DRAFT MINUTES

Limpsfield Parish Council Planning Committee

Tuesday 27 October 2026, 6.00pm

Venue: St Peter's Parish Office, Limpsfield

Present: Cllrs. Jenny Willams (Chair), Mark Wilson, John Thompson, Tony Taylor

Co-optee, Ted Beresford-Knox and Clerk, Sophie Martin

1. Apologies for Absence None.

2. Declarations of Disclosable Interest None.

3. Public Session There were no members of the public present.

4. Minutes of the Previous Meeting A minor amendment was agreed to the first paragraph of the minutes to clarify the planning application under discussion.

5. Planning Applications for Discussion

2026/1246/TPO – Oaklands, Uvedale Road, Limpsfield
Removal of diseased oak tree (T11).

The Committee agreed to request that a suitable replacement tree of a native species be planted. **Decision: Comment**

2026/1161 – Beresford Court, Westerham Road, Limpsfield
Demolition of existing stables and erection of a new dwelling.

The Committee noted that this application had previously been refused and subsequently allowed on appeal, and that the current application related to a lapsed permission. Surrey County Council had also raised an objection.

The Committee agreed to object, taking into account the proposed review of the Surrey Hills National Landscape boundary. It was also agreed to seek clarification as to whether Listed Building Consent was required and to copy the Parish Council's objection to the Surrey Heritage Officer.

Decision: Objection

2026/1248 and 2026/1235 – Dell Cottage, Pains Hill, Limpsfield, RH8 0RG
Listed Building Consent and planning application for a single-storey kitchen extension.

JW expressed concern that the proposed extension was substantial in scale and might be incompatible with the original building, as well as potentially affecting the character of the surrounding Green Belt area. JW noted the proposed extension would be very visible from the highway.

The Committee agreed to defer to the relevant heritage officer on matters relating to the listed building and to the planning case officer on the acceptability of the proposal in Green Belt terms.

Decision: to comment as above

2026/1222 and 2026/1223 – St Michael's, Wolfs Row, Limpsfield, RH8 0QL
Replacement of three antennas with a dish.

The Committee noted that it had not objected to the original application for the three antennas and agreed to make no comment on the current proposals.

Decision: No Comment

2026/1076 – The High, Kent Hatch Road, Limpsfield, Oxted, RH8 0TA
Amended proposal reducing the scale of the development.

The Committee noted that it had not objected to the original application and agreed to make no comment on the revised proposal.

Decision: No Comment

2026/1306 – 20 Detillens Lane, Limpsfield, Oxted, RH8 0DJ

Decision: No Comment

2026/955 – Land to the East of Rowlands, Westerham Road ("Old Allotments" site)

The Committee reviewed the final draft of its formal response, an objection. TBK suggested a minor amendment concerning the bus service.

The response addresses Green Belt policy, the Limpsfield Neighbourhood Plan and representations received from local residents. The Committee agreed that the response should be finalised to incorporate the suggested amendment.

6. Recent Determinations of Note

2025/579 – Land adjacent to Edenbrook, 45a East Hill, Oxted

The Committee noted that the application had been refused by Tandridge District Council's Planning Committee on 1 October 2026. Jenny Williams and Mark Wilson attended and represented the views of LPC. The reasons for refusal included the impact on neighbouring properties and the failure to maintain the area's special separation.

Although flooding was not a reason for refusal, the Committee acknowledged the potential for increased flooding as a result of climate change.

2026/914 – Greenheyes

The application was approved. Members were referred to the minutes of 25 August 2026 and noted that the application description had been amended to include the words “Part Retrospective”.

7. Outstanding Applications (NYD) and Appeals of Note

- **2023/0154 – Oxted Quarry:** No update.
- **2025/1287 – Land at Thornhill:** Appeal ongoing.
- **2026/396 – Padel Centre, Broomlands Lane:** No update.

8. Enforcement Issues – Discussion and Updates

- **Barn Owl Kennels / Chic Grooming:** No update.
- **Stoneswood, Stoneswood Road:** No update.
- **Whinchat Cottage, Hookwood:** The Committee noted that the tall posts previously installed without planning permission, which had been identified as a potential enforcement matter, had been removed.

9. National Planning Policy Framework (NPPF) and National Scheme of Delegation

TBK reported on the presentation given by O’Neill Homer on 22 October, attended by AT, JT, TBK and JW. The discussion covered the revised National Planning Policy Framework (NPPF), published on 17 August 2026, and its implications for development management and neighbourhood planning.

Revised National Planning Policy Framework

TBK observed that the revised NPPF represented a fundamental change to the planning policy framework. A key distinction was the treatment of development within settlements and development outside settlement boundaries.

The Committee discussed the continued importance of neighbourhood plans and local design codes. It was noted that the revised framework placed greater emphasis on national policy and introduced National Decision-Making Policies (NDMPs). These are intended to provide a consistent national basis for determining planning applications and reduce duplication or conflict between national and local policies.

TBK considered that reviewing neighbourhood plans every five years could present a significant challenge, although Limpsfield Parish Council had already undertaken a review of its Neighbourhood Plan.

The Committee discussed the revised emphasis on making effective use of land, including opportunities to increase residential density, extend existing homes and provide additional accommodation within established residential areas.

TBK welcomed the distinction between back gardens within built-up areas and previously developed land. The Committee noted the importance of assessing the planning status and

context of individual sites carefully, particularly where proposals involve backland development or land outside settlement boundaries.

The presentation also addressed the approach to planning appeals and the importance of presenting the principal points and conclusions of representations clearly before setting out the supporting detail. TBK expressed some reservations about the suggested approach to structuring responses.

JT asked for clarification regarding NDMPs. It was noted that the revised framework introduced a more comprehensive set of national decision-making policies, clarifying the matters to be considered when determining planning applications and the relationship between national and local planning policies.

National Scheme of Delegation - 31 October 2026.

The Committee discussed the new National Scheme of Delegation and its implications for the role of planning committees and local planning authorities, particularly with reference to remote decision-making with the local government reorganisation of Surrey. Members expressed concern that the changes could reduce the number of applications considered by elected members, and without opportunity for wider discussion at a local level; and increase reliance on delegated decisions by planning officers. Concern was also expressed about the additional responsibility and pressure this could place on officers.

[Tandridge District Council has since circulated a briefing note explaining the changes.]

Members agreed that the practical implications for parish councils, particularly their ability to raise concerns about planning applications and secure appropriate consideration of local issues, were important matters to monitor.

10. Draft Tandridge District Local Plan 2027–2042 (Regulation 19)

The Committee noted that the final draft of the Tandridge District Local Plan had been approved for Regulation 19 consultation. The consultation period would close at 9.00am on Tuesday 8 December 2026.

TBK suggested that the Parish Council should submit a response supporting the overall strategy for development in the Green Belt, while setting out any relevant comments on the proposed policies. It was noted that the Tandridge District Council offices were the only site within Limpsfield identified for development in the draft Plan.

TBK and JW agreed to prepare draft comments for consideration at the next meeting.

MW raised concerns about the availability of water supplies and wastewater infrastructure to support new development. Members noted the Plan’s reference to work undertaken by Crawley Borough Council in relation to water abstraction.

JT raised questions about the provision of affordable housing and observed that the draft Plan did not appear to give sufficient recognition to the role of parish councils.

JT also commented that the vision for the district could have given greater consideration to the distinct character of individual streets and local areas.

11. Any Other Business

None.

The meeting closed at 7.29pm.

Date of next meeting: Tuesday 24 November 2026 at 6.00pm.