



*Minutes of the Limpsfield Parish Council Planning Committee held on Tuesday 28 January 2025 at 6PM – Parish Office of St Peters, Limpsfield*

*Attendees: Cllrs Jenny Williams (Chair), Mark Wilson, Antony Taylor, John Thompson and Ted Beresford Knox (Co-optee). Clerk: Sophie Martin*

1. APOLOGIES FOR ABSENCE

None

2. DECLARATIONS OF DISCLOSABLE INTEREST

None

3. PUBLIC SESSION

None

4. MINUTES FROM LAST MEETING

All agreed / signed as circulated.

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

- 2024/1164 The Horns, Grants Lane, Limpsfield – **Decision: No comment**
- 2024/1322 59 Bluehouse Lane, Limpsfield – **Decision: To comment**
- 2025/24/TPO 41b Bluehouse Lane, Limpsfield – **Decision: No comment**
- 2025/22/TPO Lime Tree House, 22 Gresham Road, Limpsfield – **Decision: No comment**
- 2024/1330 Elmstead, Chapel Road, Limpsfield – **Decision: To comment**
- 2022/1326/NMA1 York Vale Cottage, Westerham Road, Limpsfield – **Decision: No comment**

6. RECENT DETERMINATIONS OF NOTE (at time of publication. See online for updates)

- 8 Brassey Hill – approved (LPC Commented)
- Orchard Cottage Farm – Refused (LPC objected) – Green Belt, AGLV, no transport, lack of pedestrian facilities.
- 29 Granville Road – Granted

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

- 7.1. Orchard Cottage Farm - Refused
- 7.2. Trevereux Stables – still outstanding information required
- 7.3. Oxted Quarry Application – pending appeal
- 7.4. 6 Detillens Lane – pending appeal (NYD)
- 7.5. Grasshopper Inn site – refused. Awaiting a new application.

8. ENFORCEMENT ISSUES FOR UPDATE

- 8.1. Chic Grooming – enforcement notice served
- 8.2. The Old Stables / Jumping Jacks – enforcement of conditions pending
- 8.3. Stoneswood, Stoneswood Road, Limpsfield – enforcement notice served

Contact: [clerk@limpsfield.org](mailto:clerk@limpsfield.org), 07514 011355. [www.limpsfield.org/planning](http://www.limpsfield.org/planning)

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9. NPPF – overview by TBK following Tandridge DC Planning Policy Meeting  
TDC must publish a local development scheme by March 2025. This will be followed by a consultation out by end of Q2. TDC will aim to get Local Plan through before Devolution.
- How to meet housing need – This is a key focus across the country. Change in the way local authorities are allowed to determine the amount of housing needed. Figures for local delivery will go up significantly from 634 to 843 per year. 15% should be affordable housing\*. Bigger onus on owners of green field sites. Traveller sites allocation. Land values will reflect the requirements for affordable housing.
  - How to deal with development in the Green Belt – focus on uncontrolled spread, historic settlements. Open land will not necessarily be protected. Green Belt v Grey Belt guidance is expected shortly (by end of January). LGS will green spaces be vulnerable to development? There will be re-defining of boundaries and land suitable for development.
  - How to deal with development within the built-up area and maintain character and Density – New NPPF does talk about not being fixated by the existing density of an area. This may conflict with LNP criteria regarding density.

10.AOB

- St Peter's Churchyard – to note re tree work – there has been some replanting.
- Whinchat Cottage – no response received from owner. JW will drop letter to the cottage.
- No further activity on High Trees (Priest Hill new development site)
- Manor House Villa – nothing on website yet regarding Highways consultation. To keep an eye on this.

Meeting ends: 19.20

Signed

A handwritten signature in blue ink that reads "JB Williams." The signature is written in a cursive, slightly slanted style.

Jenny Williams

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## ANNEX 1. Applications for discussion

Application number	Address	Description	Comments until	Due date
<u>2024/1164</u>	<u>The Horns, Grants Lane,</u>	Erection of orangery to rear of property <b>Decision: No Comment</b>	14-Feb-25	14-Mar-25
<u>2024/1322</u>	<u>59 Bluehouse Lane,</u>	Erection of two storey side extension and basement Potential issues: character of Bluehouse Lane but it is separated from the boundary. Window in plans appears to have been drawn, so as not to overlook neighbour. <b>Decision: No Comment</b>	06-Feb-25	10-Mar-25
<u>2025/24/TPO</u>	<u>41b Bluehouse Lane</u>	T1) - Copper Beech - Reduce lower laterals by appx 3m. Reduce remaining crown by 1.5-2m. Reduce remaining crown by 1.5-2m. <b>Decision: No Comment</b>	08-Feb-25	07-Mar-25
<u>2025/22/TPO</u>	<u>Lime Tree House, 22 Gresham Road,</u>	T1) - Lime - front of property - Reduce crown by up to 4m. Residual height of 16m and spread of 7m. <b>Decision: No Comment</b>	03-Feb-25	06-Mar-25
<u>2024/1330</u>	<u>Elmstead, Chapel Road, Limpsfield</u>	Demolition of part of rear veranda, detached garages, and part single/two storey East side addition. Installation of rear bay window, erection of detached garage to front and two storey side extension to main house. Appears to be away from the boundary. TBK – it is two storeys and quite a significant extension. It widens the property. <b>Decision to comment:</b> TDC/officer to ensure it's in compliance with Green Belt policy given location within the proposed boundary extension	07-Feb-25	04-Mar-25

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of the Surrey Hills National  
Landscapes.

<u>2022/1326/NMA1</u>	<u>York Vale Cottage, Westerham Road,</u>	Non-material amendment to planning permission 2022/1326 (Erection of new detached two- storey dwelling with basement, attached garage, associated driveway and highway crossover) <b>Decision: No Comment</b>	22-Jan-25	14-Feb-25
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