



**MINUTES OF THE PLANNING COMMITTEE MEETING OF LINGFIELD PARISH
COUNCIL HELD ON 11th OCTOBER 2023 AT 7PM
AT LINGFIELD AND DORMANSLAND COMMUNITY CENTRE**

Present:

Cllr Liz Lockwood (chair)
Cllr Julie Duggan
Cllr Jason Fudge

One member of the public (part meeting).

1) Apologies for absence

Apologies were received and accepted from Cllrs Hearnden, Downing, Marks and Lee Dunkley, Parish Clerk

2) Declarations of Interest/Request for Dispensations

Cllr Lockwood declared a non-pecuniary interest in the Pitts Barn Application and would withdraw from that item, making the meeting inquorate, it was resolved that this item be deferred to the next planning committee meeting, noting that the determination date for the application was 4 December 2023. Cllrs Lockwood/Fudge, unanimous

3) Public Participation

One member of the public arrived at this point of the meeting and wished to speak about the last item and was informed of the intention to defer (see item 2)

4) Planning Committee meeting minutes 26th July 2023

These were agreed as a true and accurate record of the meeting, a copy to be signed at the next meeting. Cllrs Lockwood/Fudge, unanimous.

5) Planning Applications live consultations

Application Number	Address	Description	Decision Date	Parish Comments
2022/778/ Cond1	Barn Cottage, Vicarage Road, Lingfield, RH7 6HA	Details pursuant to the discharge of Condition 3 (Materials) of planning permission ref: 2022/778 dated 26th May 2023 (Side extension to create single storey carport with pitched roof).	24 Oct 2023	No objection
2023/906	27 Drivers Mead, Lingfield, RH7 6EU	Formation of dropped kerb crossover/driveway	25 Oct 2023	No objection
2023/1046/ TPO	25 Ash Close, Lingfield, RH7 6HQ	T1) - Scots pine - Longest lateral branch. Remove 2 no pendular sub branches and reduce end by appx 1.5m. Leaving a residual branch length of appx 3m.	25 Oct 2023	No objection

2023/1039	Felcourt Farm, Felcourt, East Grinstead, RH19 2LQ	Alterations to the building pursuant to approved change of use under TA/2023/628/NC and conversion of remainder building to light industrial/storage (Class E/B8)	26 Oct 2023	No objection
2023/1077/ TPO	26 To 28 Bakers Lane, Lingfield, RH7 6HD	T1) - Sycamore - Remove.	31 Oct 2023	Strong objection Site potentially under threat of redevelopment (same owner – 2 previous applications for redevelopment) Tree is visible from highway and users of the building, provides shade for the play area Please could it be investigated if remedial action can save the tree? it is surrounded by the playground which may be part of the problem with its condition.
2023/1085	28 Mount Pleasant Road, Lingfield, RH7 6BH	Demolition of linked garage. Infilling of existing side porch to habitable space. Erection of a single storey side and rear extension including a front porch extension. Alterations to the external wall and roof materials.	1 Nov 2023	No objection
2023/1138	2 Vicarage Road, Lingfield, RH7 6EZ	Creation of Loft conversion including the installation of three roof windows into the pitched roof of the front elevation and the addition of a dormer at the rear.	15 Nov 2023	No objection
2023/1141/ TPO	Brackenridge, 66 Lincolns Mead, Lingfield RH7 6TA	Please refer to photos provided. T1) - Oak - 2-3m whole crown reduction. T2) - Oak - 2-3m whole crown reduction.	15 Nov 2023	No objection
2023/1087	Pitts Barn, Rowlands Farm, Newchapel Road, Lingfield, RH7 6BJ	Proposed development of up to 43 self build dwellings including 13 keyworker or affordable dwellings, with associated parking and amenity space, biodiversity enhancement, community orchard and electric vehicle pool. (Outline planning all matters reserved aside from access)	4 Dec 2023	Deferred to next meeting

