

PLANNING COMMITTEE

1 October 2026

Agenda Item 4.1

LPA Ref. 2025/1258

Address Lingfield Park Racecourse, Racecourse Road, Lingfield, Surrey, RH7 6PQ

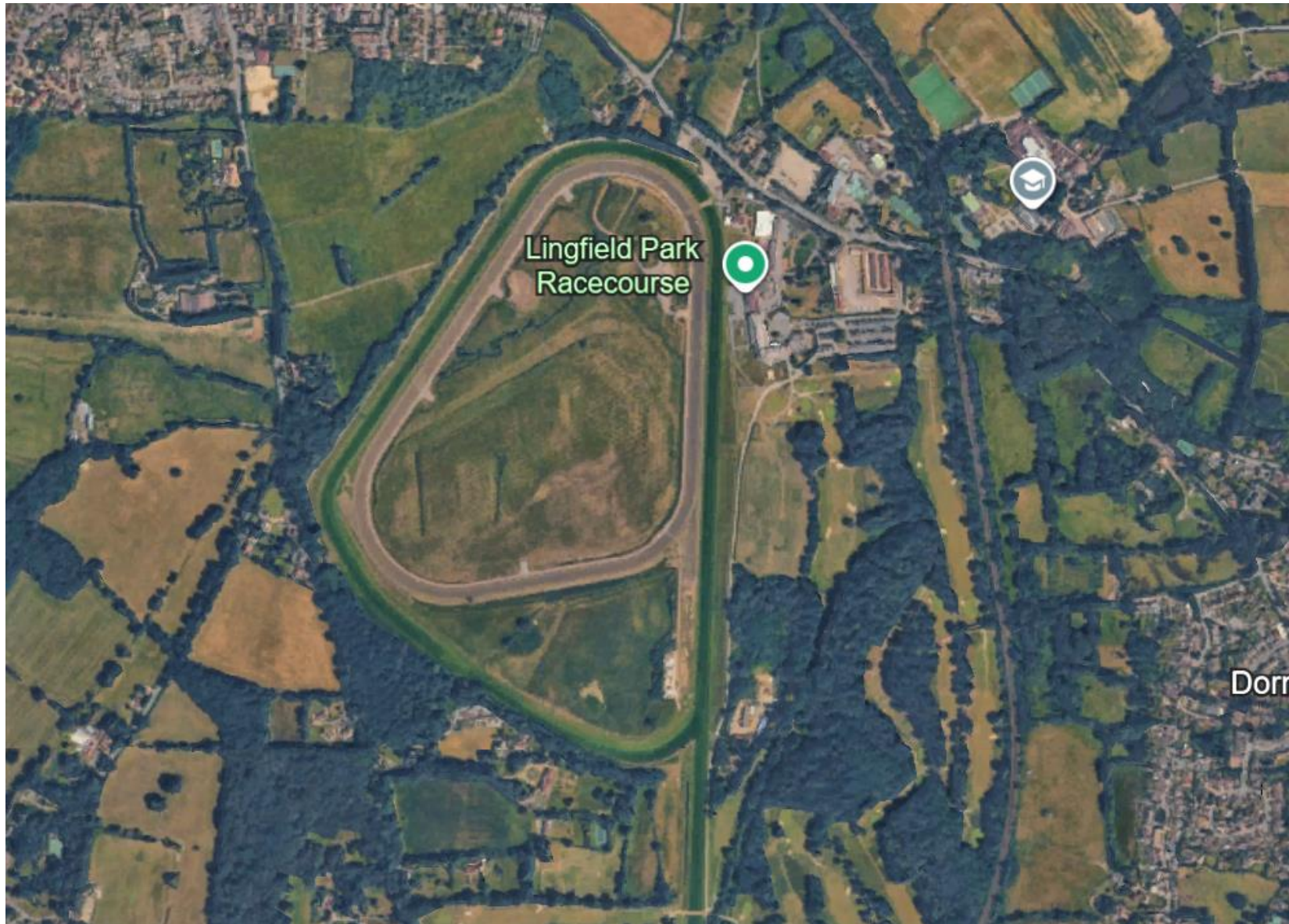
Proposal Proposed directional lighting to All Weather Track and Parade Ring, with low level lighting to the link.

