



LIMPSFIELD PARISH COUNCIL – MONTHLY MEETING
*Minutes of the meeting of Limpsfield Parish Council held on
Monday 13th January 2025, 7pm at Limpsfield CofE Infants School.*

Attending: Thomas Briggs, Mark Wilson, Ann Osborn, Bob Harvey, Tony Taylor, John Thompson, Jenny Williams.

Cllr Cameron McIntosh (Surrey CC), Ian Booth (District Councillor)

Clerk: Sophie Martin

1. APOLOGIES FOR ABSENCE

Bernie de Haldevang, Sophie Kemp, Claire Blackwell

2. DECLARATIONS OF DISCLOSABLE INTEREST

None

3. MINUTES FROM LAST MEETING

No changes. Signed as circulated.

4. PUBLIC SESSION

Chris Butlin of Limpsfield High Street re planning application, 2024/1202 - Manor House Villa (Conservation area). JW gives overview of the application. This is a rebuild of a wall (owned by one of two new houses behind The Bull Inn) damaged by a delivery vehicle. The proposed rebuild is for a high solid wall, with panel abutting the gate with trellis, rather than a replacement of the former part solid, part railings.

Due to being on a public footpath, Highways has been added as a consultee and has up until 30/1/25 to respond. We understand from CB that Lydia Hemsley and Highways will go to the site. This has not been independently confirmed.

IB says that Highways' view on safety will prevail over TDC's judgement on the application.

JW and MW have spoken to both parties on the driveway and to another neighbour.

Chris Butlin (CB) – has been neighbour of the applicant 14 years and has access across the driveway to reach his house. He believes there is no justification for the changes to the wall when it is rebuilt. His issues are two-fold:

1. Heritage/Vista - The view to the stables has been a feature from the footpath for hundreds of years. There is no privacy issue as the wall only screens a car parking area / garaging.
2. Danger to pedestrians using the footpath. CB and his wife must reverse out of the driveway as there is no space to turn owing to the driveway being roped off by the applicant. With the new wall, CB says he will not be able to see pedestrians walking on the footpath and they may not be able to see him.

He believes there is a potential conflict with applicant being good friends with Cllr Claire Blackwell (Chair of Planning Committee)

LPC Planning Committee Councillors have all attended the site.

CB leaves. Councillors to discuss in Planning section.

5. COUNCILLORS' REPORTS (Surrey CC & Tandridge DC)

Ian Booth

- Claire Blackwell has circulated a note to all councillors in her absence, including note on NPPF (see attached)
- Orchard Cottage Farm – will come to TDC Planning committee on 6 February.
- Enforcement notice has been served to Stoneswood, with 9-month window.
- JW question on Devolution – to confirm the 15 councils in England that have requested to be in the first tranche, 12 will be chosen. There is a briefing on Wednesday.

Cameron McIntosh

- Devolution - Full council meeting was last week. It was approved for leader of the council to respond re. request for accelerated programme for unitary authority. There are still questions about timing, debt, boundary split, delay of elections. 2025 County elections may be delayed. There will be a “Reorganisation” followed by Devolution.
- SCC will have to put forward a business case. There will be a consultation.
- The details of how the new authority would look will be in a future document/business case.
- BH notes that the double yellows outside Blue Goblin work very well as a passing point. JW also agrees.
- CMcI looking to do a heritage Limpsfield sign at the boundary of Oxted/Limpsfield on A25 – by Rockfield Road.

6. CHAIRMAN’S NOTE(s)

Clerk notes that an email has been circulated regarding SALC meeting, 23 January.

7. FINANCE & GOVERNANCE - Cllr Antony Taylor/Clerk

7.1. Note of end of December balances – c. £88K to end December.

7.2. January expenditure items for approval/to note – all agreed. Clerk notes her salary will be slightly higher due to additional hours for LNP Review and Website transfer work. Awaiting Payslip from payroll to confirm exact amount for January.

7.3. Q3 Bank Reconciliation for approval – Has been seen by Finance Committee. Recommended for approval. All agreed.

7.4. Q3 VAT claim for approval. £826 – Has been seen by Finance Committee. Recommended for approval. All agreed.

7.5. Proposal for small noticeboard & Snatts Hill Bus Shelter tidy- £350 in total – see notes attached. All agreed.

7.6. Proposal for “Shops Open” heavy duty reusable swing signs for village road closures – see notes. Proposes £250 with contingency. All agreed.

