



LIMPSFIELD PARISH COUNCIL – MONTHLY MEETING

MINUTES

Parish Council Monthly Meeting

Monday 9 February, 7pm

OXTED LIBRARY

PRESENT:

Cllrs Antony Taylor (AT) (Chair), Michael Tinker (MT), Tom Briggs (TB), Bob Harvey (BH), Jenny Williams (JW), John Thompson (JT), Mark Wilson (MW) and Sarah Butler Merritt (SBM); District Cllrs Claire Blackwell (CB) and Ian Booth (IB). County Councillor, Cameron McIntosh (CMcI).

Clerk: Sophie Martin (SM)

1. APOLOGIES FOR ABSENCE

Ann Osborn (AO)

2. DECLARATIONS OF DISCLOSABLE INTEREST

None

3. MINUTES FROM LAST MEETING

Approved as circulated and thanks to Terri Waghorn for standing in for January meeting despite being unwell.

4. PUBLIC SESSION - None

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

Claire Blackwell

Planning:

- Land at Thornhill has been refused by TDC for reasons of Green Belt.
- 2025/245 – “Stoneyfields” (Oxted) – Developers have withdrawn from Appeal.
- Pastens development of former respite care home- LPC has commented. Residents are happy with the proposal in the main.
- Tanhouse Road – Traveller site legal process has been delayed again. MW asks if LPC should have something in place if something similar were to happen in Limpsfield. MT comments on similar situation in Pootings. Limpsfield Chart is setting up a Residents Association. CB says that Horne is currently most affected and would be good for advice, but it is worth being aware of process: On public land, call the police immediately. On private land, it is dealt with by Enforcement at TDC.
- Red Lane Farm Stables application – JW notes that the dwellings have been re-sited, which has been confirmed by TDC, but the planning committee has also asked for confirmation about increase in size of the individual dwellings.
- Connerton Farm, Red Lane - application has now been submitted. To be discussed at next Planning meeting (24 Feb).

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Cameron McIntosh

- CMcl confirms that the Banking Hub has now been recommended and thanks the Parish Council for its support which was very helpful. Cash Access UK will now look at location. This will be discussed shortly – with a visit on Thursday. CMcl will update on timing and believes that LINK is aware that it is not just about cash access, but also community banking. He believes the criteria needs to be looked at. Councillors note there is also a safety aspect in terms of siting of banking/cash provisions.
- Funding for K6 phone box and barrier planter has been received from YFS (CMcl's allocation).
- BH mentioned the Master Park Hub - Titsey has pulled out of management of bar and cafe. Master Park Hub has issued a tender for operators. There are believed to be a couple to date. Councillors agree this needs to be a professional and experienced operator if the Hub is to make any money (to sustain the park for the future).

6. CHAIRMAN'S NOTE

AT presents belated thank you Christmas gift to the Clerk.

7. FINANCE & GOVERNANCE (Cllr Tom Briggs)

- 7.1. Report of payments and balances to end of January 2026 – noted and agree to bank statements.
- 7.2. February payments for approval – all approved. Discussion on Legal fees – none of these have yet been invoiced. Searches invoices are expected. There is some discussion about the service of the lawyers in terms of their refusal to negotiate with TDC lawyers (it is unclear if this is a fee or conflict issue. MT to confirm).
 - 7.2.1. Water Channel clearance - BH proposes, AT seconds water channel improvement on Stoneleigh Road Limpsfield Chart to prevent flooding. Cost: £125 for WB Agri. All in favour. (to come from LW/Footpaths budget - CIL)
- 7.3. Q3 VAT reclaim – note of receipt – Clerk confirms £1941 received for Q3.
- 7.4. Clerk confirms receipt of YFS grant for railing planters and phone box refurb contribution. (To note refurb to take place in March/April – match funded by LPC – CAAMP).

8. COMMUNITY ASSET TRANSFERS (Cllr Michael Tinker)

- 8.1. Ellice Road Car park – status update:
 - There are several issues with regards to the contract terms that have been flagged to TDC (Strategy & Resources Committee Chair).
 - TDC to confirm clawback and overage decision (see Ike A email of 4/2/26).
 - TDC to confirm Off Street Parking Order (OSPPO)/ removal / legality of PCNs – Clerk has emailed Deborah Sherry.
 - IB requests copy of MT's memorandum to TDC to follow up. Also copy of the email to the TDC S&R committee chair, Deborah Sherry. Clerk to action.
 - If the negotiations with TDC are not productive, MT will talk to the partner at Anthony Collins lawyers.
 - Clerk/MT to have further conversation with Mark Mulberry / Andy Beams regarding appropriate vehicle with which to manage and how to limit tax liability. It is suggested we may also (as tenants in common) be able to open a

designated joint bank account with OPC with which to manage all car park finances.

