



Minutes of the Limpsfield Parish Council Planning Committee held on Tuesday 27 May 2025 at 6PM – Parish Office of St Peters, Limpsfield

Cllrs: Jenny Williams (Chair), Tony Taylor, Mark Wilson, John Thompson.

Clerk: Sophie Martin

1. APOLOGIES FOR ABSENCE - Ted Beresford Knox
2. DECLARATIONS OF DISCLOSABLE INTEREST

Jenny Williams regarding potential application by public attendee, Roger Sparkes. Jenny consults with White & Sons who deal with Roger Sparkes' developments.

3. PUBLIC SESSION –

Jenny Williams absences herself from this part of the meeting.

Roger Sparkes (developer) and Ron Fender (architect) representing Merlin Real Estate (and Roger's two children) attended to talk about potential residential development plans in the fields below St Michaels/Thornhill bordering the A25.

Roger gives a brief overview (with associated plans/drawings) of the development ideas – which have not been submitted for planning application yet. He and Ron are scheduled for a pre-planning discussion with TDC.

Roger notes that while he could go for a large-scale development, he prefers to propose a smaller development, more in keeping with the surrounding area and the needs of the Limpsfield community, and that he hopes will be acceptable to local residents, and particularly attractive to those Limpsfield residents wishing to downsize.

He is hoping to build a small development on the lower fields below Thornhill, consisting of nine single storey units of two-three bedrooms with landscaped communal gardens.

Roger and Ron are both intending on living in the development themselves.

An additional development of 15 apartments is planned for a field adjacent to St Michaels, also one or possibly 2 houses on the small area of land (Owned by his Son Desmond and Daughter Michelle) behind the existing house on the A25

Mark Wilson notes that the LPC would have no decision-making on whether TDC decides this land is suitable for development and stresses that this area is Green Belt and will be adjacent to the proposed extended area of the Surrey Hills National Landscape.

The councillors agree that while these sites may not be eligible for development, depending on TDC's view, if they were, this sort of development consisting of smaller dwellings would be more in line with the Limpsfield Neighbourhood Plan.

Next steps – developers will have pre-application meeting with the officers.

LPC will await any formal planning application.

4. MINUTES FROM LAST MEETING

No changes. Signed as circulated.

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

- 2025/451 - 29 Snatts Hill, Limpsfield - Erection of a side extension to form a garage. At the top of Snatts Hill corner of Westerham Road. Cannot see any issues with this. Decision: No comment.
- 2025/461 - 14 Detillens Lane, Limpsfield - Erection of single storey side/rear extension. Cannot see any material grounds for refusal. Decision: No comment
- 2025/601/TCA - 38 Titsey Road. Leylandii. Decision: No comment.
- Memorial Stores is intending on installing an awning and signage (in keeping with the Conservation Area stipulations). No formal application has been submitted yet. The initial ideas do not seem objectionable to the committee. To await formal plans.

6. RECENT DETERMINATIONS OF NOTE (see attached / online)

None of Note.

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

- Trevereux Stables – awaiting more information from applicant.
- Oxted Quarry Application – awaiting decision (SCC)
- Grasshopper site – awaiting appeal decision.
- Red Lane Farm Stables – awaiting decision from TDC

8. ENFORCEMENT ISSUES FOR UPDATE

- Chic Grooming /Barn Owl Kennels – appeal update – to ask CB for update
- The Old Stables / Jumping Jacks – enforcement of conditions pending – to ask CB for update
- Stoneswood, Stoneswood Road, Limpsfield – enforcement notice served – to ask CB for update

9. 2023/358 Orchard Cottage Farm – to discuss response from TDC regarding “sprawl” – to carry this over to June meeting when Ted Beresford Knox is present. The response from Hannah Middleton does not answer the question posed.

10. Update on Whinchat Cottage

JW has received email from the owner. Asking about hard landscaping as to whether there is an issue regarding listing building. JW has reminded him that all area within the curtilage is also listed and that he should also talk to Chris Reynolds for his advice.

11. AOB – none

Meeting ends 7.05PM



Jenny Williams, Chair of Planning Committee

Sophie Martin 27/5/25