



DRAFT Minutes of Limpsfield Parish Council Planning Committee

Tuesday 25 November 2025 at 6PM

St Peter's Parish Office

Present: Jenny Williams, Mark Wilson, John Thompson, Ted Beresford-Knox

1. Apologies for Absence

Tony Taylor

2. Declarations of Disclosable Interest

JT declared interest on 26 Park Road, Limpsfield (neighbour)

3. Public Session – None

4. Minutes from the Last Meeting – Approved as circulated.

JW would like Edenbrook planning application to be included in following Agenda/Minutes as outstanding application of note.

5. Planning Applications for Consideration (*at time of publication*) to include:

- 2025/1334/TCA & 2025/1333/TCA – 95 Bluehouse Lane, Limpsfield - Decision: No Comment
- 2025/1288 - 26 Park Road, Limpsfield – Decision: No Comment
- 2025/1317/TCA - Plovers, 10 Sylvan Close, Limpsfield – Decision: No Comment
- 2025/1239 - 19 Granville Road, Limpsfield – This is a fairly large development on an already very large house. No objections to the build itself, but would ask that the officer includes conditions to ensure suitable soft landscaping to the front of the house to maintain the character of Granville Road in line with LNP3 of the Limpsfield Neighbourhood Plan.
- 2025/1240 - Former Greenheyes, Uvedale Road, Limpsfield – conditions to allow for heat pumps for plot 2. These conditions are tweaks by end user. Decision: No Comment
- 2025/1283/TPO - 17 Brassey Hill, Limpsfield – Decision: No Comment, defer to tree officer.
- 2025/1313 – Elmstead, Chapel Road, Limpsfield – Decision: No Comment
- 2025/1354/TCA - Pebble Hill House, Westerham Road, Limpsfield – Decision: No Comment.
- 2025/1272 – Land East of Grants Lane, Itchingwood Common. This application is for a fenced and gated dog exercising field (4 acres) to be used by public via an online booking system. The application includes a parking area for 6 cars and 1.8m fencing around the entire area. This is not acceptable given the Green Belt location and also within the extended Surrey Hills National Landscapes. Visual impact, development of farmland. Sets a very dangerous precedent and could lead to further development.

Decision Objection. TBK to draft.

To refer to the LNP and 2015 comments on similar application. LPC view has not changed.

- 2025/1111 – 6 Detillens Lane – conditions – Decision: To Comment. WE would like the officer to ensure soft landscaping is maintained as per the original application conditions and to note the importance of landscaping both on the site and on the adjacent land, which it should be noted was under the same ownership as the application site when the original planning permission was granted and must be viewed as a whole in terms of visual impact and character of the road in line with LNP3 of the Limpsfield Neighbourhood Plan.
- 2025/1287 – Land at Thornhill, Westerham Road, Limpsfield (4 houses) Application for Permission in Principle – LPC is of the opinion that this development would constitute sprawl and does not believe this land should be viewed as grey belt. This application represents piecemeal development of land within the parish, which creates dangerous precedent in Green Belt area. Development land should be determined with a broad overview of the area as a whole. TBK to draft response.

6. **Recent Determinations of note (see appendix on the website)**

- 2025/966 Crabbett Wood, Itchingwood Common Road, Limpsfield – Refused (LPC commented). Visual impact was mentioned which is very important.
- 2025/838 Overton, Uvedale Road, Limpsfield – Approved
- 2025/681 95 Bluehouse Lane, Limpsfield – Refused – Applicant is working with TDC on a mutually agreeable solution. To await future submission.
- 2025/699 Hatchetts, Westerham Road, Limpsfield – Approved – staircase.
- 2025/922 Bulbarrow, Pains Hill, Limpsfield – Refused (visual impact) – LPC commented.

7. **Outstanding Applications & Appeals of note**

- **2024/1249 – Oxted Quarry** – Not Yet Determined – was due to be determined 21 November 2024
- **2025/579 Land adjacent to Edenbrook** – was due to be determined 1 September 2025


8. **Enforcement Issues – Discussion / Updates**

- *ENF/2024/70* – Chic Grooming / Barn Owl Kennels – no update
- *ENF/2024/188* – Stoneswood, Stoneswood Road – no update

9. **Update on Whinchat Cottage, Hookwood Park - none**

10. **Any Other Business (AOB)**

- JW has received correspondence from resident of Pastens regarding potential development of Highstead. No application has been received, and the property is not a locally listed building. To await any application if and when it arrives.
- To add 2025/579 - Land adjacent to Edenbrook as an outstanding application of note.
- National Landscapes consultation – no further comments to make. MW Would prefer that the designation is to “Farnham to Limpsfield” (not Oxted).
- Local Listings projects – yet to be concluded by TDC. There is unlikely to be urgency on this at TDC given LGR activity.

 **Jenny Williams, Chair.**