictions.
- SK agreed that although the proposed solar farm sits in Kent, SDC have recognised that the highways impact will have a greater effect Surrey i.e. on Grants Lane and Honeypot Lane. SK continues that a Traffic Management Plan is a condition of planning, JW reinforces the need to make such a plan as watertight as possible to minimise impact.
- SK has not met with inspectorate so far, but did set out concerns via email. There has already been some reduction to the proposed impact, because they have changed the plan and reduced its scale. SK will share travel plan with attendees.
- MW - notes that SDC’s response set out Tandridge’s grounds for refusal.

- SK notes that the applicant has 6 months to appeal, which expires on 20<sup>th</sup> April, so the Parish should remain watchful. No action is required by any attendees right now.

#### Limpsfield Grange School planning consultation

- CMcl confirmed that Limpsfield Grange School has sent out consultations (which came out today) regarding plans to increase the school size from 90 to over 200. BH and JW comment that parking provision is a concern to accommodate existing pupils as well as potentially increasing pupils.
- CMcl confirms that a parking review will happen over Bluehouse Lane, and Cameron has said that a condition will be made in Limpsfield Grange's proposal to accommodate for parking. MW asked CMcl is a pavement will be considered along Bluehouse Lane, but CMcl confirmed that this is not a consideration.

#### The Studio / Jumping Jacks Site Access/Parking etc

- JW notes that there is nothing on the council website to say that Highways conditions have been met at the Studio regarding the new change of use by Jumping Jacks, so the requirements to meet the conditions are outstanding. IB will follow up as JW is concerned that this has been missed.
- BH – Raised concerns that parked the minibuses over Christmas were blocking access for Biffa, so waste could not be collected. This is a concern as The Limpsfield Cookery school will have rotting food. Because Biffa collect early in the morning, the parked minibuses will be blocking the bins. Currently The Limpsfield Cookery School and Limpsfield Ceramics cover the cost for Biffa to collect. JW notes that there was something in Jumping Jack's plan which addresses moving the bins forward. JW will re-look at this and circulate.
- JW has spoken with the Manager from Memorial Stores who reported two cars sitting in parking spaces outside the shop waiting to drop off at Jumping Jacks this morning. Di from the shop has spoken to Jumping Jacks and parents will be reminded which roads to park in and where to park. BH asks how enforcement will be managed if parents don't adhere to dropping off guidance. But JW confirms that the travel plan is still up in the air, so it is currently unable to enforce. BH has tried to get bollards to discourage waiting, but that is still unenforceable. IB to find out the status of the travel plan from Paul Batchelor.

#### 6. CHAIRMAN'S NOTES

None

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

See notes in public session above and section 10

#### 8. CHART PLAYGROUND (Cllr Bob Harvey) - Condition report

BH inspected playground but covered in snow! Jim Lewthwaite/Ian Hudson is on the case regarding the potentially slippery walkway (as reported) and will send someone up to check, but it appears to be in order.

## 9. PLANNING

- 9.1. Any urgent planning applications for discussion
  - 9.2. Recent determinations of note
  - 9.3. Update on outstanding applications & other applications of note
- JW – Acre Fair on Brassey Rd, has submitted an application for an outbuilding (different to annex) to be situated in bottom left-hand side of the garden. We don't have issue with it, but outbuilding should be listed as ancillary to dissuade use of Airbnb. JW proposes to vote 'no comment', seconded by MW. All agreed.
  - JW - Lodge Cottage on Limpsfield High Street – an extension is proposed to the lodge. JW proposes that providing it doesn't affect a neighbour or landscaping, to defer to Chris Reynolds, seconded by MW. BH abstained due to conflict of interest (knows occupants). All others present agreed.
  - IB comments that 10 Westerham Road appeal was dismissed. CB has circulated an email and notes that the appeal was dismissed for many reasons, including protection of the wooded hillside, character of the area, amenities to future occupants and highway safety.
  - JW noted that several applications are pending. However, the Comms Mast at Moorhouse has had approval.
  - CB sent notes on email re: residents bringing up the issue up of lack of mobile phone coverage on the Chart. The last (refused) application was for the very prominent position next to the Ridlands Grove and right outside someone's house a few years ago. This was not taken to appeal. No other providers have put in applications apart from the one on Ballards Lane (but it is understood that this one would not have increased coverage to the Chart). CB notes that unless a provider puts in an application the LPC cannot have much influence over this. However, CB is committed to try and work with any providers that put in an application to see if we could find a suitable site. The Chart is heavily constrained, and CB has spoken to the golf club to see if they would be interested in having a mast when Waldon Telecom were looking for an alternative site to Ballards Lane, but Waldon said it was not an appropriate site. Also, it appears a lot of golfers would not be happy with this.
  - Regarding the issue of coverage on Limpsfield Chart specifically, JW will discuss further during next planning meeting, but would like to encourage proactive suggestions on where mast *could potentially* go.
  - JW notes that comments need to be made on Tatsfield's Neighbourhood Plan. The current plan is silent on the tileworks and Grasshopper at Moorhouse. It is recommended by JW that any comments should reiterate the agreement that this brownfield areas should be used as employment sites and mindful of the AONB / green belt and locally listed building status. Comments need to go in this week, as the

deadline is 26<sup>th</sup> January and this will give Tatsfield enough time to respond before their local council voting deadline.

- JW - Chichele Road application to be discussed at the next meeting, along with Gatwick planning. JT has requested for Limsfield Grange School's application to be discussed at next meeting

## 10. NEIGHBOURHOOD PLAN (Cllr Ann Osborn)

### 10.1. Footpaths update (inc. Glebe Meadow gate)

BH – has received complaints from those in Tally Road leading to the B269 regarding churned-up mud due to the fact that the National Trust has made it a “Permissive Bridleway”. BH has taken photos and has asked JW to look at it based on her footpaths responsibility and potentially direct people to the NT.