8.2. Stoneleigh Road Allotments and Tidys Green – status update

Tidys Green – the only issue outstanding is the oak tree which must be dealt with before transfer. Clerk to follow up.

Stoneleigh Road –

- MW suggests that we could set up an allotment association. He offers to Chair a committee if required. JW supports and will be part of committee if required
- Clerk believes that it is not a huge task once management is taking place and that they have simply been neglected by management.
- JW suggests that if they are too much for some of the allotment holders, the size of the allotment is too big for current needs/demand the plots could be divided. It is noted that potentially this could increase traffic to site, which would add complexity.
- MT to ask TDC allotment manager if this has been done before and is possible.
- TB would like a formal response to clarify whether there is a restrictive covenant. He is not in favour of a covenant. Clerk notes that she believes that all assets will have covenants as part of CAT process. TBC.
- MW asks about general support for the allotments. Majority of councillors are supportive; TB is currently not in support. AO has also expressed her concerns (not present).

8.3. Update on joint council extraordinary meeting – date to be set when all parties are ready.

9. OTHER ASSETS

9.1. Note of other assets requiring attention

9.1.1. JW to look at potential for cleaning of the Memorial Board near Memorial Stores instead of replacement.

9.1.2. SM to send BH list of all benches for any maintenance or cleaning required.

10. PLANNING (Cllr Jenny Williams)

10.1. Planning applications for discussion if required (see website).

Brookfield – just off A25. Originally “Land at Priest Hill”. Councillors attended site. The Planning Committee is In favour of development of smaller houses (previously had approval for 3 larger homes which LPC objected to, but were overruled by TDC). LPC committee has commented regarding conditions, but not objected.

10.2. Recent determinations of note.

Land at Whitethorne – Refused. Has an appeal.

Land at Thornhill – Refused.

10.3. Outstanding applications and enforcements of note.

Land at Edenbrook. This should have been determined in September 2025. Clerk to email TDC to ascertain reason for delay.

10.4. Local Plan response from Planning Committee to TDC – for approval. AT asks CB what happens to this after the UA comes in. CB says that the process would continue under the UA to examination, and would be adopted by the UA as the new planning authority.

JW proposes the approval of the response to the Local Plan be submitted to TDC. MW seconds. All in favour.

There is a survey that individuals can submit. This is on the TDC website. Councillors are encouraged to individually respond to TDC questionnaire.

10.5. AOB

No further info on Whinchat Cottage. There are rumours there may be an application forthcoming for development of some of the land, but this is not confirmed or substantiated. There has been no further communication from owners.

11. NEIGHBOURHOOD PLAN

11.1. LNP Review & Monitoring update – Monitoring document for 2025 has been submitted to the TDC Planning Policy team. This was also sent with LNP Review documents.

11.2. Note from AO regarding Friends of Limpsfield Common (FOLC). Ann has circulated an overview. SBM gives a quick overview of FOLC and current activity. Discussion regarding the FIKA coffee van – a great asset to the community but being charged a lot for the 3 days they are there. AO and SBM have met with NT and spoken to TDC/ NT has agreed to review their charges. Action from TDC to be confirmed.

12. HIGHWAYS (Cllr Bob Harvey) – any updates

- Potholes – most have been reported.
- Clerk notes that CMcl is trying to get date for the resurfacing of A25.
- Date to be confirmed also for the Titsey Road works. The issue is currently just being addressed by single flow traffic management.

13. CHART PLAYGROUND (Cllr Bob Harvey) –

13.1. Condition report – All appears in good condition.

13.2. Playground operator sign update – to be delivered shortly. Clerk will install.

14. AOB

- BH notes that Limpsfield Ceramics has now closed and operating from the owner's private premises in Westerham. Titsey Estate management has moved to Knight Frank from Strutt & Parker. [to note – Florence has also moved to KF) BH notes that he believes the premises requires a lot of work and is not currently fit for purpose as they are. It is unknown if there is anyone interested in the lease.
- SALC LGR training - SM to recirculate the SALC email regarding LGR training on 3 March, and other info. Councillors are encouraged to attend the session.

Meeting ends 9.15PM.