Recommendation: **Approve subject to conditions**

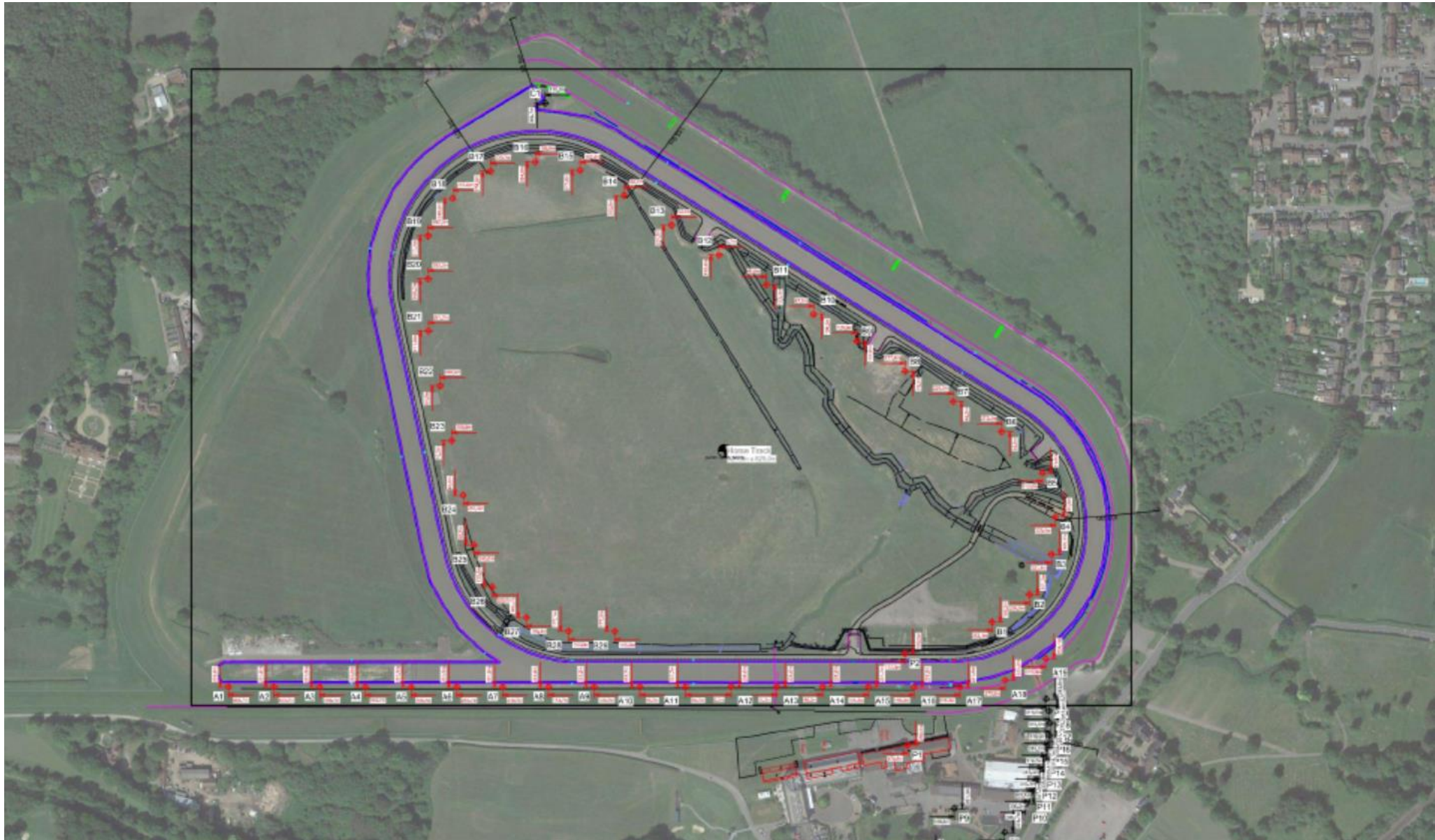
Location Plan – Lingfield Park Racecourse



Aerial View – Lingfield Park Racecourse



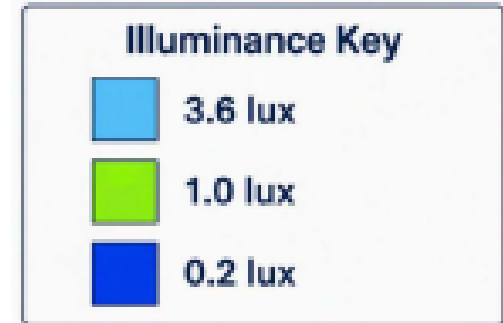
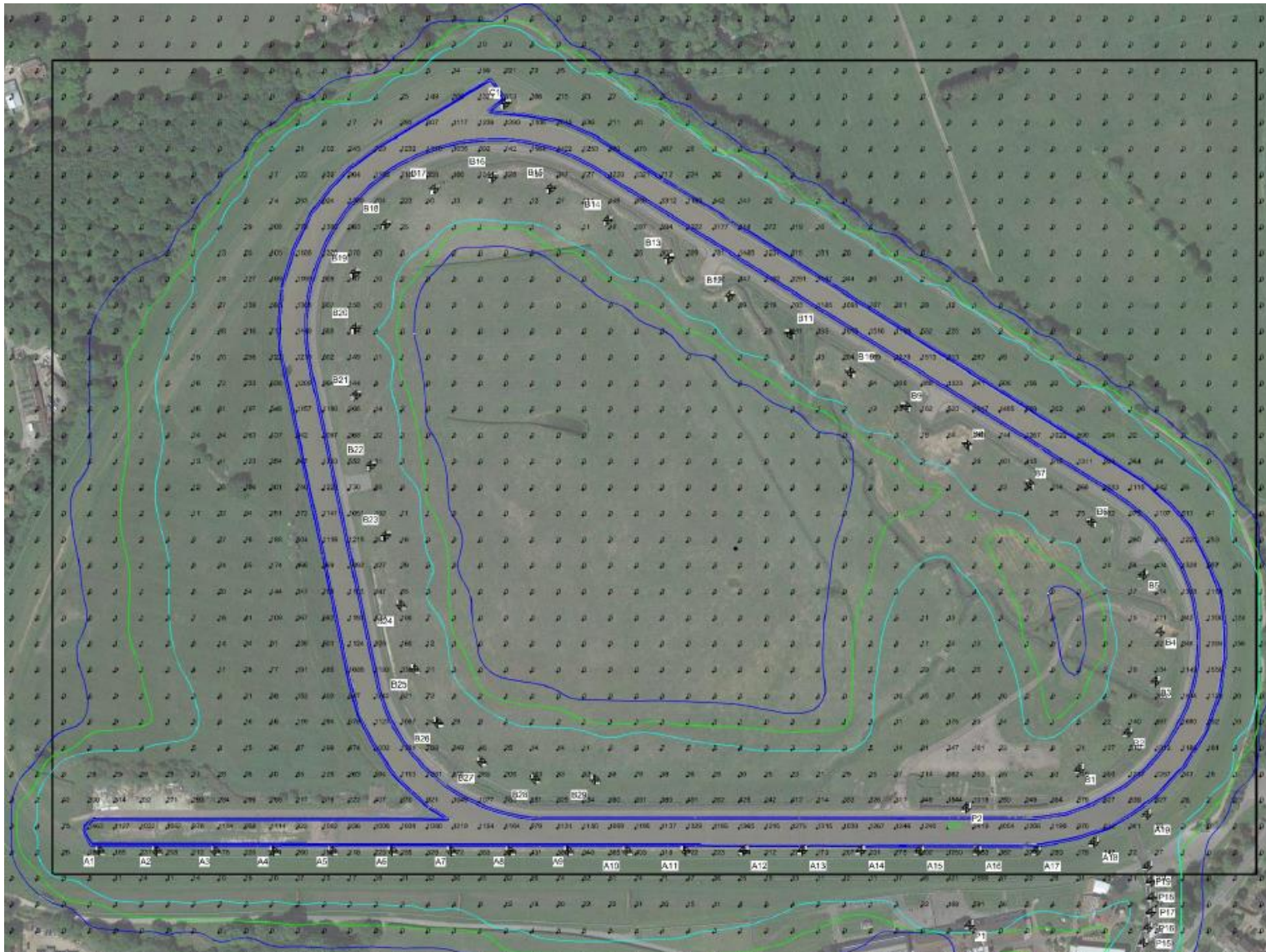
Pole Location Drawing – Lingfield Park Racecourse



