

Tandridge District Council Planning Committee

8 December 2022

Addendum to the Committee Agenda

This addendum document relates to the following applications to be heard by the Planning Committee on 8 December 2022:

5.2 – 2022/762 – Hillview Farm, Grants Lane, Limpsfield, RH8 0RH

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PLANNING COMMITTEE 08 DECEMBER 2022

ADDENDUM TO CHIEF PLANNING OFFICER'S REPORTS

Agenda Item 5.2

Application: 2022/762

Location: Hillview Farm, Grants Lane, Limpsfield RH8 0RH

Proposal: Demolition of buildings in storage and light industrial uses (use classes B2 and B8) and erection of two x 3 bed dwellings with study/office and one x 4 bed dwelling with separate office, together with detached double garages and new internal access road (Amended proposal).

Ward: Limpsfield

Since completion of the Chief Planning Officer's report on this application, it has come to light that there are two planning permissions for employment uses at the site that have not been referred to. These permissions are:

- i) TA/2001/1530: continued use of units 2a, 2b, 2c and 2d for B8 storage; and
- ii) 2003/1111: continued use of unit 1a for storage purposes (B8) and unit 1b for car repairs (B2).

Officers have therefore considered whether these permissions change the recommendation on this application.

Planning Use Class B2 is general industry and Use Class B8 is storage or distribution.

The following are officers' conclusions about the lawfulness of the current uses on the site:

- a) Each of the eight units in the two buildings on the site is a separate planning unit as is the open yard area at the rear of the site for the purposes of assessing lawfulness;
- b) There are five units (2a-e) in the northernmost building on the site; based on information available to officers, only one of these units is being used for a recognisable and lawful B8 storage use in accordance with permission TA/2001/1530;
- c) There are three units (1a-c) in the southernmost building on the site; none of these units is being used for a lawful B2 or B8 use; units 1a and 1b have been combined into 1 unit and are being put to an unlawful B2 use; and
- d) The open yard area has no planning permission but is being used for vehicle parking, storage of vehicles and vehicle parts, stationing of a waste skip and burning of waste.

Officers remain of the view, as set out in the main report, that given the absence of any evidence that the use of the majority of units on the site and the open yard area are lawful, development plan Policy DP4 does not apply to this site.

However, the officers' recommendation in the report is set out in the alternative such that should Policy DP4 be considered to apply then the provisions of that policy relating to the lack of viability of the site for employment purposes becomes the relevant consideration. The main report states in this regard:

Notwithstanding that Policy DP4 is not relevant to the determination of this application, the applicant has sought advice from letting agents about the marketability of the existing units. The applicant has also conducted a marketing exercise for more than a six month period as required by Policy DP4. In both cases the advice received is that units are unlettable in their existing condition and that employment floorspace [within] the development is unviable.

For the above reasons it is considered that the loss of the commercial use of the site is acceptable due to its unsuitable location and condition of the existing buildings and as such there would be no conflict with Core Strategy Policy CSP22.

Recommendation: the Chief Planning Officer's recommendation remains unchanged and conditional planning permission should be GRANTED to application TA/2022/762.