



LIMPSFIELD PARISH COUNCIL PLANNING COMMITTEE

MINUTES

Tuesday 26 May 2026, 6pm at St Peter's Parish Office

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

1. APOLOGIES FOR ABSENCE

Tony Taylor (AT)

2. DECLARATIONS OF DISCLOSABLE INTEREST

None

3. PUBLIC SESSION

None

4. MINUTES FROM THE LAST MEETING - To approve and sign the minutes of previous meeting. SM to circulate planning round-up with recent additions/updates.

5. PLANNING APPLICATIONS FOR DISCUSSION At time of print. Additional applications will be posted on the website: www.limpsfieldparishcouncil.gov.uk/planning

- 2026/377 & 344 - Whinchat Cottage, Hookwood, Limpsfield [Boundary fence – Listed Building] – Chris Reynolds (Surrey CC Historic Buildings Officer) has been to view the property and will be requesting an enforcement regarding the vertical posts that have been installed without planning consent (due to height).

Comment to officer/Statutory: Regarding the proposed fencing: Whilst post and rail or hedging would be preferred. Proposed fencing is acceptable assuming but there needs to be clarification on all measurements (inc aperture size) of the steel mesh.

We would request that the applicant includes soft landscaping inside the boundary to minimize impact on Whinchat Cottage and on the NT land, SHNL and public bridleway.

The boundary sits directly against a bridleway and therefore the applicant should ensure that the boundary fence is properly demarcated. National Trust should be a consultee, being the landowners of the adjoining land.

Action: SM to contact planning officer to confirm with application regarding exact measurements of fencing; TDC to include National Trust as consultee.

Separate comment – having viewed the site we note that work has been undertaken that may need listed building consent (retrospective).

- 2026/396 - Padel Centre – Broomlands Farm, Broomlands Lane, Limpsfield (Titsey Estate). Site visit has been arranged with John Innes (representing Titsey Estate) for 2 June at 10am on site. There are serious concerns regarding access via Broomlands Lane due to the junction itself – vehicles waiting to turn in will be in the middle of an overtaking/fast lane with limited visibility; safety of pedestrians and horses/riders on the lane itself (it is a public bridleway) and increased traffic from both players going to and from games but also members attending social facilities and functions (the latter has not been taken account of in the traffic calculations).
- 2026/534/TCA – Bower Court, Limpsfield High Street (yew, sycamore) – **Decision: No Comment.**
- 2026/326 – St Michael's, Limpsfield – new black comms antenna – **Decision: No Comment.**

- 2025/1335 - Redwood, Westerham Road, Limpsfield - Formation of solar array - The application itself does not have enough detail, although that has been provided by the officer following enquiry. TBK questions "amenity land". No problem in principle, pending visit to surrounding land to identify impact of the proposed site on views. **Decision: To Comment pending site visit to establish views to the proposed location.**
- 2026/498 - Four Winds, Chapel Road, Limpsfield - **Decision: To Comment** *Whilst there is a gradual increase in the size of the dwelling, we note this is primarily a replacement and alterations – No objection.*
- 2026/616/TPO – 15 Brassey Hill, Limpsfield – **No Comment – defer to tree officer.**
- 2026/612/TCA – 3 Lombard Cottages, Hookwood, Limpsfield – **Decision: To Comment.** To replace with an appropriate English species – according to the LVCAAMP.
- 2026/475 - Nutcracker Hall, Dwelly Lane, Edenbridge/Limpsfield (listed building – Chris Reynolds has been consulted). **Decision: No Comment**
- 2025/591/Cond2 - 21 To 23 Station Road East – Condition – bins and storage – **Decision: No Comment.**

6. RECENT DETERMINATIONS OF NOTE

- 2025/1272 - Land East of Grants Lane, Itchingwood Common – Change of use for dog exercise paddock. Granted – LPC objected. NL advisor made the point that it wasn't yet in the National Landscapes. There was also no comment on relevance of parking / hard landscaping. A very disappointing decision. Concerned at the attitude of the NL officer and fact that issues raised by LPC were not considered and LNP not considered.
- 2026/253 – Red Lane Farm Stables – advertising hoarding. Granted. Disappointing given dismissive attitude of LNP and sensitive location. We understand from the officer's report that TDC is only required to consider advertising hoardings in terms of amenity and public safety. This was noted for future applications.
- 2025/1434 Connerton Farm – Refused – LPC objected. Unsustainable, harm to openness and ref to LNP and SHNL. Disappointing with the officer's report regarding housing mix was not a reason for refusal (despite being against LNP criteria) **Action: JW and TBK to email planning officer regarding remarks in the officer's report about housing strategy, which were incorrect in context of housing mix and LNP criteria.**
- **2025/1257** - St Peter's Church Hall cladding – NYD. It was noted that Chris Reynolds, Senior Historic Buildings Officer, did not raise an objection.

7. OUTSTANDING APPLICATIONS (NYD) & APPEALS OF NOTE

- 2023/0154 – Oxted Quarry – Not Yet Determined – Comments were submitted.
- 2025/579 – Land Adjacent To Edenbrook, Snatts Hill
- 2025/587 – Land to rear of Whitethorne – Refused – has an appeal
- 2025/1287 - Land at Thornhill – Refused – has an appeal.
- 2025/1471 - Brookfield (formerly Land to the south of Priest Hill House) – did not object due to previous larger scale proposal being already approved. Requested soft landscaping consideration and TPOs on individual or groups of trees – biodiversity and boundary cover.

8. ENFORCEMENT ISSUES – DISCUSSION / UPDATES

- Chic Grooming / Barn Owl Kennels – update – no further update. To maintain contact with TDC regarding issue of new enforcement.
- ENF/2024/188 – Stoneswood, Stoneswood Road

9. ANY OTHER BUSINESS (AOB)

- LNP Review document – still to be finalised (SM).
- Priest Hill House – JW notes a conversation between the owners of part of Priest Hill House and Bob Harvey regarding the development on the land by Priest Hill House and 5 Sylvan Close and subsequent note regarding trees on social media. JW to suggest a meeting to clarify LPC's position and give background to the site.