7.7. AOB - MW proposes moving £15,000 in surplus CIL to interest bearing account. AT seconds. All agreed.

8. PLANNING - Cllr Jenny Williams

8.1. Any urgent planning applications

- 2024/1353 High Trees, Westerham Road – No comment – Cert of Lawfulness. No Comment: All agreed.
- 2024/1299 Rose Oak, Grants Lane – Recommendation: No Comment. All agreed.
- 2024/1172 Chartlands, Caxton Lane. Quite a prominent building that has had a lot of recent development and there are issues of bulk, scale and creep into Green Belt. Recommendation: To Comment. All agreed.
- 2024/1273 26 Granville Road – proposal to large extension to rear/side. May have resulting light issues. Recommendation: To Comment. All agreed.

- 2024/1202 Manor House Villa, Limpsfield High Street – Following on from previous discussion with Chris Butlin. To note that the heritage officer is not concerned about the visual element for the barn. The LPC would need to defer to Highways' view on safety aspect of reversing onto a footpath. MW would like to object to application. Rest of Councillors agree to comment. Decision: Comment.
- 2024/1242 29 Granville Road– New application following refusal at appeal. To Comment, based on our objection to the previous application. AT abstains due to conflict. All remaining councillors agreed.

8.2. Enforcement updates

See Claire Blackwell's note below.

Jumping Jacks – AO notes that Highways are not enforcing the VCO because Jumping Jacks say they do not use the exit for their minibuses. However, the parents and others do use it. AO asks whether we should follow this up as part of the enforcement process (there are other conditions that have not been met but these are to do with TDC, whereas VCO is Highways).

BH says there are also 3 industrial bins in view of the high street and attracting vermin, which may be environmental health issue. JW suggests BH contacts environmental health as neighbour, as it is not a council issue.

8.3. Recent determinations of note

None

8.4. Outstanding applications of note

None

8.5. AOB

Oxted Quarry Application – Peter Giles (OLRG/OPC) has sent a letter to various parties requesting donation towards legal costs to challenge this application. LPC objected to this application both at initial stage and appeal consultation (It is SCC determination, not TDC). LPC contributed to legal costs for the Chichele Road appeal. For consistency, JW believes we should also contribute to this appeal. Peter Giles suggests £300 as an amount on the basis that there are 4 contributors.

MW proposes that we contribute £300, payable to the legal firm as before. JW seconds. All agreed.

9. NEIGHBOURHOOD PLAN (AO)

9.1. Any updates regarding current projects

9.1.1. Kissing gate proposal for FP 71 Grub Street at other end of the footpath to the one that has already been replaced. £1212 including VAT. AO proposes, TB seconds. All agreed.

9.1.2. Biodiversity Round Table – There is a follow up meeting to last year's on 4th February 3-5pm at Carpenters Garden Room. All welcome.

9.1.3. Scheduled LNP meeting on 23 January. LNP Review meeting on 29/1/25. AO proposes the initial meeting is not needed and should be cancelled. JW proposes that the planning aspects of LNP Review are discussed at Planning meeting first. All agreed.

9.1.4. JT suggests that the LNP Review schedule and timings be circulated to all councillors.

10. HIGHWAYS - Cllr Bob Harvey – any highways issues of note.

11. PARISH ASSETS – Cllr Bob Harvey

- 11.1. Horse Trough – presentation of quotes for review. BH says that both stonemasons have requested more details is needed to be supplied. SM to send

inscriptions, size and salvage yard info to BH/MW. MW will look at salvage purchase options.

11.2. Proposed Transfer Of Assets from TDC – further discussion pending additional info from TDC – no further update.

11.3. Discussion regarding contractors for maintenance – TB says this is not required. We have circulated details of another local contractor (Will Bistram – Evergreen Landscaping) who we should ask for quotes on any relevant upcoming projects (landscaping, clearance etc). MW suggests we could also ask Will about gritting the village if required.

12. CHART PLAYGROUND (Cllr Bob Harvey)

12.1. Condition report – condition is good. Regarding the missing spring rocker horse, BH has spoken to Capital Springs in Edenbridge. SM to check where the rest of the original horse is (believes it is with Safeplay) Ian Hudson has left TDC.