Pole Location Drawing – Lingfield Park Racecourse



Simplified Lighting Contour Plan – Lingfield Park Racecourse



Typical Lux Levels

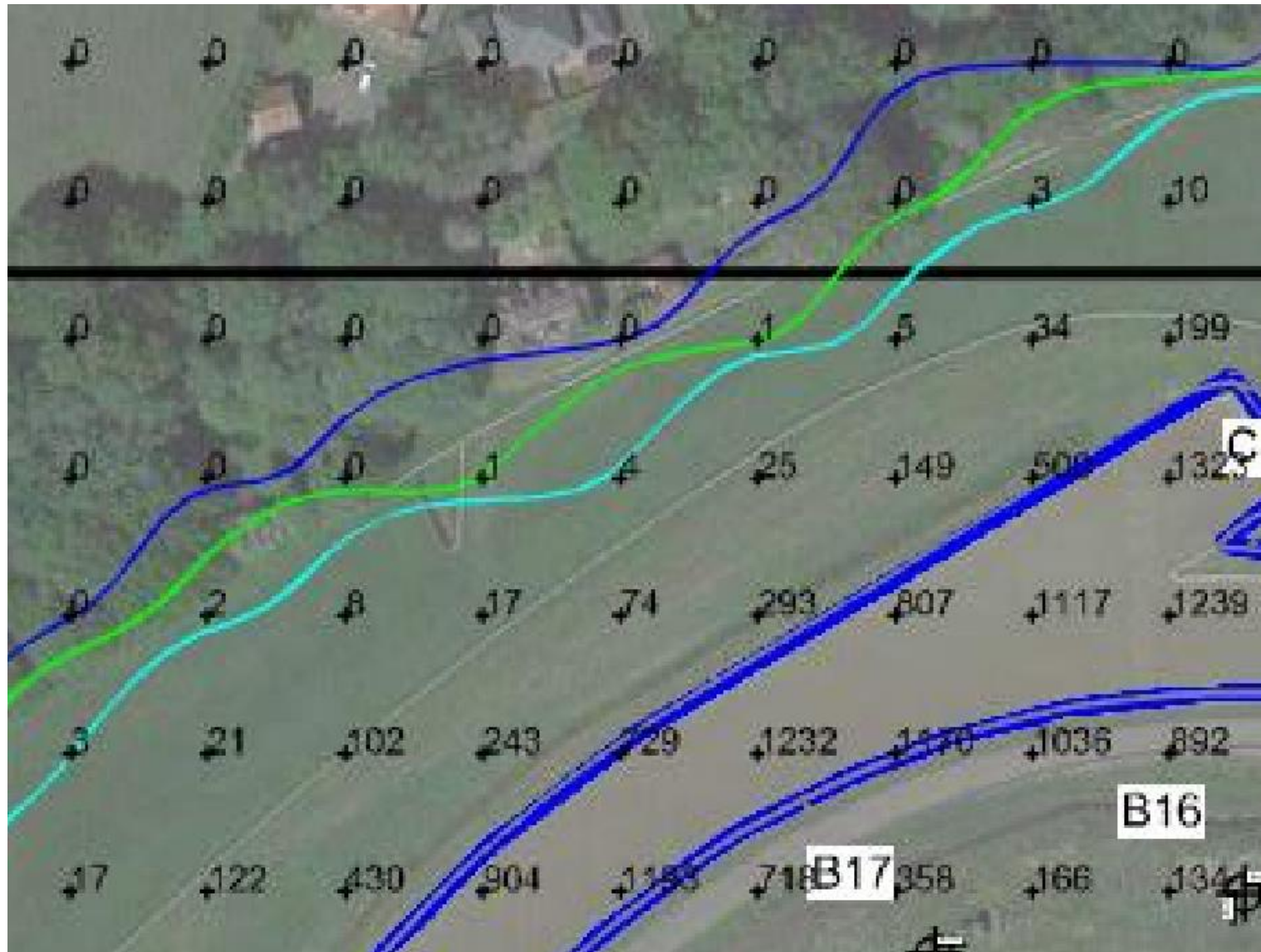
Living Room: 100 – 300 lux

Bedroom: 100 – 200 lux

Office and Meeting Rooms (Council Chambers): 300 – 500 lux

Moonlit Night Sky: 0.05 – 0.2lux

Simplified Lighting Contour Plan – Lingfield Park Racecourse



Typical Lux Levels

Living Room: 100 – 300 lux
Bedroom: 100 – 200 lux
Office and Meeting Rooms
(Council Chambers): 300 – 500 lux
Moonlit Night Sky: 0.05 – 0.2lux

