



MINUTES of the Limpsfield Parish Council Planning Committee meeting held on Tuesday 23 January 2024 at 6PM – Parish Office of St Peters, Limpsfield

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

1. APOLOGIES FOR ABSENCE
None
2. DECLARATIONS OF DISCLOSABLE INTEREST
None
3. PUBLIC SESSION
None
4. MINUTES FROM LAST MEETING
Agreed/Signed as circulated.
5. PLANNING APPLICATIONS FOR CONSIDERATION (at time of publication)

2023/1523 and 1522 6 Detillens Lane, Limpsfield, Oxted, Surrey, RH8 0DJ

Erection of 2 no. detached, 2-storey, 5-bed dwellinghouses, with associated amenity space, landscaping, bin and cycle stores, and car parking with vehicular access from the A25 Westerham Road. 10/2/23

This property has history in terms of applications for homes of increasing sizes (2002, 2006) and was refused and dismissed at appeal in 2006.

Detillens Lane property, in particular (see previous appeal) changes the character of Detillens Lane.

TBK suggests that the LNP is considered regarding LNP3 – design guidelines for the area. Regarding character Appendix B of the LNP2 – development should be in large plots. This proposal with 2 houses represents oversize and cramped development.

If the planning authority is minded to approve, we would want to see retention of screening and street scene and potential for TPOs.

LNP2 – which requires that all developments should be a mix of houses.

Decision: Objection. SM to draft objection response and circulate.

Contact: clerk@limpsfield.org, 07514 011355.

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2024/23 16 Granville Road, Limpsfield, Oxted, Surrey, RH8 0DA

Erection of a single storey side extension to create space for a garage and store.
Erection of two storey front extension. 5/2/24 **Decision: No Comment**

2024/16/TCA Woodside, Hookwood Park, Limpsfield, Oxted, Surrey, RH8 0DU

H1 & H2) - 2x Holly trees on banking to left-hand side of driveway - Fell. **Decision: No Comment**

2023/1491 150 Bluehouse Lane, Limpsfield, Oxted, Surrey, RH8 0AR

Demolition of existing garden room. Erection of replacement garden room.
(Retrospective) **Decision: No Comment**

2023/1232 58 Stoneleigh Road, Limpsfield, Oxted, Surrey, RH8 0TW

Conversion of an integral garage to a study and utility room. (Certificate of Lawfulness for an Existing Use) 11/2/24 **Decision: No Comment**

2023/1345 Land to rear of 22 to 32 Chichele Road, Oxted, RH8 0NZ

Proposed residential development 116 Dwellings (Class C3) including affordable housing with associated access, car parking, soft landscaping and play provision.

Whilst this is not in Limpsfield Parish, it is adjacent.

Pressure on services (as per Chalkpit Development) which should go through the local plan process.

There has been an update on NPPF regarding changes to Green Belt boundaries. *"Proposals for changes should only be made through the (local) plan making process."*

Part of the proposed reviewed boundaries of the Surrey Hills AONB and very close to the existing boundary.

Decision: Recommendation for refusal. SM to draft objection response and circulate.

Decisions made at LPC monthly meeting:

2023/1334 The Lodge, 2 Detillens Lane, Limpsfield, Oxted, Surrey, RH8 0DJ

Garage to be demolished and replaced with an outhouse with timber framed glazed linkage (integral to the outhouse). Main (redundant) front door to be replaced with a window with steps and porch to be removed Certificate of Lawfulness for a Proposed Development)

Decision: No Comment

2023/1416 5 Brassey Hill, Limpsfield, Oxted, Surrey, RH8 0ES

Variation of condition 2 (Approved Plans) of planning permission 2022/1071 dd 11/01/2023 (Erection of link extension between existing dwelling and detached

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garage and erection of dormer to rear roof slope in connection with conversion of resultant garage roof space to habitable accommodation.) to allow extension to previously approved dormer window for added height to improve the space in the annex bedroom. **Decision: No Comment**

2023/1437 Lodge Cottage, High Street, Limpsfield, Oxted, Surrey, RH8 0DR

Erection of first floor side and rear extensions to Lodge Cottage and Upper 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).

2023/1318 Acre Fair, Brassey Road, Limpsfield, Oxted, Surrey, RH8 0EU.

Erection of an outbuilding.

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.

6. OUTSTANDING AND OF NOTE & RECENT DETERMINATIONS OF NOTE

- 6.1. 23/00505/FUL | Solar photovoltaic farm – Sevenoaks DC – Granted 19/12/23. LPC Objected. Additional letter has been sent to Michael Gove with regards to calling in this application.
- 6.2. The Studio/The Old Stables, High Street – response to travel plan / conditions. To formally note that the LPC has filed an enforcement on the Old Stables (aka The Studio) on Limpsfield High Street with regards to launching the business before meeting the conditions imposed by Highways as part of the Planning decision. The requisite plans are not in place.
- 6.3. Limpsfield Grange educational consultation - discuss and agree response. There is a Teams meeting 24/1/2 MW and AT intending to attend.

Whilst Limpsfield Parish Council is not against the expansion of the school from an educational need, the issue of expanding is not purely of educational provision, but also of the site itself from a planning perspective, as there are fundamental concerns that need to be discussed in detail (AONB, Green Belt, access, traffic and parking).

LPC considers it inappropriate to proceed to the next stage without detailed consultation regarding planning aspects (including a travel plan) that deals with the above concerns.

We are concerned that there is currently no provision in Surrey County Council's action plan on how and when consultation on these issues will take place.

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As far as planning is concerned, we understand that Tandridge will be consulted, but Surrey will determine the application. Consultation ends on 5/2/24.

Comments to be published on surreysays and also copied directly to the cabinet member in charge of the application.

- 6.4. Draft revised local information requirements lists - discuss and agree input - see Tandridge website. <https://www.tandridge.gov.uk/Your-council/News-and-consultation/Consultations/Consultation-on-draft-local-information-list-for-planning-applications>

To submit a comment that there is no mention of the LNP or the LVCAAMP, which are fundamental omissions and are adopted supplementary planning documents which must be adhered to.

- 6.5. Gatwick - North runway forthcoming examination. TBK advises that there is no need to be part of this part in the proceedings. Deadline for written representations is 12/3/24. To discuss further at next meeting.
- 6.6. To ratify and note the LPC response to Tatsfield Neighbourhood Plan, and next stages. Letter was sent to the Neighbourhood Plan by MW on 10/1/24.

7. OUTSTANDING APPLICATIONS / WATCH LIST (at time of publication)

- 7.1. Orchard Cottage Farm
- 7.2. Trevereux Stables
- 7.3. Grasshopper Site
- 7.4. Oxted Quarry
- 7.5. Gaywood Solar Farm (Sevenoaks)
- 7.6. The Studio conditions

8. ANY OTHER BUSINESS

- 8.1. Suggestion for discussion about potential sites for comms masts. JW to discuss with district councillors on how we could work with comms industry to move this issue forward.

Meeting ends. 19.42



Jenny Williams, Chair, Planning Committee

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