DRAFT MINUTES OF

Limpsfield Parish Council Planning Committee Meeting

Tuesday 22 September 2026

6pm at St Peter's Parish Office, Limpsfield

Present: Jenny Williams (Chair), Tony Taylor, Mark Wilson, John Thompson, Clerk: Sophie Martin

1. **APOLOGIES FOR ABSENCE**
   Ted Beresford-Knox
2. **DECLARATIONS OF DISCLOSABLE INTEREST**
   None
3. **PUBLIC SESSION**
   Ms C Jalfon arrived believing that there may be discussion on potential development of the old allotments site. Ms Jalfon has been in touch regarding the development and gas works on Wolf's row in relation to her home.
   We advised we would not be discussing this potential development until an application has been submitted. We advised her we would keep in contact and let her know if /when an application is submitted and there is an opportunity for formal discussion.
4. **MINUTES FROM THE LAST MEETING**
   Approved / Signed as circulated

5. **PLANNING APPLICATIONS FOR DISCUSSION**
   - 2025/1517/Cond2 Stables, Red Lane Farm, Red Lane, Limpsfield, RH8 0RT – discharge of conditions relating to surface water drainage scheme. **Decision: No comment.**
   - 2026/1088 Pastens Bungalow, Pastens Road, Limpsfield, Oxted, Surrey, RH8 0RE – It was noted that Surrey Hills NL boundary review was considered in this application as a material consideration. And that there was no reference to the LNP in the application which is disappointing. The development is in the green belt and increases volume from 365 to 523 m3. **Decision: To comment on increase in volume to ensure this is acceptable in a green belt location.**
   - 2026/1125 Essington Mount, Pains Hill, Limpsfield, Oxted, Surrey, RH8 0RF – To note this belongs to parish councillor. Approved application already in place. New application is of a slightly different design. **Decision: No comment.**
   - 2026/1073/TPO Street Record, Dwelly Lane, Edenbridge, Surrey. This is tree management application for an area of Staffhurst Wood. **Decision: No Comment – defer to tree officer.**
   - 2026/1099 23 Stanhopes, Limpsfield, Oxted, Surrey, RH8 0TY. Conservation Area. The property's garden backs onto the churchyard. There has been a previous application. New application. It is noted that the Surrey heritage officer has no objections to the development with regards to the Conservation Area. Defer to his opinion. **Decision: No Comment.**
   - 2026/1116 Grants, Grants Lane, Limpsfield, Oxted, Surrey, RH8 0RQ. This appears to be a technical application relating to boundaries and developed land vs amenity land and we would defer to the planning officer. **Decision: No Comment**.

- 2026/954 Stables, Red Lane Farm, Red Lane, Limpsfield, Oxted, Surrey, RH8 0RT - Reserved Matters submission relating to outline planning permission ref 2025/1517. Appearance and Landscaping for 12 dwellings. LPC objected to this application. To note the approved application (officers report) specified 8 x 3 bed and 4 x 2 bed - which has been amended to 10 x 3 bed and 2 x 2 bed homes. We remain concerned about the absence of conditions regarding PDR and scope for significant extension of the larger semi-detached and detached properties. **Decision: Defer to 12 October full council.**
- 2026/1051 Four Winds, Chapel Road, Limpsfield, Oxted, Surrey, RH8 0SX – Certificate of Lawful Development – technical. **Decision: No Comment**
- 2025/1239/Cond1 19 Granville Road, Limpsfield, Oxted, Surrey, RH8 0BX – Discharge of conditions. **Decision: No Comment.**
- 2026/1059/TPO Kent Hatch Road (Kent Hatch House woodland - Limpsfield side) – The woodland sits on the boundary of Crockham Hill and Limpsfield. **Decision: No Comment. Defer to expert opinion of tree officer.**
- 2026/1025 Woodlands, Grub Street, Limpsfield, Oxted, Surrey, RH8 0SH – This is a much smaller house than others on this road and we find no material grounds for refusal. **Decision: No comment.**
- 2026/964 4 Park Road, Limpsfield, Oxted, Surrey, RH8 0AL – Decision: No Comment
- 2026/1046/TPO Castleton, Hookwood Park, Limpsfield, Oxted, Surrey, RH8 0DU. Sensible tree management **Decision: No Comment. Defer to tree officer**.
- 2026/1111 - Bulbarrow – This application only arrived today, and councillors have not had the opportunity to review. Deadline for comments is 16 October. To discuss and present recommendation for decision at full council meeting on 12 October. There is a recent history for this property, which had previous planning application refused (and appeal dismissed). LPC commented re. scale of development in green belt location. **Decision: Defer to Full Council meeting on 12 October.**

6. **RECENT DETERMINATIONS OF NOTE**
   - 2025/1471 Brookfield, Westerham Road A25 – Refused by TDC.

7. **OUTSTANDING APPLICATIONS (NYD) & APPEALS OF NOTE**
   - **2023/0154 – Oxted Quarry - NYD**
   - **2025/579** - Land adjacent to Edenbrook – still awaiting decision.
   - **2025/1287** - Land at Thornhlil – awaiting appeal decision.
   - **2026/914** - Greenheyes – cf. minutes from 25 August 2026. Relating to construction of pool and other garden buildings which may have already taken place ahead of planning. Comment submitted.
   - **2026/396** Padel centre, Broomlands Lane. Awaiting decision. Highways has commented. It has also been noted that Westerham Town Council is also planning a significant padel centre development. Neighbours have expressed significant concerns relating to traffic volume and safety, and submitted independent traffic study/report. LPC has commented on highways / safety concerns.

8. **ENFORCEMENT ISSUES – DISCUSSION / UPDATES**

   - Barn Owl Kennels / Chic Grooming – no update. Awaiting new enforcement to be served.
   - Stoneswood, Stoneswood Road – no update.
   - Whinchat Cottage, Hookwood – enforcement on the apparent division of the plot.

9. **ANY OTHER BUSINESS (AOB)**
   - Brookfield application - letter from residents regarding LPC's decision on the application. A response has been drafted "in consultation with TDC".

- 5 Wolf's Row – letter from resident, Ms C Jalfon, regarding issues with a. potential development of the of allotments and also gas works on Wolf's Row. Ms Jalfon's emails have been shared with her permission with district and county councillors as appropriate.
- NPPF changes (as per Emma Amies' email regarding the LNP Review) – to be discussed at the next planning meeting. This does not affect the LNP review which already refers to NPPF changes. All amendments of the LNP review are non-material changes.