Simplified Lighting Contour Plan – Lingfield Park Racecourse



Typical Lux Levels

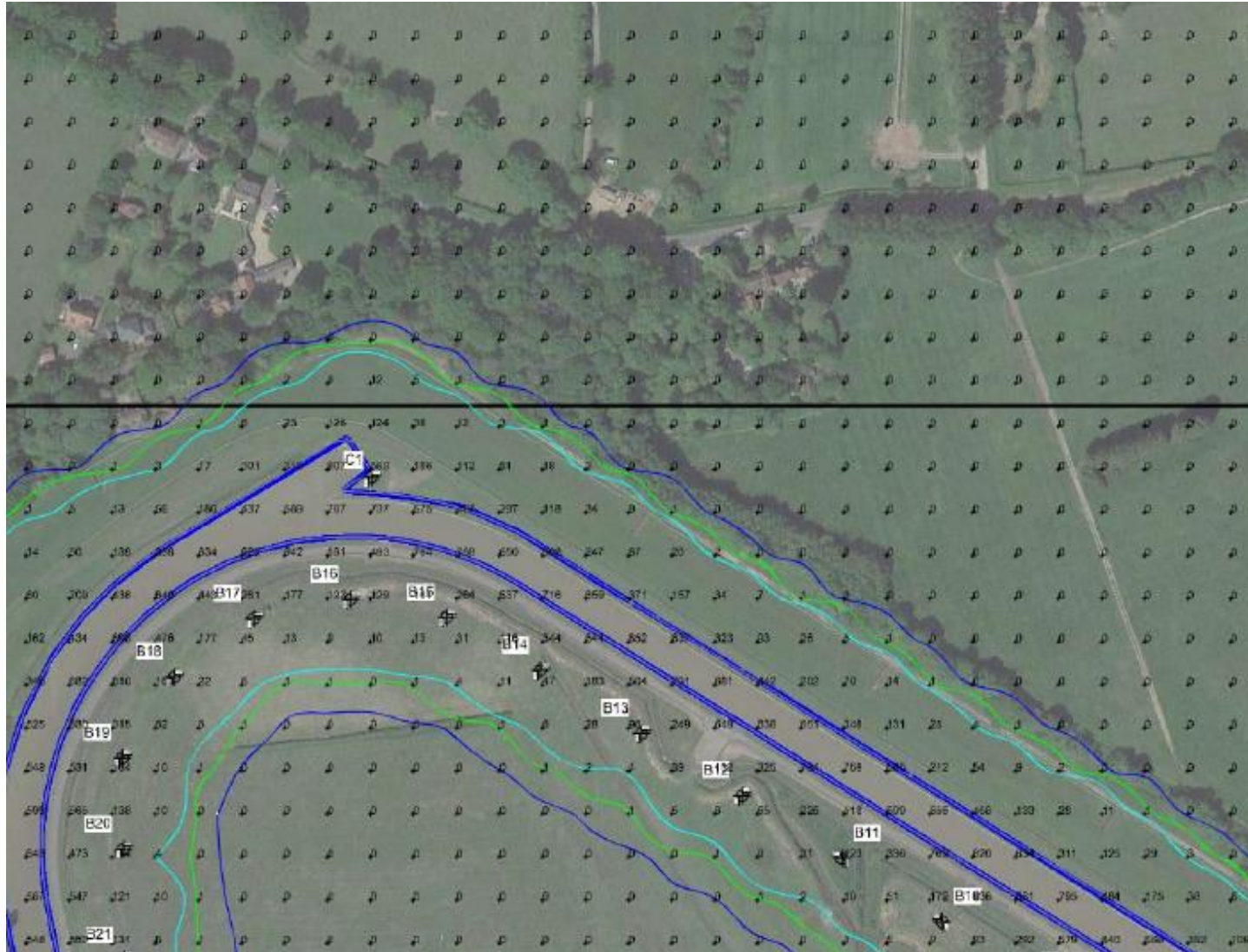
Living Room: 100 – 300 lux

Bedroom: 100 – 200 lux

Office and Meeting Rooms (Council Chambers): 300 – 500 lux

Moonlit Night Sky: 0.05 – 0.2lux

Simplified Lighting Contour Plan – Lingfield Park Racecourse



Typical Lux Levels

Living Room: 100 – 300 lux

Bedroom: 100 – 200 lux

Office and Meeting Rooms (Council Chambers): 300 – 500 lux

Moonlit Night Sky: 0.05 – 0.2lux

Weir Lodge – Lingfield Park Racecourse



Weir Lodge – Lingfield Park Racecourse



Weir Lodge – Lingfield Park Racecourse



Weir Lodge – Lingfield Park Racecourse



Officer Assessment – Lingfield Park Racecourse

- The proposal provides lighting for the existing racecourse and Parade Ring, with use restricted to 50 non-additional occasions per year and lighting switched off by 21:30 at the latest. Officers consider the development appropriate within the Green Belt, with its limited footprint (6.8m²) and siting within the existing racecourse envelope avoiding conflict with Green Belt purposes.
- The lighting is directional and concentrated primarily around the racecourse, with existing landform, trees and bunding limiting wider visual and residential effects. The contour information shows illumination reducing with distance. Environmental Health raises no objection subject to controls on hours and frequency.
- Ecologically, the revised scheme achieves below 3.6 lux along all boundary hedgerows, with only a small residual section of Eden Brook requiring targeted planting. Surrey Wildlife Trust raises no objection subject to ecological conditions.
- Other consultees, including the County Highway Authority and NatureSpace UK, raise no objection subject to the identified safeguards. Gatwick Airport requires control of upward light spill.

Officer Assessment – Lingfield Park Racecourse

CONCLUSION

- The proposal is considered appropriate development associated with the established racecourse use.
- Its visual, residential and ecological impacts are limited by the lighting design, site characteristics and proposed conditions.
- Subject to the recommended conditions, including controls on lighting design, ecology, frequency and hours of use, officers consider the proposal acceptable and recommend **approval**.

