



MINUTES

Limpsfield Parish Council – Planning Committee

Tuesday 23 September 2025 – 6:00 PM

St Peter's Parish Office

Present:

Jenny Williams (JW), Antony Taylor (AT), John Thompson (JT), Mark Wilson (MW), Ted Beresford Knox (TBK), Sophie Martin (Clerk)

Apologies:

None

1. Apologies for Absence

- None received.

2. Declarations of Disclosable Interest

- JW declared an interest in **Rose Oak, Grants Lane** as the planning statement was prepared by White and Sons, from whom she receives an income for consultancy.

3. Public Session

- Jo Lopez requested attendance re. 95 Bluehouse Lane amended plans. Councillors met her on site prior to the meeting.

4. Minutes of the Previous Meeting

- Minutes of the meeting held on 9 September 2025 were **approved as circulated**.
- No matters arising.

5. Planning Applications for Consideration (see Annex 1)

- **2025/681 – 95 Bluehouse Lane** (amended plans)
Decision: Comment. The Committee reaffirms its support for the application. While noting the heritage officer's comments, members, having visited the site, see no grounds for refusal. A site visit by the Planning Officer is strongly recommended – Clerk to request in comments.
- **2025/699 – Hatchetts, Westerham Road**
Decision: Objection. The addition of an external staircase to the garage/annexe, in conjunction with the previously approved scheme, represents overdevelopment in the Green Belt and within the SHNL.
- **2025/1047/TPO – The Pines, 26 Detillens Lane**
Decision: No objection.



- **2025/852 – Rose Oak, Grants Lane**
Decision: Comment. As stated in earlier applications (most recently Bulbarrow 2025/922), the Committee requests assurance that the proposed scale is acceptable in this Green Belt / AGLV / proposed AONB location, and in light of past site decisions.
- **2024/625/Cond2 – The High, Kent Hatch Road**
Decision: No comment.
- **2025/838 – Overton, Uvedale Road**
Decision: Comment. The supporting statement lacks reference to national planning policy and makes no mention of the Limpfield Neighbourhood Plan.
- **2025/774 – Bombers Cottage, Dwelly Lane**
Decision: Objection (3:1). The proposal constitutes inappropriate development in the Green Belt and AONB. A similar application for a chalet-style dwelling was refused in 2002. TBK and JW to draft comments (submission deadline 5 October).
- **2025/796 – Long Acre, Hookwood Park**
Decision: No comment. Certificate of Lawfulness – defer to Planning Officer.
- **2025/922 – Bulbarrow, Pains Hill**
Note: Application discussed at full Council. *Decision: Comment* (submission already made to TDC).

6. Recent Determinations of Note

- **2023/358 – Orchard Cottage Farm:** Allowed at appeal despite LPC's objection. Committee disappointed with lack of detail in the officer's report, particularly concerning urban sprawl.
- **2025/593 – Hatchetts:** Approved despite LPC objection.
- **2025/58 – Red Lane Farm Stables:** Approved despite LPC objection. Planning Officer (Claire Blackwell) confirmed this should not set a precedent as the site lies outside the new National Landscapes (AONB) boundary; applications within the boundary will be treated differently.

7. Outstanding Applications & Appeals

- **2024/1249 – Oxted Quarry:** Not yet determined.
- **2025/221 – Champions Place:** Appeal pending.
- **2023/938 – Grasshopper Inn:** Appeal dismissed.

8. Enforcement Issues

- **ENF/2024/70 – Chic Grooming / Barn Owl Kennels:** No further update.
- **ENF/2024/188 – Stoneswood, Stoneswood Road:** No further update.
- **The Old Stables / Jumping Jacks:** Enforcement of conditions pending.
- **Action:** JW to follow up with Claire Blackwell on all three cases.

9. Whinchat Cottage, Hookwood Park

- MW to undertake a site visit regarding boundary concerns.



10. Any Other Business (AOB)

- **Whitethorne, Chapel Road:** Highways has raised several objections. Committee to note these for potential reference in future applications.
- **2025/859/N – Tenchleys Manor Machinery store building and access track (Prior Approval):** Agricultural buildings with PDR. Although Prior Notification was submitted, TDC determined that Prior Approval was not required (decision 15 August 2025). LPC had requested an extension to review at August 26 meeting – denied by planning officer due to being Prior Approval. Resident MMC has raised concerns that full planning permission should have been required.
 - *Action:* JW to draft a response to MMC and request to be kept informed of any reply from TDC.

Meeting closed: 7:05 PM

JB Williams.

Jenny Williams, Chair