



LIMPSFIELD PARISH COUNCIL – MONTHLY MEETING

MINUTES

LPC Monthly Meeting

Monday 12 January, 7pm at Oxted Library

PRESENT:

Cllrs Antony Taylor (AT) (Chair), Michael Tinker (MT), Bob Harvey (BH), Ann Osborn (AO), John Thompson (JT), Mark Wilson (MW), Sarah Butler-Merritt (SBM); District Cllrs Claire Blackwell (CB), Ian Booth (IB) and County Cllr, Cameron McIntosh (CMcl),
Temp Clerk: Terri Waghorn

1. APOLOGIES FOR ABSENCE

Thomas Briggs, Sophie Martin, Jenny Williams
CB arrived at 7.07pm
CMcl. left meeting at 7.35pm

2. DECLARATIONS OF DISCLOSABLE INTEREST

None

3. MINUTES FROM LAST MEETING

Signed as circulated.

4. PUBLIC SESSION

None

5. COUNCILLORS' REPORTS (Surrey CC & Tandridge DC)

Claire Blackwell / Ian Booth update

- CB advised that some properties on Stoneleigh Road were not receiving broadband. She has complained to Ofcom, as Openreach do not respond and will not deal directly with anyone who does not have an account on Limpsfield Common.
- Planning: Application for the Development of the Land at Thornhill has been objected to. This is technically green belt. PC would like holistic planning for the whole area to prevent individual random properties springing up. This has been called into committee if approved.
- CB confirmed that progress continues to be made on the Tandridge Local Plan. They are currently looking at the green belt issues, which could be a lengthy process. MW to circulate the paper written by Ted Beresford Knox and JW on behalf of the Planning Committee to CB and all other Councillors which deals with this very subject.
- CB confirmed that current TDC councillors will remain until March 2027.
- TDC itself however will continue to operate after this as the handover process to the Unitary Authority will be a gradual one. The actual TDC building is likely to continue to be used initially by TDC/Unitary Authority although consideration for a possible change of use is under consideration.

Cameron McIntosh update

- Liaison on the flower trough and obtaining sign off on the budget has been a rather protracted process with Surrey CC. CMcl did however confirm that it is Surrey's intention to pay for the trough and maintain it for 3 years.
- CMcl also invited requests for any further funding opportunities. AO mentioned the phone box as a possibility, to be discussed later in meeting.
- CMcl advised that following his appeal against their decision not to approve a banking hub for Oxted, a team from Link will be visiting the town on Friday (16 January) to assess our needs at first hand. CMcl is proposing to show them around the town commencing at 10.30 am from the council offices and it would be helpful if any councillors were in the area at the time. It was agreed that Oxted and surrounding areas were badly in need of a hub as the 3 post offices in the area had only limited services and the nearest banks were difficult to get to. If approved, the Hub would most likely occupy vacant premises in town and different banks would come every day.
- CMcl confirmed that he has spoken to Vodaphone, and they have cut down trees along the railway line, which should improve connectivity.
- Finally, CMcl confirmed that, as far as he knew, and despite talks of further postponements elsewhere, the elections for the new Unitary Authorities in Surrey will go ahead as planned in May.

6. CHAIRMAN'S NOTE

Annual parish meeting date was agreed as Thursday 14th May after the local elections. AO to book St Peters' Church Hall. Given its topicality, it may be worth inviting a speaker to talk about the changes in local government and its impact on the Community. It was agreed also to produce our next Newsletter for distribution in April ahead of the Annual meeting.

7. FINANCE & GOVERNANCE

7.1. Report of payments and balances to end of December 2025 – approved as circulated.

£91.5k is in the bank, of which approx. 50% is in an interest-bearing account.

7.2. January payments for approval - approved as circulated as follows:-.

- MW handed over the receipt payment for the trough.
- History boards have been updated.
- Oxted library – to be notified that the lights do not work in our meeting room before we pay them.
- Playground refurbishment completed.
- Gritting – William Bistram has now completed two runs - total of £90.
- Barrys planter's – waiting Surrey YFS' confirmation (as noted above).
- Playground operator notice. SM got a better quote for the 2 signs. @ £175.