Agenda Item – 4.2

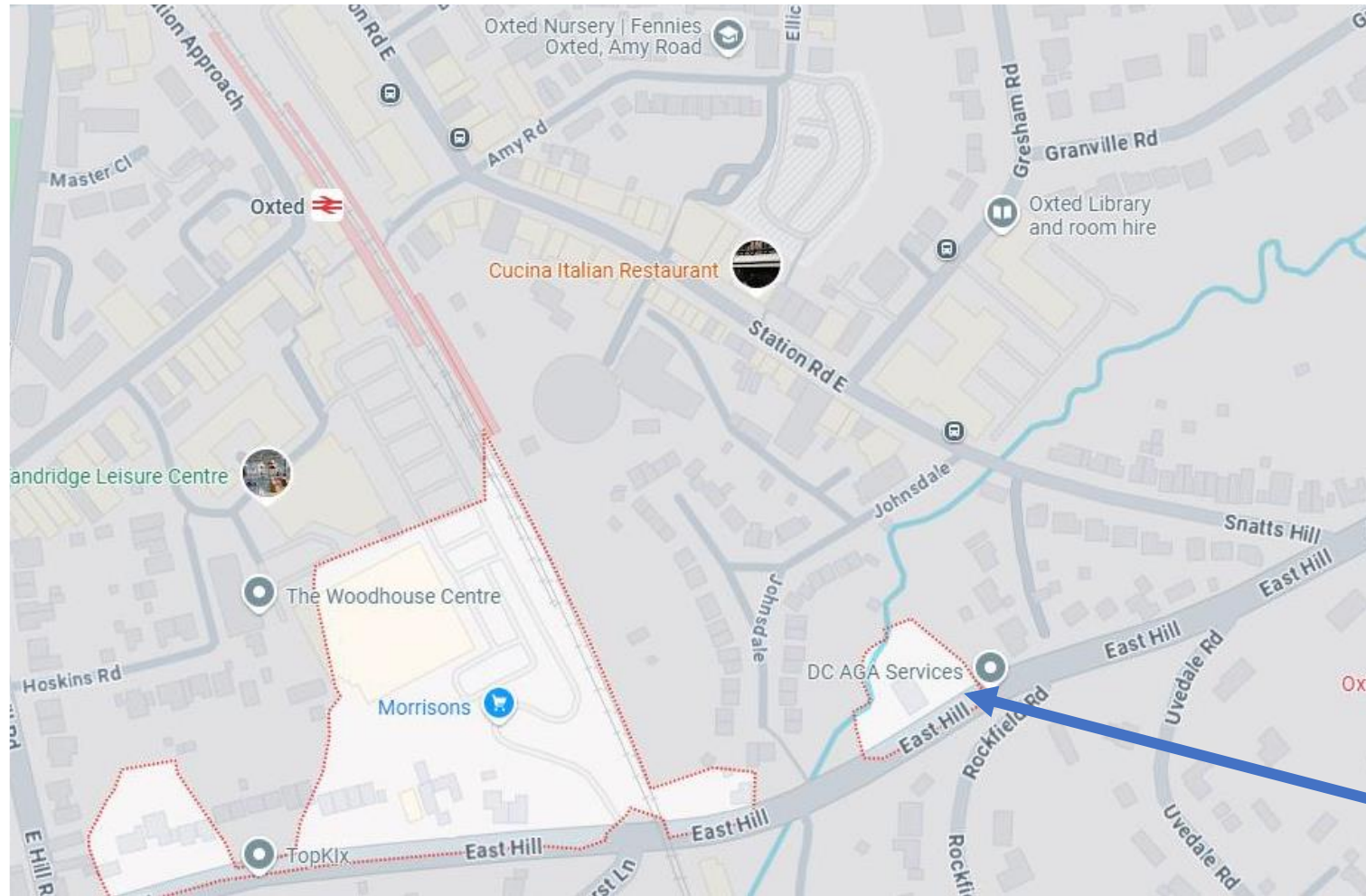
LPA Ref. 2025/579

Address Land Adjacent To Edenbrook, 45a East Hill, Oxted, Surrey, RH8 9AE

Proposal Erection of detached 'self-build' two-bedroom dwelling with associated amenity space, landscaping, parking and utilising existing vehicular access (amended plans).

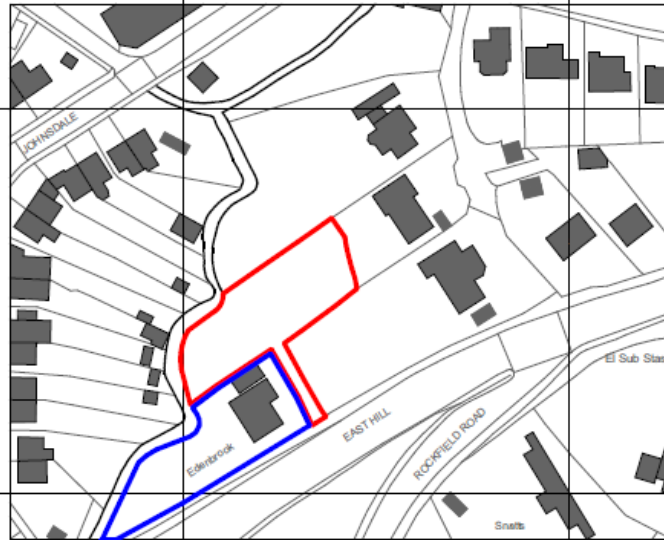
Recommendation: Grant planning permission, subject to conditions and the prior completion of a Section 106 agreement to secure the construction of the Development as a Self-Build Dwelling.

