



## MINUTES

### Limpsfield Parish Council Planning Committee

**Date & Time:** Tuesday 22 July 2025 at 4.30PM-6.15PM

To note: Due to circumstances the meeting had to be held earlier, but accommodated the requested public attendance. An extraordinary meeting was then held on Thursday 24 July at 6pm (see minutes) in order to further discuss and vote on outstanding applications with all councillors present.

**Location:** Parish Office of St Peters, Limpsfield

**Attending:** Councillors Jenny Williams, Mark Wilson (left at 5.30PM), John Thompson, Co-optee, Ted Beresford-Knox. Sophie Martin (Clerk)

#### 1. Apologies for Absence

Tony Taylor

#### 2. Declarations of Disclosable Interest

None

#### 3. Public Session –

**2025/681** 95 Bluehouse Lane - Ms. J. Lopez (the applicant). Ms Lopez's intention is to improve the dwelling by removing the existing dilapidated and disparate extensions and replacing them with new structures more in keeping with the original architecture and materials of the local area. The primary purpose of the proposed works is to bring the property up to modern, liveable standards, addressing existing issues, including damp, rot, and infestation, as well as to rectify the current unsafe and non-compliant staircase. A second storey is required to accommodate a safe, regulation-compliant staircase and an upstairs bathroom facility. The application proposes a side extension with a gabled roof to house the new staircase. Ms Lopez confirmed the overall increase in footprint is 23m<sup>2</sup> (a 27% increase), but it is much more in keeping and removes the ramshackle current structures. Ms Lopez has made considerable efforts to reflect the original architecture and design of the neighbouring properties, in particular Titsey Corner/1 Titsey Road and the adjoining cottage. We thank Ms Lopez for taking the time to come and talk to us about her application.

#### 4. Minutes from the Last Meeting –

Approved as circulated.

Still to action – Orchard Cottage Farm Appeal – our response with further general comment on concern regarding sprawl to Hannah Middleton is still outstanding. Given there is no actual deadline, it is agreed to await the inspector's deliberations on the appeal.

## 5. Planning Applications for Consideration (*at time of publication*)

- 5.1. **2025/245** – *Stoney Field, Barrow Green Road, Oxted* - Outline application for a residential development of up to 190 dwellings (including affordable housing) (Use Class C3), and an extra care facility with up to 80 beds (Use Class C2)  
TBK has circulated a response outline. JW would like to refer to the Oxted health centre being in Limpsfield. To submit the comments (recommending refusal) based on Ted's draft and former response to Chichele development. It is agreed to leave out other specific issues to Oxted that will be covered by Oxted PC and OLRG. Decision: Objection.
- 5.2. **2025/779** – *Moorhouse Quarries, Tatsfield* - Renewal of extraction licence – there is nothing to comment on at this point if it is a simple renewal of the licence, although we understand there are some concerns by neighbouring residents about the expansion of the quarry and other activities. We have reviewed this application as on Limpsfield border but are not an official consultee. Decision: No Comment.
- 5.3. **2025/591** – *Former Co-op Building* - Change of use to restaurant; installation of kitchen/extractor.  
We acknowledge there are concerns by some residents with regards to some aspects, such as noise, extractors etc, but these are not necessarily relevant to this application in hand, and we defer to the experts at TDC with regards to the technical aspect of these matters.  
Decision: No Comment.
- 5.4. **2025/681** – *95 Bluehouse Lane, Limpsfield* - Demolition of existing extensions; erection of part two-storey, part single-storey side/rear extension; alterations to windows and doors. It is clear that the applicant is emotionally and sincerely invested in this application and the building and we feel that the applicant has made commendable efforts to respect the heritage and architectural context of the building, acknowledging its location within a Conservation Area and its proximity to neighbouring properties. Conservation-appropriate materials have been proposed, and both a detailed tree report and an additional Tree Conservation Assessment (TCA) have been submitted.  
While the extension represents a substantial change to the building, it is recognised that these alterations are necessary to bring the property up to modern living standards, which is also very important in our Conservation Area buildings. The councillors consider the plans are acceptable given the constraints of contemporary living and the need for a safe and habitable home.  
To discuss further as our supplementary meeting on Thursday 24 July.
- 5.5. **2025/828/TCA** - *95 Bluehouse Lane, Limpsfield* – The councillors are satisfied with the application and would only note that it is for Alastair Durkin to ensure that only trees that are of a low value in the context of the Conservation Area are removed.
- 5.6. **2025/803/TCA** – *Woodside, Hookwood Park, RH8 0DU* – [the application omits the actual address] Tree works application. Mainly holly and a beech tree that is unhealthy and therefore presents a threat to the building. Decision: No Comment.
- 5.7. **2025/555** – *101 Granville Road, Limpsfield* - Front porch extension – This was discussed and voted on at the full parish meeting. Decision: No Comment.
- 5.8. **2025/559** – *140a Bluehouse Lane, Limpsfield* – single storey side and rear extension, front extension with side dormers and rooflights. Side dormers are quite high up and would

overlook adjoining property. Decision: To Comment - The planning officer should ensure condition requiring obscure glazing.

