



DRAFT MINUTES

PLANNING COMMITTEE

TUESDAY 27 JANUARY 2026, 6PM

ST PETER'S PARISH OFFICE, LIMPSFIELD.

PRESENT: Jenny Williams (JW), Mark Wilson (MW, Chair for this meeting), John Thompson (JT), Tony Taylor (AT), Ted Beresford-Knox (TBK)

1. **Apologies for Absence - none**

2. **Declarations of Disclosable Interest –**

Detillens House tree works - Jenny Williams

3. **Public Session - None**

4. **Minutes from the Last Meeting –** Minor amendment, otherwise approved.

5. **Planning Applications for discussion**

- *Applications for discussion will be posted on the website:*
www.limpsfieldparishcouncil.gov.uk/planning
- **2025/1517 – Red Lane Farm Stables.** This application seems more than a condition change and requires time to consider further and discuss at full council meeting. SM to contact officer for clarification of changes and if they are satisfied this does not require a fresh application.
- **2025/1476 – Pastens** – Proposal for 2 large houses on the site of the former Pastens Respite Care home. Redevelopment of Green Belt and National Landscape. It is noted there is no mention of LNP, AGLV or National Landscapes in the supporting statements. This is a demolition and rebuild. To clarify, if this requires Change of Use. Does its change of use impact/affect the local area or local employment.
Councillors agree this is not a sustainable location, although it is previously developed land. Q1. Is it appropriate in scale? Footprint is slightly less but a different style of build and volume. Q2. Housing Mix and need for smaller dwellings, however the character and mix of houses are larger. Q3. Are the gates appropriate and in keeping? Other houses are all open access with hedges and verges. Large gates are out of keeping.
Decision: To Comment. TBK offers to draft.
- **2026/53 – 31 Westerham Road** – JW suggests no objection, with note to officer regarding technical aspects (light etc) and affect on neighbours. It is noted that most of the houses along this stretch of road have already had similar works done. Decision: Comment as above.
- **2025/1524 – Botley Hill Farm** – While this is more development to the existing property, there needs to be a balance between supporting local rural business/employment with

development in rural location. The councillors have no objection, given the proposed accommodation is small and situated in an unobtrusive location lower down the field. It is down to TDC officer to decide if it's appropriate development in a green belt location and preferably with condition it cannot be turned into independent residential. Decision: No Objection (comment as above).

- **2026/68 – Church of St Peter's**. Defer to decision of the Heritage Officer (who appears to be missing from the list of Consultee). Decision: No Comment
- **2024/1528 & 1439 – Chart Edge** – Decision: No Comment
- **2024/1172 – Cond 1 – Chartlands** – Decision: No Comment
- **2025/1420 – Windmill Cottage** – Lawful Development – Decision: No Comment. Technical decision for TDC.
- **2025/1412 – Edgehill, Pastens** – single storey rear extension – Decision: Comment – Given the size of the proposed development (c.40% total including previous extensions), we would ask that the case officer ensures that the scale is consistent in Green Belt location.
- **2025/1471 – Brookfield** – Clerk to contact Andrew Claringbull and request a site visit to reassure councillors of the density of development and provision of suitable amenity space given the lay of the land. There has been permission granted for 3 larger dwellings, however whilst this is a development of more houses, it is more in line with the LNP in terms of housing mix. To request condition the individual properties may not be extended to increase the size of the houses. If Highways consider this is acceptable in terms of access, there should be condition to ensure that the footpath along the A25 does not get diverted.

Decision: To Comment (following confirmation at site visit)

Following site visit, councillors considered the development would be acceptable subject to conditions relating to landscaping, access (footpath) and remove permitted development rights (regarding extensions) and preventing further increase in habitable square meterage of individual properties.

- **2025/1438 – Crabbett Wood**. We note that the revised plans are much more compact however the officer needs to be satisfied this is appropriate scale in the Green Belt. Decision: To Comment.
- **2025/1518/TCA** – Decision: No comment
- **2025/1519/TCA** – Decision: To comment – given prominent position in Conservation Area, is complete removal necessary? (Ref to Alistair Durkin).
- **2025/1319 – Highstead** – Lawful Development – for TDC technical. Decision: No Comment

6. Recent Determinations of note

- **2025/587 – Land to rear of Whitethorne**, Chapel Road, Limpsfield Chart – Refused – This has now gone to appeal. Councillors agree to comment on the appeal given the National Landscape Boundary Review has moved forward and this land will be included in the Surrey Hills NL. To note, there are objections from Planning and Highways aspects.

7. Outstanding Applications & Appeals of note

- 2024/1249 – *Oxted Quarry* – Not Yet Determined.
- 2025/1272 - Land East Of Grants Lane, Itchingwood Common
- 2025/1287 – Land at Thornhill, Westerham Road
- 2025/579 – Land Adjacent To Edenbrook
- To Add: Stoneyfields development (Oxted) which has gone to appeal

8. Enforcement Issues – Discussion / Updates

- *ENF/2024/70* – Chic Grooming / Barn Owl Kennels – no further update (this has gone to appeal)
- *ENF/2024/188* – Stoneswood, Stoneswood Road – no further update. To ask CB or update.

9. Any Other Business (AOB)

- It was noted that of the historic cottages – April Cottage on Limpsfield High Street has installed UPVC Windows without permission. This is not allowed in Conservation Area. To report to TDC/Enforcement. MW to collect evidence and contact Enforcement/Heritage Officer.
- Traveller sites. MW would like to raise that given developments in Pootings and Hurst Green, we should LPC have a process in place for reporting Traveller incursions. To flag with Claire Blackwell for discussion at Full Council Meeting.
- Local Plan consultation – comment – TBK suggests sending suggestions rather than doing the survey. SM To confirm where these should be sent.

TBK overview:

What is the vision / what is important to LPC? – See vision / intro of LNP

A few thoughts to begin with:

1. **Variety of living spaces** and desire to maintain variety. Substantial change in new NPPF yet to be published which will put a lot more pressure on suburban areas like Limpsfield.
2. **Importance of community facilities** and infrastructure to support the community and its growth.
TDC will disappear and the offices will disappear. We would want to see this building retained for community use (e.g. health hub etc).
3. **Importance of decision on development locations require the following considerations:**
 - a. How we maintain character in developments.
 - b. How we protect heritage areas.
 - c. How to approach development in a holistic and not piecemeal way.

It is agreed to meet to discuss response to the Local Plan consultation on Friday 30 January, PM at MW's following site visit to Brookfield.

Tony Taylor is unable to attend.

Local Plan documents can all be accessed and downloaded here:

<https://www.tandridge.gov.uk/Your-council/News-and-consultation/Consultations/Local-Plan-consultation>

- LNP Review update: SM to ask TDC for update on LNP review, but it is unlikely that this has been a priority for TDC.