Context Plan



Site

Location Plan



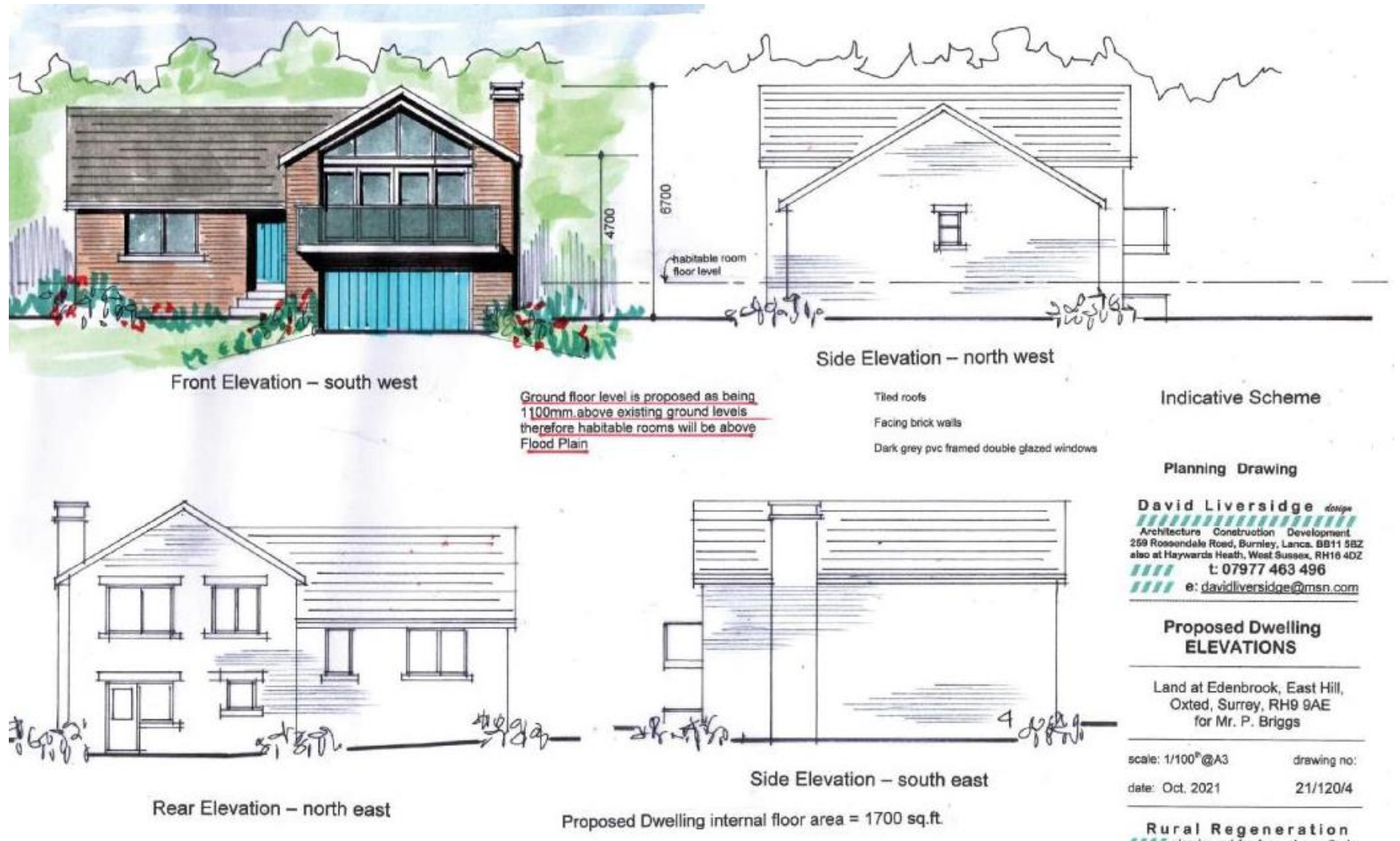
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Previously refused scheme 2021/1949



Refused scheme elevations



**2021/1949: Erection of a self-build dwelling on a parcel of land adjacent to Edenbrook
(Outline planning with all matters reserved): REFUSED on the following grounds:**

The proposal, by reason of the sub-division of the plot, site layout and scale, bulk and massing of the dwellings, would result in a cramped form of development. This would cause significant harm to the distinctive character and appearance of the site and its valued contribution to the locality, contrary to Policy CSP18 of the Tandridge District Core Strategy (2008) and Policies DP7 and DP8 of the Tandridge District Local Plan Part 2: Detailed Policies (2014).

2.The proposal, by reason of its layout, height, scale and proximity to the eastern boundary would result in overlooking upon this boundary and privacy concerns causing significant harm to their residential amenity, contrary to Policy CSP18 of the Tandridge District Core Strategy (2008) and Policy DP7 of the Tandridge Local Plan Part 2: Detailed Policies (2014).

3.The applicant has failed to demonstrate that development would not cause harm to ecological interests' contrary to Policy CSP17 of the Tandridge District Core Strategy (2008), Policy DP19 of the Tandridge District Local Plan: Part 2 - Detailed Policies (2014) and the NPPF (2021)

4.The applicant has failed to provide information which confirms how surface water will be managed on site and how the proposals will not increase surface water flood risk downstream of the site; contrary to Policy DP21 of the Tandridge District Local Plan: Part 2 - Detailed Policies (2014).

Summary of Appeal Decision – 2021/1949

- The key issue is whether a dwelling could be accommodated on the site in accordance with the relevant policies. The indicative drawings do not, in my opinion, demonstrate this to be the case. They show a dwelling that would look harmfully squeezed, lacking the spaciousness of the immediate area. It would also alter the pattern and grain of development, creating a relatively close back-to-back arrangement with No.6 that would be out of keeping with the distinctive spacious character of the area.
- Nevertheless, as I have noted, the appellant is not tied to the indicative plans. However, it seems to me that any alternatives in this respect might give rise to other problems in terms of creating a strong contrast to the more generously proportioned dwellings in the immediate vicinity. It is also not clear to me that an alternative would necessarily overcome the concerns regarding the pattern and grain of development. These are legitimate concerns in terms of ensuring the development respects the character and local context in which it would be set.
- As such, based on the information before me, it has not been adequately shown how the proposal would contribute towards the Council's aims of ensuring new development, amongst other things reflects and respects its character, setting and local context.

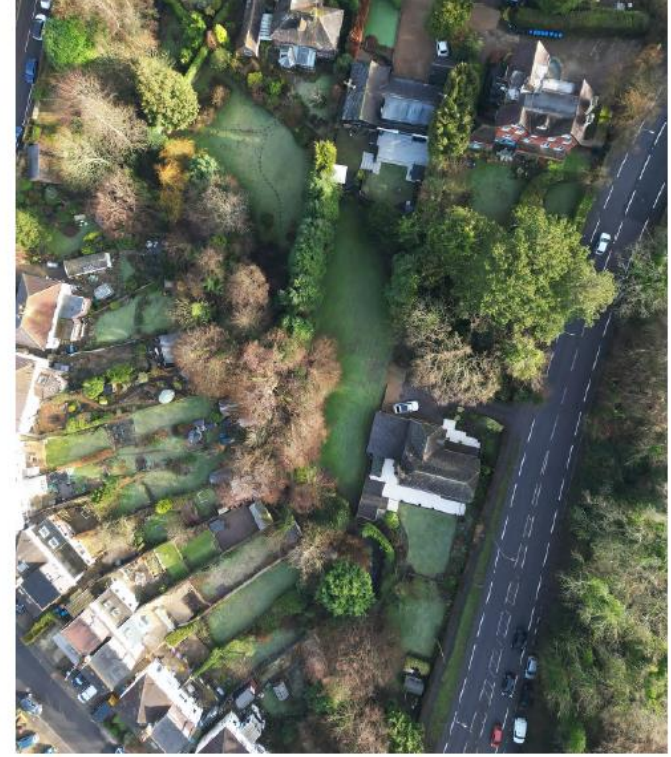
Summary of Appeal Decision (Continued)

