



Minutes of the meeting on Tuesday 27 February 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

No matters outstanding or comments on minutes. Approved as circulated.

5. PLANNING APPLICATIONS FOR CONSIDERATION (see below/annex)

5.1. 2024/138 – The Lodge, 2 Detillens Lane, Limpsfield. JW suggests we submit same comment as previously with reference to a tree “protection zone”. *Decision: Comment*

5.2. 2024/102 – The Old School House, Red Lane. *Decision: Defer to Chris Reynolds as Listed Building.*

5.3. 2024/117 – Bramblewood Cottage, Pains Hill – the extension appears to be very large in relation to the size of the building. Potentially a Green Belt issue. Comment. LPC is concerned about scale. TDC needs to be satisfied that the scale of the extension is acceptable given green belt location. See NPPF Green Belt policy – extensions being proportionate to the original dwelling. *Decision: Comment*

5.4. 2024/55 – Brambles Cottage, Brassey Road, Limpsfield *Decision: No Comment*

5.5. 2024/49 – Magnolia Cottage, High Street. Different to last application. Now single storey, which is better although some concern about materials. Defer to Chris Reynolds with regards to the design of the single storey extension in the Conservation Area. To note there is no heritage statement, which should be included in every application within the conservation area, regardless of whether they had included in previous applications for the same property. In the context of the development there should be a full statement to explain how this application sits with the conservation area. *Decision: Comment*

5.6. 2022/1614/Cond2 - Green Hedges, Westerham Road – regarding EV Charging Points etc. *Decision: No comment*

5.7. 2024/100/N – Moorhouse Farm, Moorhouse Road – has already been granted by TDC. Agricultural/technical application.

5.8. 2023/1507 - Stonesmead, Stoneswood Road – JW/TBK recommend we should comment as before with regards to scale of development in the Green Belt. *Decision: Comment.*

Contact: clerk@limpsfield.org, 07514 011355.

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6. RECENT DETERMINATIONS OF NOTE (see below annex for full list)

6.1.1. **The Old Stables/Studio.**

- The travel plan conditions have now been approved, although the applicant has been trading since January. The applicant has been given 2 weeks to satisfy the EV charging points and bicycle store (end date Friday 1st March). JW to check the conditions have been met by Saturday 2nd March. If not LPC will file an enforcement and email the enforcement team. Action LPC clerk.
- Conditions to monitor – as this development is of significant parish interest we will monitor the applicant's actions against the travel plan via observation. At the planning meeting on 26th March, we will review actions against the travel plan. TBK to distil the travel plan into bullet points - requirements and approach.
- Local complaints re. the kerbstones damaged and dislodged on the right-hand exit/entrance. As noted in our objection to the planning application, this is not a dropped kerb. TBK suggested that we report to Highways and copied to Cameron and TDC planning officer.

6.1.2. **Land by Chichele Road (Oxted) – Refused (LPC objected)**

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

7.1. Gaywood Solar Farm (Sevenoaks application was granted)

7.2. Grasshopper Site (to be called in – via Tatsfield District Councillor) awaiting call in date. Clerk to reach out to Tatsfield PC planning and ask if they require any assistance. JW to discuss with Ian Booth.

7.3. Orchard Cottage Farm (to be called in) – to prepare representation if and when it's called in to TDC planning committee.

7.4. Oxted Quarry Application – no further updates.

7.5. Trevereux Stables (to be called in) - to prepare representation* - LPC objected in November 2022.

7.6. The Grange School expansion – initial concerns have been sent by LPC to the Surrey County Council representative and Highways. Concern amongst local residents that the tree works planned for 23/2/24 were pre-empting proper consideration of the planning application and are not Highways maintenance schedule works as residents were told. The update regarding the tree works to the residents was last minute and came from the developers, not SCC. JW says this has left a feeling of unease and mistrust with some of the school's immediate neighbours, which is a great shame because the community is largely in support of the school and its plans. She does not believe it has been handled well by SCC.

We await formal planning submissions which will be determined by SCC, not TDC.

7.7. 6 Detillens Lane – LPC Objected. To keep an eye on this one as it is two dwellings.

8. ANY OTHER BUSINESS

8.1. Feedback from The Grange consultation and response (see above 7.6)

8.2. Gatwick Expansion – no further updates at this time.

8.3. Winchat Cottage, Hookwood – concern the building is falling into disrepair. TBK suggests that we send a message to TDC asking them to please look at the building and the site with regards to concerns and if any measures need to be taken relating to the Buildings at Risk Register. Copy correspondence to Chris Reynolds.

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RECENT DETERMINATIONS

Application number	Address	Parish response	Decision	Decision date
<u>2024/16/TCA</u>	<u>Woodside, Hookwood Park, Limpsfield, Oxted, Surrey, RH8 0DU</u>	No Comment	Approved	19-Feb-24
<u>2023/281/Cond1</u>	<u>The Old Stables, High Street, Limpsfield, Oxted, Surrey, RH8 0DR</u>	Objected and enforcement lodged	Approval of conditions details	16-Feb-24
<u>2021/852/NMA1</u>	<u>182 Bluehouse Lane, Limpsfield, Oxted, Surrey, RH8 0DE</u>	No Comment	Approved	16-Feb-24
<u>2022/1627/Cond1</u>	<u>Chartcroft, Pastens Road, Limpsfield, Oxted, Surrey, RH8 0RE</u>	No Comment	Approval of conditions details	15-Feb-24
<u>2023/1416</u>	<u>5 Brassey Hill, Limpsfield, Oxted, Surrey, RH8 0ES</u>	No Comment	Approved	09-Feb-24
<u>2023/1318</u>	<u>Acre Fair, Brassey Road, Limpsfield, Oxted, Surrey, RH8 0EU</u>	Commented	Approved	06-Feb-24
<u>2023/1337</u>	<u>2 Stanhopes, Limpsfield, Oxted, Surrey, RH8 0TY</u>	To review planning application when it is submitted	Planning permission is required	02-Feb-24
<u>2023/1334</u>	<u>The Lodge, 2 Detillens Lane, Limpsfield, Oxted, Surrey, RH8 0DJ</u>	No Comment	Split	24-Jan-24
<u>2023/1041</u>	<u>Colard House, Caxton Lane, Limpsfield, Oxted, Surrey, RH8 0TD</u>	No Comment	Approved	22-Jan-24
<u>2023/1232</u>	<u>58 Stoneleigh Road, Limpsfield, Oxted, Surrey, RH8 0TW</u>	No Comment	Approved	22-Jan-24

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