DRAFT MINUTES OF LIMPSFIELD PARISH COUNCIL PLANNING COMMITTEE – EXTRAORDINARY MEETING

Wednesday 30 September 2026

7pm at St Peter's Church Millennium Room, Limpsfield

Present: Jenny Williams (Chair), Tony Taylor, Mark Wilson, John Thompson, Ted Beresford-Knox (co-opted, non-voting)

1. **APOLOGIES FOR ABSENCE**
   No councillor absences recorded. Kirsty Butler-Merritt has been asked to take the minutes in absence of the Clerk.

2. **DECLARATIONS OF DISCLOSABLE INTEREST**
   None
3. **PUBLIC SESSION**
   The Chair, Jenny Williams (JW), welcomed members of the public and introduced the councillors of the Planning Committee. She introduced Ted Beresford-Knox (TBK), who has a strong planning background and has been co-opted onto the Committee in a non-voting capacity.

   JW gave some background - the developer had consulted with local residents and LPC had submitted a response (insert link to website) which centres on the site being in Greenbelt and that any attempt to take it out should be part of a project to look at Greenbelt within Tandridge. This is currently taking place under the Tandridge District Council (TDC) local plan expected at the end of the year. Only through this process could we ensure a holistic approach that ensures consistency and the right housing mix.
   The recent application at Thornhill further down the south side of the A25, which was refused and is subject to an appeal, demonstrates that if the arguments of "Grey Belt" apply then the whole south side of the A25 could become applicable for development. This would therefore contribute to "sprawl", which contradicts the purpose of Green Belt, being to preserve the setting and special character of local towns.
   LPC is also concerned about the impact on the proximity to the Limpsfield Village Conservation Area and listed buildings, which directly border the site.
   It was also noted that in TDC case officers' report on Land South of Barrow Green Road - referred to as Stoneyfields – Oxted (inc. Limpsfield and Hurst Green) is referred to as an Historic town and the countryside around it provides an important role in its setting.
   JW stated that the above would form the line of their discussion, the premise being that the land is unsuitable for development.

It was also noted that the old allotments site could be considered an unsustainable location, being too far to walk to the railway station.
TBK advised that there are circumstances in which Green Belt may be reclassified as Grey Belt. However, this would not normally be the case if the land contributes strongly to checking urban sprawl or contributes strongly to the preservation of the setting and special character of historic towns. TDC has become increasingly aware of the historic character of the town and, where a proposed development would detract from its character, the land could not be classed as grey belt. This was acknowledged to be a complex area of the current planning system. Concern was also expressed regarding the site's proximity to the Limpsfield Village Conservation Area.

The following context was noted:

- Thornhill (the front two fields, further along the south side of the A25) – this site is currently the subject of an appeal and the outcome of that appeal could affect other sites including the allotments, and LPC therefore is very interested to see its outcome. There is no fixed time limit for an appeal decision, although appeals are usually determined within six months.
- LPC has also submitted a response to the developer's initial consultation setting out the key points; this has been published on the LPC website, and printed copies are available to members of the public on request.
- Members of the public asked about the forthcoming change to a unitary authority and how this might affect housing need with relation to Green Belt. It was noted that Mole Valley faces similar issues, given the proportion of its area that lies within the Green Belt.
- A member of the public asked about utilities. The Chair explained that this is not a matter for the planning process.
- The resident of 5 Wolf's Row raised a concern regarding utilities affecting a parcel of land within her title deeds. The resident has notified TDC of the issue concerning ownership of the land.

Ted Beresford-Knox commented on the design of the three-storey and semi-detached houses in the developer's proposal, which would effectively create a wall of houses. The mix and positioning of the houses were also considered problematic, as they would effectively be built into the land and would therefore be very dark.

It was noted that the consultation list did not, at that time, include any residents of Wolf's Row. The Chair has spoken to the planning officer and letters will be dispatched this week. The Chair suggested that if the residents want extra time to respond, they should reasonably request it.

Some questions related to how individuals should comment on the application, and it was advised that one per household is sensible.