- It seems to me that a repositioned dwelling within the appeal site could be erected without having windows on the eastern elevation. However, this in turn could place constraints on the internal layout and outlook, given the proximity of the tree canopies to any built form. The removal of boundary trees might alleviate such concerns, but I am also mindful that any internal levels may need to be raised to address flood risk issues, which could in turn cause overlooking or other issues in regard to other neighbours.
- It is therefore not clear, within the scope and context of an outline application with all matters reserved, if the site could be developed for residential purposes without causing harm to the living conditions of residents of existing residential properties around the site. I am therefore unable to conclude on this main issue that it has been adequately demonstrated that the proposal would not cause material harm to the living conditions of occupiers of existing neighbouring residential properties.

Proposed Site Layout



SITE PHOTOS



1

2

3

Proposed Elevations



1 Front Elevation (West)



2 Side Elevation (South)



3 Rear Elevation (East)



4 Side Elevation (North)

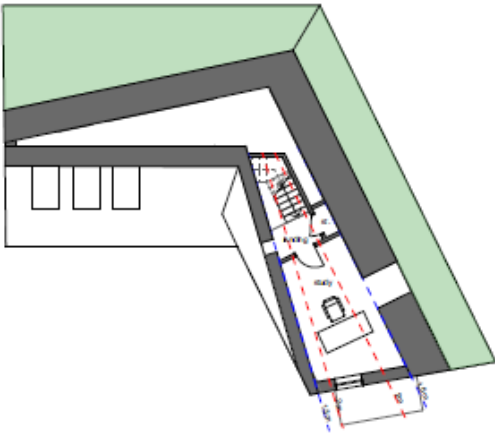
Site Layout/Ground Floor Plan



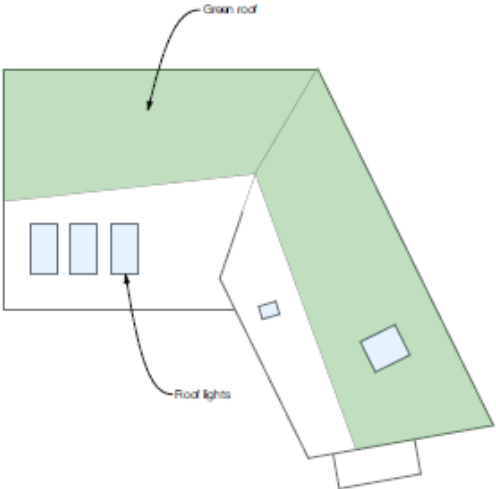
Proposed floor and Roof Plans



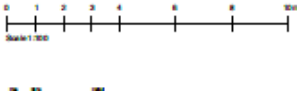
01-Ground Floor



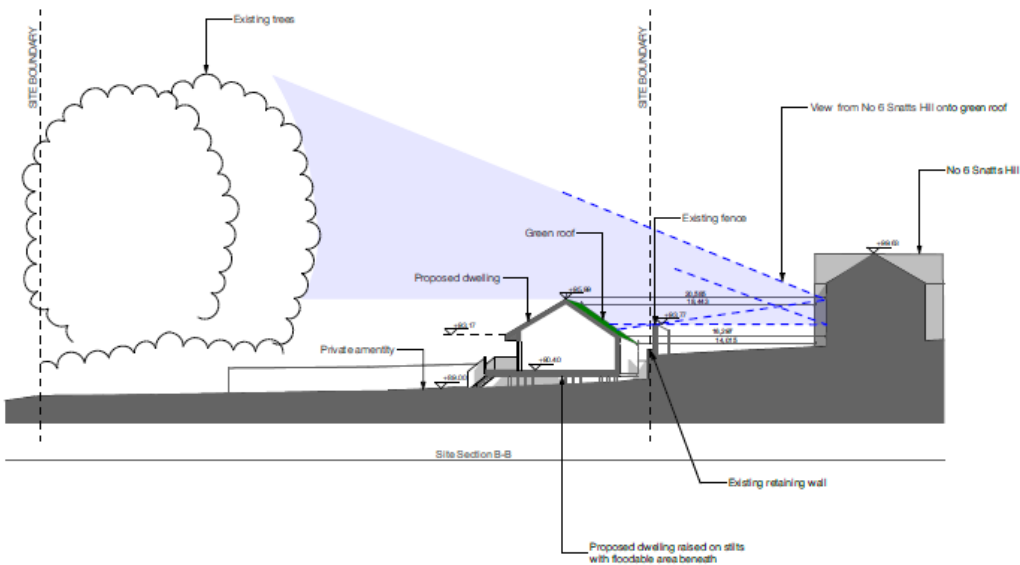
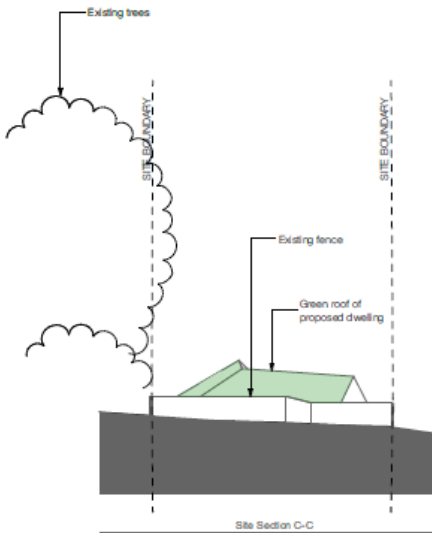
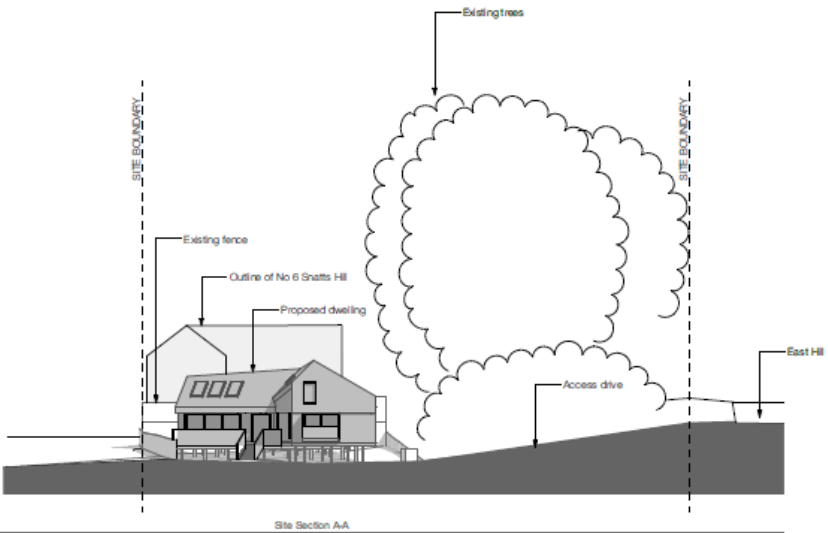
02-First Floor