13. AOB

13.1. Date for APM 2025 – To pencil in 8th May. 1st May could be County Council elections.

13.2. K6 Telephone box – JT gives overview of several potential uses. Clerk confirms that BT has submitted request for adoption to TDC.

13.3. The Bull Inn – JW has not had a response to her letter via email to Mark Kitchen (board member) regarding general discussion meeting on plans etc. AO says there is an AGM Wednesday 29th January at 7pm and she will attend. MW and SM also attending (Shareholders).

Signed:

A handwritten signature in black ink, appearing to read 'Mark Wilson'.

Mark Wilson, Vice Chair

Note from Claire Blackwell

Enforcement

- TDC are interviewing candidates for permanent enforcement officers and expect to be able to appoint a head of enforcement next month.
- Stoneswood, Stoneswood Road - enforcement notice has been served. Due to there being sensitive issues, they have given the owner around 9 months to change the window. So it means it may not be corrected for a while, but it will need to be done or further action will be taken.
- Enforcement notice was issued to Barn Owl/Chic before Christmas.
- Orchard Cottage Farm, Red Lane will be coming to the February planning committee - 6th February 7.30pm.

Devolution - The future of the council is uncertain because of devolution. Tim Oliver has written to the government to ask for next May's elections to be cancelled. 15 Councils have requested to be part of the first tranche. The government will take 12 forward, so we are now just waiting to see if we have been chosen, which is highly likely. Cameron will probably have more updates on this.

Council Houses - We still intend to carry on building council houses until we are taken over, however there is a big possibility that the new council arrangement will sell them off. It looks as though other councils' debt will be spread across all areas which we are really concerned about. Woking has £1billion debt on its own, which means our residents will have to help pay for this and we think this is massively unfair. As you know, we have spent the past three years getting TDC's finances back on track and for our residents to be saddled with other councils' mistakes and mismanagement is unacceptable! We will try to shout loudly about this.

NPPF - The fallout from the new NPPF will have extensive implications for our green belt. There is a planning policy meeting next Thursday. There will be an excellent summary and appendix with the main changes.

[This is the link to the Planning Policy meeting agenda and background documents for anyone who wishes to access

them. <https://tandridge.moderngov.co.uk/ieListDocuments.aspx?CId=148&MId=1413&Ver=4>]

NOTES FROM CLERK

7.5 Noticeboard Proposal

1. Proposal to purchase and install A3 lockable noticeboard for Snatts Hill bus shelter

While there is now one at the library, this is a visible spot and we could do with one here as well.

It is impossible to get pins in the old wooden noticeboard that is there - and anything pinned on there, gets ripped off again.

Cost: £186 inc VAT (Max) for moss green lockable A3 (fits 2 A4 agenda).

<https://www.red17.co.uk/vandal-resistant-pin-notice-board.html>

Cheaper alternative is moss green snap frame <https://www.red17.co.uk/moss-green-poster-snap-frames-25mm.html>

2. Proposal also to get a handyman to install the above noticeboard, clean up the bus stop – removing all staples and jet washing if necessary. Remove old wooden noticeboard (or reposition to side) and fix smaller area of board for third party, approved pinned posters.

Cost: £150 – Andrew Jackson (£120 quoted plus small contingency)

3. Also request for agreement for Love Oxted to put a moss green snap frame noticeboard on inside, for the monthly what's on / info posters (at their cost). There is currently an unused SCC noticeboard there which can be removed or relocated to accommodate.

<https://www.red17.co.uk/moss-green-poster-snap-frames-25mm.html>

7.6 Shops Open - Swing Signs for village high street road closures

- Two signs - one on each end of the high street or more if we want.
- Replacement panels also available
- Swing sign or pavement sign (static): Printed area is **460 x 625mm**
- Printed with our own design - see idea attached - Total £150-185 for 2 complete signs (double sided).

Proposal £200

11.3 CONTRACTOR for Maintenance

- To consider **EverGreen Gardening Services** (Will Bistram), based in Limpsfield, for potential projects requiring mowing, strimming, pruning, general clearance, and landscaping work around the parish as required (not NT).
- Highly recommended by Clerk. Good value, local young entrepreneur.
- Will also do lots of other work, including jet washing, snow clearance etc.
- Will Bistram - Detillens Lane, RH8 0DH. info@evergreengardening.uk, [07783 906912](tel:07783906912), <https://evergreengardening.uk>

Manor House Villa – view of wall/parking area and stables prior to damage.