Resolved to submit comments as recorded Cllrs Lockwood/Fudge **unanimous**

6) Results

Application	Address	Description	PC Comments	Decision
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number				
<u>2023/855/TCA</u>	The College, College Close, Lingfield, Surrey, RH7 6HG	T1) - Mature Yew - Remove dead side of tree. Reduce branches house side to balance tree. 2 - 3m on lower half of crown leaving appx 4m in length of lower limbs.	Leave decision to the tree officer but could he/she try to find out what has killed one side of the tree to prevent it happening on the other side	Approved
<u>2023/409</u>	<u>52 High Street,</u> <u>Lingfield,</u> <u>Surrey,</u> <u>RH7 6AA</u>	Removal of condition 4 (Restriction on use) attached to planning permission 2013/1357 for the "Erection of attached double garage"	No comment	Approved
<u>2023/747</u>	<u>The Lodge,</u> <u>Felcourt Road,</u> <u>Felcourt, East</u> <u>Grinstead,</u> <u>Surrey,</u> <u>RH19 2LF</u>	Demolition of existing store and conservatory. Erection of single storey extension to the south elevation.	No objection	Approved
<u>2023/736</u>	<u>The Lodge,</u> <u>Felcourt Road,</u> <u>Felcourt, East</u> <u>Grinstead,</u> <u>Surrey,</u> <u>RH19 2LF</u>	Detached garage with hipped roof. Driveway with permeable Eco-Grid system with chippings.	No objection	Approved
<u>2020/1723/Cond1</u>	<u>The Lodge, Ray</u> <u>Lodge Farm,</u> <u>Ray Lane,</u> <u>Lingfield,</u> <u>Surrey,</u> <u>RH7 6JH</u>	Details pursuant to the discharge of condition 3 (Materials) condition 6 (Surface Water Drainage Scheme) and condition 7 (Carbon Emissions) of planning permission ref:2020/1723 dated 4 August 2021 (Replacement of existing caravan with detached dwelling)	No comment	Approval of conditions details
<u>2023/529</u>	<u>Woodhaven,</u> <u>Chestnut Walk,</u> <u>Felcourt, East</u> <u>Grinstead,</u> <u>Surrey,</u> <u>RH19 2LB</u>	Erection of a detached garage	No objection	Granted
<u>2023/289</u>	<u>22 Godstone</u> <u>Road, Lingfield,</u> <u>Surrey,</u> <u>RH7 6BW</u>	Demolition of existing external stores and canopy. Erection of single storey rear extension, two storey side extension, and rear dormer in association with loft conversion to facilitate 2no. additional self-contained flats (C3).	Comment Could the planning officer consider the lack of parking in the area when making a decision	Approved
<u>2023/628/NC</u>	<u>Felcourt Farm,</u> <u>Felcourt, East</u> <u>Grinstead,</u> <u>Surrey,</u> <u>RH19 2LQ</u>	Change of use of agricultural buildings to a flexible commercial use (Class E) (Prior approval class R part 3 schedule 2)	No objection	Prior approval required and given
<u>2023/670/TCA</u>	<u>Heatherwell</u> <u>House, Station</u> <u>Road, Lingfield,</u>	(Please refer to photos provided.) T1) - Ash - Remove T2) - Oak - Full	Comment Recommend the tree officer requests suitable replacements for	Approved

	<u>Surrey, RH7 6EF</u>	reduction by around 3M to previous pruning points T3) - Ash - Remove.	the felled trees	
2022/1549	Land To The East Of Paris Farm, Lingfield, Surrey, RH7 6BZ	Creation of a 2m high earth bund as a means of enclosure Lawful development Certificate	Strong objection A bund is not considered a means of enclosure. A fence would still be needed for equestrian use. The parish council is of the opinion what is proposed is a major engineering operation and a Change of Use would be required. In addition, it adjoins a public right of way so cannot be higher than 1 metre	Planning permission is required

Noted

7) **Appeals/Enforcements**

Cllr Lockwood reported that the appeal result for 2 new dwellings at Rome Farm (2022/87) was dismissed on green belt policies and highways issues. Noted

Cllr Lockwood reported some local concern had been raised by residents at the refurbishment of Chef's Cuisine, 33 – 35 High Street was potentially to become a kebab takeaway shop, which would require planning permission for the change of use from Use Class E to Sui Generis, which could be contrary to the designation of the "retail area" of Lingfield commercial centre in the adopted Tandridge Local Plans (2008 and 2014). Cllr Lockwood suggested she raise a letter of concern to the Enforcement team as other applications for hot food takeaways have been refused in the centre on the adopted policies and on the current over supply of hot food takeaways for the whole village. Resolved Cllrs Fudge/Duggan unanimous. Action Cllr Lockwood to send email to enforcement officer, Fiona Lander, to flag concerns

8) **Date of next meeting** 13 November 2023

Meeting closed at 7.25pm