



DRAFT MINUTES

Limpsfield Parish Council Planning Committee

Tuesday 24 March 2026, 6pm

St Peter's Parish Office

Attending: Councillors Jenny Williams (Chair), Mark Wilson (MW), Tony Taylor (TT), John Thompson (JT) and co-optee, Ted Beresford-Knox (TBK). Clerk: Sophie Martin (SM)

1. APOLOGIES FOR ABSENCE

None

2. DECLARATIONS OF DISCLOSABLE INTEREST

None

3. PUBLIC SESSION - If you would like to attend, please contact the Parish Clerk in advance clerk@limpsfieldparishcouncil.gov.uk

- **R Kerby re. Land E of Titsey Road**

Mr Kerby is proposing to sell the field beside his house on Titsey Road (by North Down Nursery, the former owners of the land) and says he has had an offer from a "land agent" who has offered an amount based on assumed development potential, although ideally he would like more and understands that the land most likely has little development value being in green belt and particularly in the Surrey Hills National Landscape. He has offered the field for sale to various neighbours, including Titsey Estate, who offered a sum based on agricultural value. A local auction house suggests splitting the land into smaller parcels. Mr Kerby is not selling his adjacent home, and is concerned what may happen to the land if he puts it on the open market. It was also discussed with Mr Kerby that there is always risk of an initial, apparently legitimate sale that may eventuate in an unwelcome end purchaser.

JW asks about the grade of agricultural land. Mr Kerby is unsure, but it is assumed to be the same as the adjacent field, owned by Titsey Estate, hence their offer.

MW asks about access to the land. North Down Nursery owns the laneway from Titsey Road up to the Nursery. Access to the field is at the north corner on the bend of Titsey Road.

Mr Kerby would like to know if the PC would be interested in purchasing and believes that the parish council owns land. Councillors clarify that the council does not have significant funds for purchase of land and the only land owned by the LPC is The Pound (heritage site that is the location of the Parish Office) and the designated Village Green at Stanhopes – both gifted to the parish council. Other recreational land is leased from the National Trust for a peppercorn. Members clarify that the designated Local Green Spaces Mr Kerby refers to as LPC land (e.g. Glebe Field etc) are not owned by LPC, but simply protected in the Neighbourhood Plan. MW explains that (which Mr Kerby refers to) Tidys Green is being transferred to LPC by Tandridge for £1 as part of the Community Asset Transfer.

The council thanks Mr Kerby for attending. Mr Kerby leaves.

Discussion: TBK suggests this is not a discussion for the planning committee, but for the full council as it is an ownership issue. It is agreed to inform all councillors. Councillors agree that the purchase of private land would also set a very dangerous and unnecessary precedent for

any other privately owned fields in the area, and there are many that would be considered far more at risk than Mr Kerby's field.

In any case, the Parish Council does not own or invest in any land that is not directly for the benefit of the community, e.g. recreation or open space, orchard, playground, village green etc. Tidys Green, which is being transferred to the LPC for £1 as part of the Community Asset Transfer Scheme is also community land – designated “Common” and Local Green Space. LPC does not carry funds and the purchase of private land for anything other than community purpose would not be something that the Parish Council should consider, or would be able to raise funds for (e.g. from PWLB).

SM to draft a response to Mr Kerby for circulation to all councillors.

4. **MINUTES FROM THE LAST MEETING** - To approve and sign the minutes of previous meeting. Signed as circulated.
5. **PLANNING APPLICATIONS FOR DISCUSSION** At time of print. Additional applications will be posted on the website: www.limpsfieldparishcouncil.gov.uk/planning
 - 2026/203 - 23 Stanhopes, Limpsfield - Front landscaping works including new retaining wall and front gates. While this is adding to hard landscaping in Stanhopes, it is simply the creation of hard standing and many of the houses have already done this. The priority is that the hedge is retained or replaced.
Decision: to comment on above – requirement of condition to retain or replace the hedge in order to retain the character of the road within the LV Conservation Area.
 - 2026/228/TPO - 35 Padbrook, Limpsfield - T4) - Tsuga to the front of property – **Decision: No comment. Defer to tree officer** – would prefer suitable replacement to retain character.
 - 2026/229/TCA - 1 Wolfs Row, Limpsfield – T1 T2 Cherry & Sycamore. **Decision: No comment. Defer to tree officer.**
6. **RECENT DETERMINATIONS OF NOTE**
 - **Botley Farm** accommodation – Refused due to “urbanising” / harm to green belt. This is a surprising but encouraging outcome, although LPC did not object, but commented with request for condition.
7. **OUTSTANDING APPLICATIONS (NYD) & APPEALS OF NOTE**
 - 2024/1249 – Oxted Quarry – Not Yet Determined – Surrey Application. TDC objected.
 - 2025/1272 - Land East of Grants Lane, Itchingwood Common
 - 2025/579 – Land Adjacent To Edenbrook, Snatts Hill – awaiting further response to Environment Agency (flooding)
 - 2025/587 – Land to rear of Whitethorne – Refused – has an appeal.
8. **ENFORCEMENT ISSUES – DISCUSSION / UPDATES**
 - ENF/2024/70 – Chic Grooming / Barn Owl Kennels – appeal dismissed due to illegality of enforcement. Council to consider re-serving the notice correctly. LPC to urge TDC to do so and review format and issue an appropriate enforcement. The dismissal of the appeal does not change the fundamental planning arguments against the business operating on this land without planning permission. JW to draft response to Cliff Thurlow, Claire and Appeals (TDC).
 - ENF/2024/188 – Stoneswood, Stoneswood Road
9. **LNP Monitoring Document / LNP Review response**
 - We have received a response to the LNP Review.
 - To apply comments and updates and finalise updated document with footnotes and other minor changes.
 - To schedule an informal session to go through the amended document.
 - SM to draft as soon as possible.

10. Local Design Codes (JT)

- JT asks what Local Design Codes are with reference to the Local Plan consultation
- TBK notes that we already have design guidance (to an extent) in the LNP. He does not see any value in taking these further and being more specific given NPPF is changing and Local Plan not yet drafted. Attitudes are changing to design codes, making them more permissive.

TBK gives an overview of the 3 main instances where design codes are relevant:

1. Minor developments – design codes are most likely to be important and exist though not defined as a design code.
2. Significant (large scale) developments – Currently there are none planned for Limpsfield and no sites designated for development. The draft Local Plan may suggest areas for significant development. LPC may want to engage and discuss our views on design codes if and when it is appropriate.
3. “Densification” – an overview of suburban land which could be further densified. We cannot take a view on this at the moment until Local Plan is drafted.

11. ANY OTHER BUSINESS (AOB)

- April Cottage / Conservation Area (windows) – Chris Reynolds has visited the village recently and is aware of the windows, but had not been consulted on the application at the time but has offered some advice on any similar future applications.
- Whinchat Cottage – development update / monitoring – no further updates
- Newsletter content – JW to review planning pages and draft overview page. SM to circulate planning pages (including summary of grey belt position, summary of response to Local Plan and summary of LNP Review) to TBK.
- TT raises the point of potential for a South Tandridge Neighbourhood Area Committee following SM’s attendance (as Oxted BID Manager) as she noted there have been ongoing opportunities for discussion and sharing of information with the pilot NAC for North Tandridge. Councillors agree it would be beneficial to set up an informal group with immediate neighbours, in advance of LGR. We will not be seeking to achieve this until after the 7 May elections.

Meeting ends 19.30