



**MINUTES OF THE PLANNING COMMITTEE MEETING OF LINGFIELD PARISH
COUNCIL HELD ON 8th NOVEMBER 2023 AT 7PM
AT LINGFIELD AND DORMANSLAND COMMUNITY CENTRE**

Present:

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

Also present

Cllr Lesley Steeds

Three members of the public.

1) Apologies for absence

Apologies were received and accepted from Cllrs Downing and 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 will withdraw from the room for the discussion on that item.

3) Public Participation

Mr and Mrs Shorey spoke of their opposition to the alcohol licence application for the Pizza Parlour stating that their home is one of the closest to the application site and they will be affected by the increased noise as a result of customers sitting outside. They do not object to the shop's current use. They have already submitted their comments, which they listed as the following:

Other shops are licenced to sell alcohol within very close proximity, and it would encourage others to sit and drink outside the defined area for the Pizza Parlour.

It is close to the school bus stop (risk of harm to children)

Public nuisance and disorder incidents have been attended to by the police, relating to drunken behaviour by customers purchasing alcohol from the Post Office and sitting outside nearby.

Concerned that the area could see heaters and canopy to keep seated customers warm/dry, extending the outdoor eating/drinking all year round

As a planning consideration, it is believed that it only has planning permission for a takeaway and not for on-site consumption.

Mr Remmer spoke in his capacity as applicant for the Pitts Barn Self Build Housing application, stating that the Ecology/Biodiversity report was now on the TDC planning portal along with the required Sustainable Drainage Report.

4) Planning Committee meeting minutes 8th October 2023

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

Cllr Lockwood reported that she did not notify the enforcement officer at Tandridge about potential concerns regarding the changes at the restaurant formerly known as Chef's

Cuisine as it had been noted that new advertisements on the premises indicated that it was going to be mainly a sit-down restaurant, like its predecessor. Noted

5) Planning Applications live consultations

Application Number	Address	Description	Decision Date	Parish Comments
2023/1213	Field Cottage, 74 Godstone Road, Lingfield, RH7 6BT	Demolition of existing conservatory, sunroom & one outbuilding and the reduction of existing summerhouse. Erection of a single storey side & rear extensions with associated internal alterations.	1 Dec 2023	No objection
2023/974	Shop Adjacent, Greyhound Inn, Plaistow Street, Lingfield RH7 6AU	Alterations to former stable for improved retail use	15 Nov 2023	No objection Note planning permission has been logged on the Portal as "approved" on 8 Nov, new plans have been submitted showing removal of windows inserted without Planning Permission and subject of an enforcement appeal
2023/983	Shop Adjacent, Greyhound Inn, Plaistow Street, Lingfield, RH7 6AU	Alterations to former stable for improved retail use (Listed Building Consent)	15 Nov 2023	No objection subject to the removal of the windows and reinstatement of the brickwork to match existing as recommended by the Surrey CC Heritage Officer as being a condition for approval.
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	Object Inappropriate development in the Green Belt

Resolved to submit comments as recorded for items 1 to 3, Cllrs Lockwood/Hearnden unanimous.

Resolved to submit comments as recorded for item 4, Other comments made by councillors are not included in the submission but were related to the concern that potential for changes to the scheme once permission had been granted could be more damaging to the green belt and the uncertainty about the nature of the affordable units because this is only an outline application. Cllrs Fudge/Duggan, Carried 2 votes to 1 (Note Cllr Lockwood left the room for this item)

6) Planning Application decisions since the previous meeting

Application number	Address	Description	PC Comments	Decision
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).	No objection	Approved
2023/906	27 Drivers Mead, Lingfield, RH7 6EU	Formation of dropped kerb crossover/driveway	No objection	Approved
2023/1077/ TPO	26 To 28 Bakers Lane, Lingfield, RH7 6HD	T1) - Sycamore - Remove.	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.	Withdrawn
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.	No objection	Approved
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).	No objection	Approved
2023/658	21 Saxbys Lane, Lingfield, RH7 6DL	Erection of two storey side and rear extension and conversion of garage to home study area.	No objection	Approved
2023/677	21 Saxbys Lane, Lingfield RH7 6DL	Change of use of land for purposes falling within Use Class C3. (Retrospective)	No objection	Approved
2023/154	Wychwood, Felcourt Road, Felcourt, East Grinstead, RH19 2LA	Demolition of garage and erection of a ground floor rear/side addition	No objection	Approved
2023/854	Land At Lingfield Wastewater Treatment Works,	Construction and use of a tertiary treatment low voltage assembly kiosk and pumping station kiosk. (Consultation From Surrey	No objection	No objection

	Crowhurst Road, Lingfield, RH7 6BZ	County Council)		
2023/435	Weir Courtney South, Blackberry Lane, Lingfield, RH7 6NG	Extension of entrance lobby	No objection	Approved
2022/685	Land At The Old Cottage, Station Road, Lingfield, RH7 6PG	Outline application with all matters reserved except for access and layout for a residential development of 99 dwellings (40% affordable) with associated access, formal open space, landscaping, car & cycle parking and refuse. (The application site is located within Lingfield Conservation Area and affects the setting of Listed Buildings and Structures).	Object Green Belt and Conservation Area Surrounded by Listed Buildings Overwhelming community objection This site is not included in the emerging Neighbourhood Plan	Non determination Appeal Appeal dismissed