It was noted that comments regarding noise and disturbance during construction are not generally part of the planning decision. The housing mix and type can be commented on, in relation to privacy and light, but 'loss of view' is not generally a planning consideration.

Members of the public asked whether property values could be affected, given the loss of the views their homes currently enjoy. The Chair explained that this is not a material planning consideration and is subjective.

Concerns were also raised regarding the strain on local services. LPC is minded to ask TDC to request a review on this matter before the new unitary council is established.

TBK summarised possible grounds for objection:

- Green Belt and countryside character:
    - Impact of urban sprawl
    - Impact on the historic character of Oxted, Limpsfield and Hurst Green
- *Impact on the Conservation Area and its setting and outlook*
- Sustainability – distance from the railway station and shops, and connectivity of bus services
- Services – strain on utilities and community infrastructure. The Community Infrastructure Levy (CIL) is the mechanism by which contributions are sought from developers; the new Local Plan may require greater contributions.

LPC has requested an extension to the deadline for its response to TDC until 27 October, the date of the next meeting. This has been granted if required.

The Chair proposed a motion to object to the application on the grounds of inappropriate development in the Green Belt, consistent with LPC's original response to the developer's consultation.

Decision: Object. Carried unanimously (4 votes in favour).
Action: JW and TBK to draft the LPC submission to TDC.

4. **MINUTES FROM THE LAST MEETING**

The minutes of the meeting held on 22 September 2026 were approved and signed as a correct record.

5. **PLANNING APPLICATIONS FOR DISCUSSION**

5.1. **2026/955** - Development Site East of Rowlands, Westerham Road, Limpsfield, Oxted, Surrey, RH8 0ED – Erection of 26 new market and affordable homes (Class C3), together with associated vehicular, pedestrian and cycle access, parking, SuDS, landscaping and open space.
Discussed under Item 3 (Public Session). **Decision: To Object (see Item 3).**

5.2. **2026/1140** - Scearnbank Bungalow, Trevereux Hill, Limpsfield, Oxted, Surrey, RH8 0TL – Loft conversion and alterations to fenestration in association with the conversion of existing outbuilding to ancillary residential accommodation.
Decision: To Comment - no objection, subject to a condition that the ancillary accommodation remains within the same title as the main dwelling.

5.3. **2026/954** - Stables, Red Lane Farm, Red Lane, Limpsfield, Oxted, Surrey, RH8 0RT – Reserved Matters submission pursuant to outline planning permission ref 2025/1517,

comprising Appearance and Landscaping. Following discussion and review of the planning application history, and changes to housing mix, it is recommended to comment. **Decision: To comment, requesting that conditions be attached relating to housing mix and the Limpsfield Neighbourhood Plan.** JW and TBK to draft comments by end of w/c 12th October.

5.4. **2026/1111 -** Bulbarrow, Pains Hill, Limpsfield, Oxted, Surrey, RH8 0RG – Erection of single-storey extension and external alterations: existing chimney stacks removed, bay window demolished and changes to fenestration.
The site lies within the National Landscape. Ted Beresford-Knox provided guidance: the design has been reduced and now appears reasonable, with no perceived adverse effect on the surrounding area. **Decision: No Comment.**

5.5. 2022/1326/Cond2 - Little Coppice, 5 Sylvan Close, Limpsfield, Oxted, Surrey, RH8 0DX – Details pursuant to the discharge of condition 3 (Materials) of planning permission ref: 2022/1326.
It was noted that the owner of Little Coppice (and former owner of the land being developed) has asked why the application still bears his address, given that it post-dates the sale of the land. This has been referred to Paul Batchelor at TDC, and the resident has been advised to contact the new owner or their solicitor regarding the change of address. It was noted, however, that the address on an active or amended application must remain consistent. **Decision: No comment – technical application.**

6. ANY OTHER BUSINESS (AOB)

6.1. Jenny Williams and Mark Wilson confirmed they will be attending the TDC Planning Committee on 1 October regarding Land adjacent to Edenbrook (2025/579), which has been called in by Ian Booth. MW will make the representation against the application on behalf of LPC .

Next meeting: 27 October 2026.