7.3. Q3 VAT reclaim for approval – approved. This quarter we can reclaim £1941.96.

7.4. Q3 Bank Reconciliation for approval – approved (date amendment to front sheet)

7.5. Any new expenditure or grant requests:

- K6 phone box – this request was in two parts. Firstly, AO and JT had produced a list of alternative uses for the kiosk for discussion. Once this has been decided, we could then discuss the proposed refurbishment costs and their appropriateness for the intended use. It was agreed that initially at least we should select something that was simple and required minimal upkeep. As such, it was agreed to go with a book

exchange combined with a section providing details about local events and locations which could be updated on a regular basis and used by local businesses. AO and BH volunteered to organise and upkeep this. Going forward, SBM offered to look into the provision of phone charging facilities for walkers. MW and CB to investigate whether planning approval is required for this change of use. The initial reaction to the quote of £5.368 received for the refurbishment of the phone box was that it was a quite a lot of money to be spent. It was acknowledged however that this was a very thorough quote including the use of toughened glass and steel framed windows, which should be long lasting. As such, it was money well spent and the payment was therefore approved. It was suggested also that AO should approach CMcl with a request for YFS Funding (as CMcl had himself suggested earlier in the meeting) for up to 50% of the cost, or more if available.

- Chart Playground Operator signs for fencing – as recommended – approved.

8. COMMUNITY ASSET TRANSFERS

8.1. Ellice Road Car park

- Lawyers' searches to be returned this week. MT advised that he is now looking at alternative ownership structures and the tax implications. For this and given that Anthony Collins, our current lawyers, have stated that they are unable to comment on this, MT felt that we should now seek independent professional tax advice. This should cost no more than £1,000 and an increase in our provision for legal fees of £500 was approved.
- It was suggested that an initial approach should be made to Mark Mulberry, our Internal Auditors, for advice.
- MT is now of the view that, rather than a limited company structure, a simpler solution would be an unincorporated joint venture agreement with Oxted, for which we would open a joint bank account to process all transactions.
- MT advised also that TDC has now introduced a buyback/overage clause to all CAT agreements, which potentially could be problematical. Anthony Collins have said they are unable to advise on this (conflict of interest) so MT is currently seeking to negotiate directly with TDC a change to the wording. It was suggested that, if he was getting nowhere with this, it would be worth approaching Deborah Sherry, the TDC Councillor who is chairing the Committee responsible for all CATs.

8.2. Stoneleigh Road Allotments and Tidys Green

- On the allotments, MT has been seeking confirmation from TDC about the current plot holders, whether they wish to retain their plots and how much is being paid. It is believed that there is an annual charge based on square meterage starting at £38. It was noted also that TDC has also recently signed up some new plot holders for the empty sites.
- Tidy's Green – transfer progressing, no significant developments.

9. OTHER ASSETS

9.1. Note of other assets requiring attention: The trough is now looking very good. AT thanked MW for standing in for him at the opening ceremony which was well attended.

9.2. LW history board improvements – these have now been carried out. AO will get a quote for the replacement of the board by the bench in the village. BH will look at new benches for the spring in liaison with SM.

10. PLANNING

- 10.1. Planning applications for discussion if required (see website). None. The Temporary Clerk noted however that there was one application on the TDC website that we had seemingly overlooked – Chart Edge ref 2025/1439, to be covered at the next Planning Committee meeting at the end of the month.
- 10.2. Recent determinations of note; None. It was noted that the development at Dorothy's Cottage, 2x3 bedroom cottages, was progressing well and we are now due to receive some CIL money in April.
- 10.3. Outstanding applications and enforcements of note. None
- 10.4. AOB, inc. Whinchat Cottage update. – no developments

11. NEIGHBOURHOOD PLAN

- 11.1. Any project updates – LNP/CAAMP - No major developments.
- 11.2. With regards to assisting local businesses, AO cited the case of FIKA, a recently opened coffee stall that operates from the High Chart car park 3 mornings a week and has already become very popular with residents and walkers. The business is however being severely impacted by the charges currently being levied upon them by the National Trust (£150 per month plus 5% of turnover charged every 2 months) and TDC (£570 every 6 months).
It was agreed that these charges seemed punitive for what was only a part time usage of the site. CB was already aware of the case and agreed to make further enquiries with TDC, although her understanding was that the TDC rate was an initial rate only to be reviewed after 6 months in April. AO and SBM agreed to approach the National Trust on FIKA's behalf to negotiate a more realistic rate.
- 11.3. **LNP REVIEW** – any update. Still waiting for a response from TDC .

12. HIGHWAYS

Nothing major to report. BH noted that Pebble Hill is on the list for resurfacing/repairs, he will chase CMcl for an update of the actual date.

13. CHART PLAYGROUND

- 13.1. Condition report. All seems to be in good condition. Refurbishments completed. SM organising a new operating sign.

14. AOB

- 14.1. AO to organise flowers and card for JW.

Meeting closed at 8.45PM