Noted

7) Appeals/Enforcements

Cllr Lockwood reported that the appeal against the Enforcement Notice at Pollards Farm for the new entrance has been dismissed. The Planning Inspector agreed with the Council reasons for the enforcement notice. Noted

Cllr Lockwood reported it had been observed that the new gates and entrance for the recently approved commercial units on Lingfield Common Road (2022/1450), may potentially be a breach of planning legislation. They appear to be higher than 1m which is the permitted development limit for new gates/fencing fronting a highway. Resolved Cllr Lockwood to submit a report to planning enforcement to investigate. Cllrs Hearnden/Fudge, unanimous

8) Licence Application live consultations

The Lingfield Pizza Parlour has applied for a licence to sell alcohol for consumption on and off the premises between 11am and 11pm, 7 days a week, including through the delivery service. The application also includes the consumption of alcohol outside to seated customers on a part of the pavement shown on the application documents from 11am to 9.30pm, 7 days a week. The application is open for consultation until 16 November and comments can be submitted on the following points only

- Prevention of crime and disorder
- Safety
- Public nuisance
- Protection of children from harm

It was noted that the application for the Drunken Cow (Vino V, in November last year) failed to obtain a licence for the consumption of alcohol outside at all, because of the mainly residential location and the noise and disturbance it could cause to adjacent properties and the potential to cause harm to children living in them.

The following points were raised as concerns to be included in a parish council submission:

- The properties surrounding the Pizza Parlour are mainly residential, with children living in the flat above the premises, it is only a single parade of shops surrounded by houses and flats
- The pavement area identified may not be within the ownership of the premises , as shown on the Title Plan for Nos 32 to 40 Godstone Road.
- There is currently no permission to have an external seating area extending across the pavement
- There is currently no planning permission for a sit-down restaurant, the previous takeaway business only had very limited seating inside/outside, it could require change of use application
- The application plan indicates the seating area will reduce the width of the pavement available for pedestrians to less than 1.85m, well below the preferred width of 2m required for pedestrians by the Surrey Highways standards. This is close to a bus stop, where people may be waiting for a bus, restricting the available pavement width further. Pedestrians may be forced to walk in the road which is an unacceptable safety risk
- It may require Highways permission to use the extent of the pavement indicated in the plan because of the location and siting of highways signs, litter bins, council planters, bus stop waiting area and accessible pavement.
- There would be difficulty preventing alcohol from being consumed outside the premises after 9.30pm because it can be purchased elsewhere or even within the premises and taken outside to consume. The application states sale of alcohol to seated customers will stop at 9.30pm, not consumption. It can't be regulated as there are plenty of seating areas nearby which can be used alternatively.
- There is a recent police history of public nuisance and disorder arising from the consumption of alcohol purchased from the nearby shops and being consumed on the pavements. Other seating areas on the pavement have facilitated this and are outside of the control of the Pizza Parlour.
- There is an unauthorized House of Multiple Occupation at No 28 Godstone Road, which lacks sufficient amenity space (hence the refusal of the planning application 2022/1408), and the occupants regularly sit outside the currently vacant shop to socialize and consume alcohol. They have been involved in incidents which required police intervention.
- Barriers/windcreens may be used to segregate the area, as were observed on 1 October this year, when tables, chairs and 1-metre-high barriers/screens were placed on the pavement in various permutations. These will potentially create a road safety issue as drivers exiting Headland Way will have their sightlines impeded when looking left for oncoming traffic.
- Parking by customers who wish to stay, and eat/drink will generate a nuisance/potential road safety issue in an area already with parking difficulties and no parking enforcement on the double yellow lines on the corner of Godstone Road/Headland Way, which were installed to prevent the parking which obscures the sightlines. Customers and delivery vehicles for the Pizza Parlour already obstruct these double yellow lines when it is open.
- The adjacent bus stop is the one used by children returning by bus from schools in Oxted, Caterham, Reigate, Redhill and beyond. These are mostly secondary school age, from 11 years and are all unaccompanied. Headland Way is a "safe route" to the Lingfield Primary school, as it avoids the village centre. These children may not all be accompanied by adults as they are up to 11 years old. The pavement is also on route for many children outside of school term time, as it is on a main road,

going to the football/cricket ground on Godstone Road, nearby play areas, the Nature Reserves, amenities in the village centre like the surgery, shops, etc. Having open air alcohol consumption in plain sight of children is exposing them to an inappropriate influence.

- The location is on a key route to the Racecourse and Lingfield is already popular with racegoers who stop in the village to eat and drink at the established businesses. Should racegoers become additional customers, it could add to the pressures on local parking and road safety and any potential overspill of drunken and disorderly behaviour, should it occur, in a mainly residential area.

Cllr Lockwood offered to collate the comments into a draft submission for councillors to review before it is submitted, in time for the deadline of the 16 November. Resolved Cllr Lockwood/Fudge unanimous

9) **Date of next meeting**
13 December 2023

Meeting closed at 7.50pm