## 6. Recent Determinations of Note

None

## 7. Outstanding Applications & Appeals

7.1. **2024/1249** – *Oxted Quarry* – Not Yet Determined

7.2. **2025/58** – *Red Lane Farm Stables* – Not Yet Determined.

7.3. **2025/221** – *Champions Place* – Appeal (Listed Building – windows). The Appellant's statement has now been published and the details/determination of the appeal appear to rest with the Heritage Officer. We have no further comments at this stage.

7.4. **2023/938** – *Grasshopper Inn* – Appeal submitted; response sent. No further update.

7.5. **2023/358** – *Orchard Cottage Farm* – Appeal submitted; response sent. No further update.

## 8. Enforcement Issues – Discussion / Updates

8.1. *8 Park Road* – Boundary fence and gates. Following our enquiry to the district council planning enquiries team (attached), TDC suggested filing an online breach report to allow TDC planning officers to determine whether planning is or isn't required.

To clarify, the issue is not with the adopted highway, but with the road as a *whole* (which includes the pavement and verges). Clarification is very important in terms of precedent, with regards to fencing vs soft landscaping of the "whole road" as set out in the LNP. *To attach the email conversation between TDC and LPC.*

8.2. *ENF/2024/70* – *Chic Grooming / Barn Owl Kennels* – no further information on appeal

8.3. *ENF/2024/188* – *Stoneswood, Stoneswood Road* – no further information

8.4. *The Old Stables / Jumping Jacks* – Enforcement of conditions pending

9. **Update on Whinchat Cottage** - Boundary discussion. There is some concern that part of the boundary may be incorrectly marked out and at one point may encroach over the bridleway. JW has obtained land registry title plan to confirm the boundary line. It is agreed to email the owner to advise that the boundary as marked out does not appear to conform to the meander of the boundary itself, with regards to the bridleway and ask to make sure that this is clarified/corrected before any fencing is installed.

## 10. Any Other Business (AOB)

10.1. **2025/579**: Land adjacent to Edenbrook. To be discussed at the supplementary meeting on Thursday s that we should Object, following review of the plans and whether the applicant has attempted to address concerns of the original refusal and appeal dismissal. It does not appear they have done. The building is still proposed to be located in a Flood area.

10.2. Land deposit – Diocese of Southwark. An email from Surrey County Council advised of the "Land Deposit" notification by the Diocese for Glebe Meadow and Glebe Field. Notices will be put up by SCC. There is some discussion over whether this has any bearing on Local Green Space, which TBK does not believe to be the case, although the clerk has asked for clarification by SCC. There are two pathways that may be considered rights of way – from the Glebe Meadow to Glebe Field entrance at Detillens and along the line of stream. There is

already a Public Footpath through the middle of the field. The Council would need to consider any requests by parishioners to apply to record these routes.

To note: that while this has been discussed at Planning it is no exclusively a planning issue and will be discussed at the September Full Council Meeting.

Note from Rik Catling, Countryside Access Officer (Legal Definition Team), Surrey County Council:

“Essentially, the purpose of the deposit is to set out the owner’s land ownership boundaries, acknowledge existing public rights of way and Town and Village Greens (TVGs), state that they do not believe there to be any additional public rights of way or TVGs on that land, and confirm that they do not wish for any additional public rights to be acquired. The deposit provides legal protection for the owner, as any future use of the land cannot help to establish additional public access rights during the period that it is valid (20 years).

With regards to public rights of way, the deposit does not apply retrospectively. So if the public have used an unrecorded route for 20+ years prior to the deposit being submitted, it will still be possible to apply to record that route as a public right of way.

TVG rights are a little different as the deposit triggers a 12-month period in which people may apply to have any part of the affected land registered as a TVG. Any TVG applications made after that period will not be valid. The deposit was received on 7 July 2025, so any such application must be lodged by 6 July 2026.”

Meeting closed. 6.15PM.

JB Williams.