Glebe field /meadow gate Installation of a gate was approved in last meeting, JW has been in contact with Amanda Skinner to check whether LPC needs approval from the Diocese of Southwark (the landowner). TB proposes that LPC send a note to Amanda Skinner to confirm that LPC will be installing the gate due to urgent health and safety requirements for the cattle/public, and if the landowner has an issue, the parish can repurpose the gate to be used elsewhere. MW noted that although there could be cost implication if the gate is later rejected by the Diocese, it would only be double labour costs as the gate can be used elsewhere. MW also notes that the Skinners should be responsible to make sure the gate is safe. A quote for £1465 inc VAT has been received to do the work and TB and MW have agreed to this

Proposal for additional payment for Golf Course aggregate. TB – initial work done has been done beside the 6<sup>th</sup> tee/ Limsfield Way footpath comprising approx. 25 metres. Contractor decided unilaterally to get more aggregate, £696.66 (inc. VAT). BH asks if golf club can contribute to it. TB confirms that footpaths are responsibility of Surrey CC and there is a recognition that the installation of the Limsfield Way has brought increased traffic.

**MW recommends LPC pay it additional costs and JT seconds. All agreed.** TB notes that LPC need to be more specific on defining the scope of work to be done and building in contingency to contracted works to avoid unforeseen costs in the future. TB and BH noted that soak-aways on the golf course will need greater attention from LGC, given the attention LPC is giving to the pathways.

### 10.2. Biodiversity meeting update

SK – a meeting is planned for 25<sup>th</sup> January at Carpenters Arms, with a number of stakeholders. It is deemed to be a listening exercise to gather information from farmers and landowners on what they are already doing to formulate a plan which they can bring back to this group, on how to move forwards and any cost implications. AO has sent a draft agenda for approval which will be

circulated. National Trust to attend, one of the Inness' from Titsey, a teacher from Hazelwood, Simon Childs, and the Tandridge Ecologist. Would like to understand what small landowners can do, as well as at a farming level and for large landowners too. JT – keen that Robert O'Donovan comes along, as he has written several papers on this. Also wonders if Surrey Wildlife Trust should attend. SK agreed that it's a good idea, but this initial meeting is seen as a starting point and spin off meetings may follow. AO, JT and SK to attend. JT recommends that LPC would be wise to find partners with any initiatives as there may be significant costs attached to activating.

CCTV installation - TB – no further update by MW believes its going in, in the next few weeks approx. £5k contribution. TB to circulate more info when available.

Rural Crime - SK – report of break-ins at Guildables Farm (reported to Kent Police) and ball bearings were left in the area, so assumed that criminals had weapons. 1,000 litres of diesel was stolen from Network Rails tanks on/ around Christmas day also. Rubbish also dumped opposite driveway of Guildables Farm and set alight. Two joyriders also reported by SK this evening. Police seem to be less interested and focused on Oxted town MW suggests writing to Surrey Police & Crime Commissioner and encourage crimes to be reported. SK suggests CCTV should be installed at Network Rail site. SK - agreed on setting up a neighbours WhatsApp group and to ask SDC for learnings on how they have dealt with fly-tipping.

JT notes that it has been 2.5 years since the Crime Prevention & Community Safety in Limpsfield document was published and it is time that it is updated.

## 11. CAAMP

- 11.1. Ironstone: JW – Chris Reynolds has given blessing for contractor to do next patch from the end of Stanhopes to The Bull. Contractor has confirmed that he will not go any further than the agreed £1k which budget was capped at.
- 11.2. Streetlamps - MW – Noted that 2 are up and running and look good
- 11.3. Other - none

## 12. FINANCE & GOVERNANCE

- 12.1. Note of Balances at end of December 2023  
MW and TB believe there may be a discrepancy between the and will discuss with Clerk on her return.
- 12.2. Note/Approval of January 2024 payments  
Approval on all, except there needs to be clarification on Clerk's pension (NEST) payments (which are via DD).
- 12.3. Any requests for budget/grant

JW – reports that the Memorials Stores will mark its 25<sup>th</sup> anniversary this year and requested guidance on what type of areas they can explore to propose what the Parish Council can provide a grant for. LPC has historically given a portion of a project budget but has not entirely funded a project.

TB and MW propose that the Memorial Stores come up with a proposal relating to capital costs, not operational costs. Initial ideas will be welcomed over the next month via email. JW requests that it is added to the next Parish Council agenda item. MW requests that JW provides background on circumstances of the shop as helpful context when assessing merits of any proposed grant request.

12.4. Formal approval of budget as circulated

MW proposed the budget for approval and JT seconded. All present in agreement. It was requested by JT to note that this has been done ahead of time.

12.5. Note of precept letter submission to TDC

The form confirming the unchanged precept amount has been sent to TDC.

12.6. VAT reclaim to 31/12/23 for approval / signature

MW to sign with SM when she returns from holiday

12.7. Q3 Bank Reconciliation for approval / signature

MW to do with SM when she returns from holiday

13.AOB

- JW reports that LPC has received an email about a possible illegal garage/ business operating near Pastens / Little Heath (near The Hollies). It is agreed that this is a matter for Tandridge District Council.
- Community Speed watch – MW to talk to Surrey police about reactivating our membership, but need more volunteers in Limpsfield High Street

Kirsty Merritt, Temporary Clerk in place of Sophie Martin (on holiday)



**Thomas Briggs, Chair**