



MINUTES

Limpsfield Parish Council Planning Committee

Date / Time: 24/2/26 6pm

Location: St Peter's Parish Office

Present: Mark Wilson (Chair in JW absence), Jenny Williams (late), John Thompson, Ted Beresford-Knox. Clerk: Sophie Martin

1. APOLOGIES FOR ABSENCE

Tony Taylor

Jenny Williams (arrived late)

2. DECLARATIONS OF DISCLOSABLE INTEREST

None.

3. MINUTES FROM THE LAST MEETING - To approve and sign the minutes of previous meeting. Signed as circulated

4. PUBLIC SESSION -

Ms Jo Lopez – Application 2025/1488, 95 Bluehouse Lane

Ms Lopez addressed the Committee regarding her revised application following a previous refusal. She advised that discussions with Tandridge District Council (TDC) indicated:

- No objection to the building in principle.
- Concern related specifically to the two-storey element due to visibility from the High Street within the Conservation Area.
- Officers acknowledged the internal staircase issue but suggested reconfiguration to provide a principal bedroom at ground floor level.

Revised drawings were submitted for informal feedback prior to formal submission. Written officer feedback indicates that previous concerns have now been addressed. A biodiversity report has also been submitted. Ms Lopez is awaiting confirmation regarding the requirement for a flood report and SUDS design.

Councillors reiterated their previous support and expressed satisfaction with the revised proposal. A formal vote was deferred until Cllr Williams arrived.

5. PLANNING APPLICATIONS FOR DISCUSSION:

- 2025/1488 95 Bluehouse Lane, RH8 0DE – following discussion and presentation by Ms Lopez, **Decision: No Comment**
- 2025/1517 Red Lane Farm Stables, RH8 0RT – Although the case officer clarified the proposed re-siting changes and amendments to hard landscaping, the Committee requires clarification regarding the variation in dwelling mix to properly assess the proposal. The Committee expressed concern regarding the increase in dwelling size and would seek

JB Williams.

Sophie Martin 24/2/26. www.limpsfieldparishcouncil.gov.uk/planning

reassurance that no further extensions or additions could be made should the variation be approved. Removal of Permitted Development Rights (PDR) and a requirement for full planning permission for future alterations would be requested.

SM to email the case officer for clarification.

TBK to draft response.

Decision: Object

- 2025/1434 Connerton Farm, Red Lane RH8 0RT – The Committee noted with concern the absence of reference to the SPD and the Limpsfield Neighbourhood Plan (LNP). The site lies within the AGLV and within an excluded pocket of the new SHNL boundary, visually functioning as part of it. Relevant policies include:
 - LNP1: Spatial Strategy
 - LNP5: Landscape Character
 - LNP2: Housing Type & Mix (proposal does not comply with 50% three-bedroom or smaller requirement)
 - LNP10: Rural Activity

While acknowledging previous development on the site (potentially “Grey Belt”), this site lies further along Red Lane than previously approved schemes. Approval would risk unrestricted sprawl, suburbanisation of a rural area, and constitute ribbon development.

The Committee reiterated that development in the parish requires a holistic approach to Green Belt release, not piecemeal progression (as referenced in the LPC’s Local Plan response February 2026).

Concerns were also raised regarding sustainability:

- Distance from Oxted town centre
- Lack of lighting
- Unsuitable or absent footways
- No public transport provision

The Committee considers the proposal contrary to multiple LNP policies and unsustainable in this location.

JW to copy Ian Booth in responses to application and request to call in the application if officers are minded to approve. Action JW.

TBK to draft response.

Decision: Object

Members also agree to draft a standard paragraph for inclusion as appropriate in future applications that challenge green belt release on the basis of “grey belt” definition. Action JW and TBK.

- 2025/1257 Hall, Church of St Peter, High Street RH8 0DG – The Committee objects due to proposed materials considered incongruous within the Conservation Area setting, forming part of the Grade I listed Church and adjacent to Grade II listed Dorothy’s Cottage development (sensitively clad in cedar).

The Historic Buildings Officer, Christopher Reynolds should have been consulted.

JW to contact him.

Decision: Object. TBK/JW to draft

- 2025/1453 - High Hanger, Trevereux Hill, RH8 0TL – Following discussion, **Decision:** No comment
- 2026/85 - Chart Edge, Caxton Lane, RH8 0TD – Following discussion, **Decision:** No comment
- 2026/114 - 27 Padbrook, RH8 0DW - Following discussion, **Decision:** No comment
- 2025/1522- 12 Padbrook, RH8 0DW – Following discussion, **Decision:** No comment
- 2025/526 Moorhouse Farm, Moorhouse Road TN16 2ES – Following discussion, **Decision:** No comment - defer to Highways decision.
- 2026/71/72 & 73 Buxton, Red Lane, Limpsfield RH8 0RT – Applications are technical (Certificates of Lawfulness). Councillors raised no objection to the development. **Decision: No Comment**
- 2026/91 Pastens Bungalow, Pastens Road RH8 0RE – **Decision: To Comment** regarding removal of PDR, requiring planning for any extensions or additions, and requirement for sensitive soft landscaping.
- 2026/98/TCA Kiwi Cottage, High Street, RH8 0DR - Cllr Wilson declared an interest and did not participate. Committee has no objections. **Defer to tree officer.**

6. RECENT DETERMINATIONS OF NOTE

- 2025/1287 Land at Thornhill, Westerham Road – Refused.
- “StoneyFields”, Barrow Green Road – Appeal withdrawn by developer during the hearing.

7. OUTSTANDING APPLICATIONS (NYD) & APPEALS OF NOTE

- 2024/1249 Oxted Quarry – Not Yet Determined
- 2025/1272 Land East of Grants Lane, Itchingwood Common
- 2025/579 Land Adjacent To Edenbrook, Snatts Hill – have not received response from TDC.
- 2025/587 Land to rear of Whitethorne – Refused – has an appeal. No additional comments to make.
- 2025/713 Bulbarrow, Pains Hill - Refused, has an appeal as yet undetermined.

8. ENFORCEMENT ISSUES – DISCUSSION / UPDATES

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

9. ANY OTHER BUSINESS (AOB)

- Local Plan response submitted on 16.2.26
- Godstone Neighbourhood Plan – no comment required (non-adjointing parish).
- LNP Monitoring Document submitted. LNP Review resubmitted to new Planning Policy Assistant (3.2.26) - no response received to date.
- April Cottage (Conservation Area windows) – JW to contact Chris Reynolds regarding clarification on window treatments and UPVC within the Conservation Area. It is understood that consent was granted in 2021 under Certificate of Lawfulness. We are concerned about impact on the Conservation Area and adjacent Grade II listed cottages.
- Whinchat Cottage – monitoring to continue (MW).
- Newsletter Content (forthcoming LPC issue):
 - Summary of Local Plan response
 - LNP Review summary
 - Role of the Parish Council in planning in LGR
 - Green / Grey Belt overview and LPC approach

- Summary of Green Belt developments to date and LPC responses
- Parking / dropped kerb outside Memorial Stores – Enquiry from Anthony Turner on behalf of the Stores. Clerk to forward Anthony Turner the TDC documentation and approval relating to conditions and Travel Management Plan. It is agreed that this is a matter for Memorial Stores if they are unhappy about parents parking outside the shop. LPC concerns have already been raised with TDC enforcement.

Meeting ended. 8.15pm

Jenny Williams, Chair of Planning Committee

JB Williams.