03-Roof Plan



Proposed Site Sections



CGI Proposed Scheme



Conclusion

- Site is in an Urban Area
- NPPF Policy S4 Principle of development within settlements; advises that development proposals within settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework.
- The proposal would not result in overdevelopment of the site, nor would it harm the character of the area. Highway matters and parking provisions are deemed acceptable by both the County Highway Authority and the Local Planning Authority while appropriate matters can be secured through condition.
- Matters such as ecology and renewables can be dealt with via appropriately worded conditions. The proposal is not considered to result in harm to the character and appearance of the area and would not result in such significant harm to neighbouring amenity where a refusal could be justified.
- The Flood Risk approach is consistent with the latest national policy, the EA guidance and is acceptable to the LLFA (Surrey Flood Risk Advisory Body) with the LLFA raising no objections. The proposal does deviate from the Council's strategic flood risk assessment, however, this document is out of date and does not reflect current Government guidance. Officers therefore consider it acceptable for the applicant to use the Rivers and Sea 3.3% defended flood risk extent dataset to inform the functional floodplain at this location.
- In view of the above, subject to appropriate safeguarding conditions, the scheme would comply with the Policy NF7 and 8 of the NPPF 2026 and Policy DP21 of the Tandridge Local Plan Part 2: Detailed Policies 2014-2029.

Agenda Item – 4.3

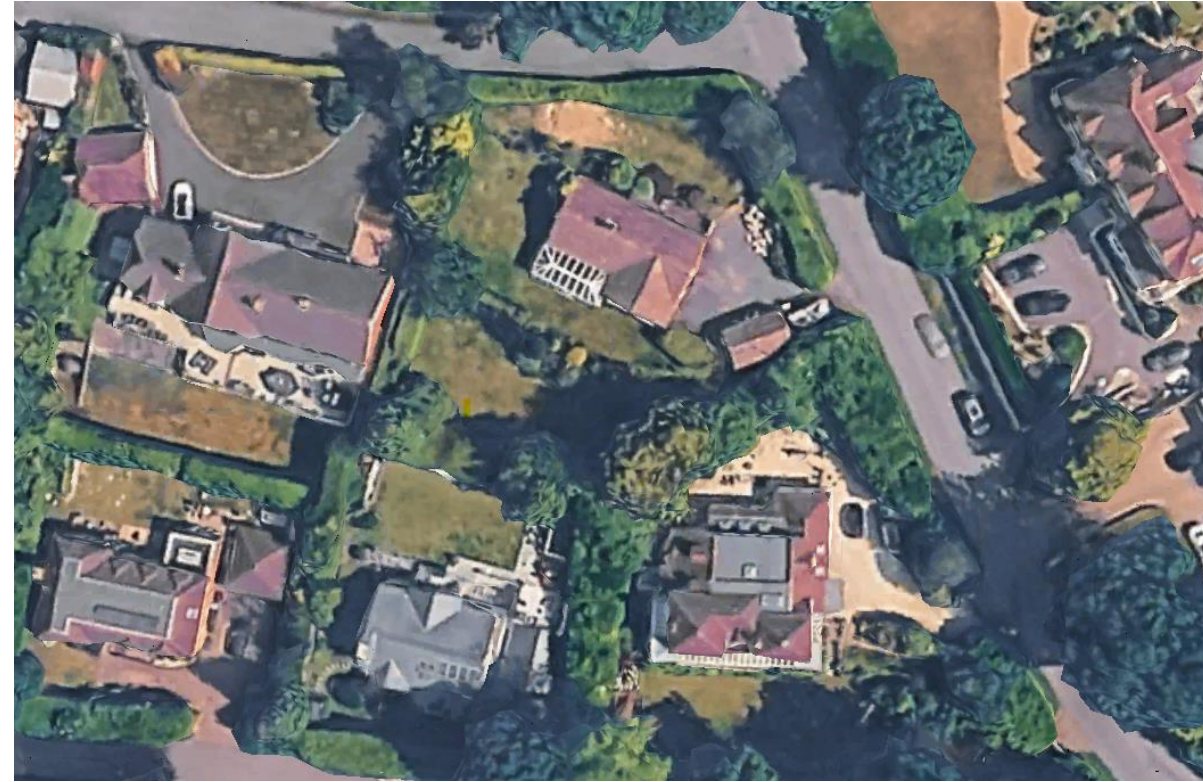
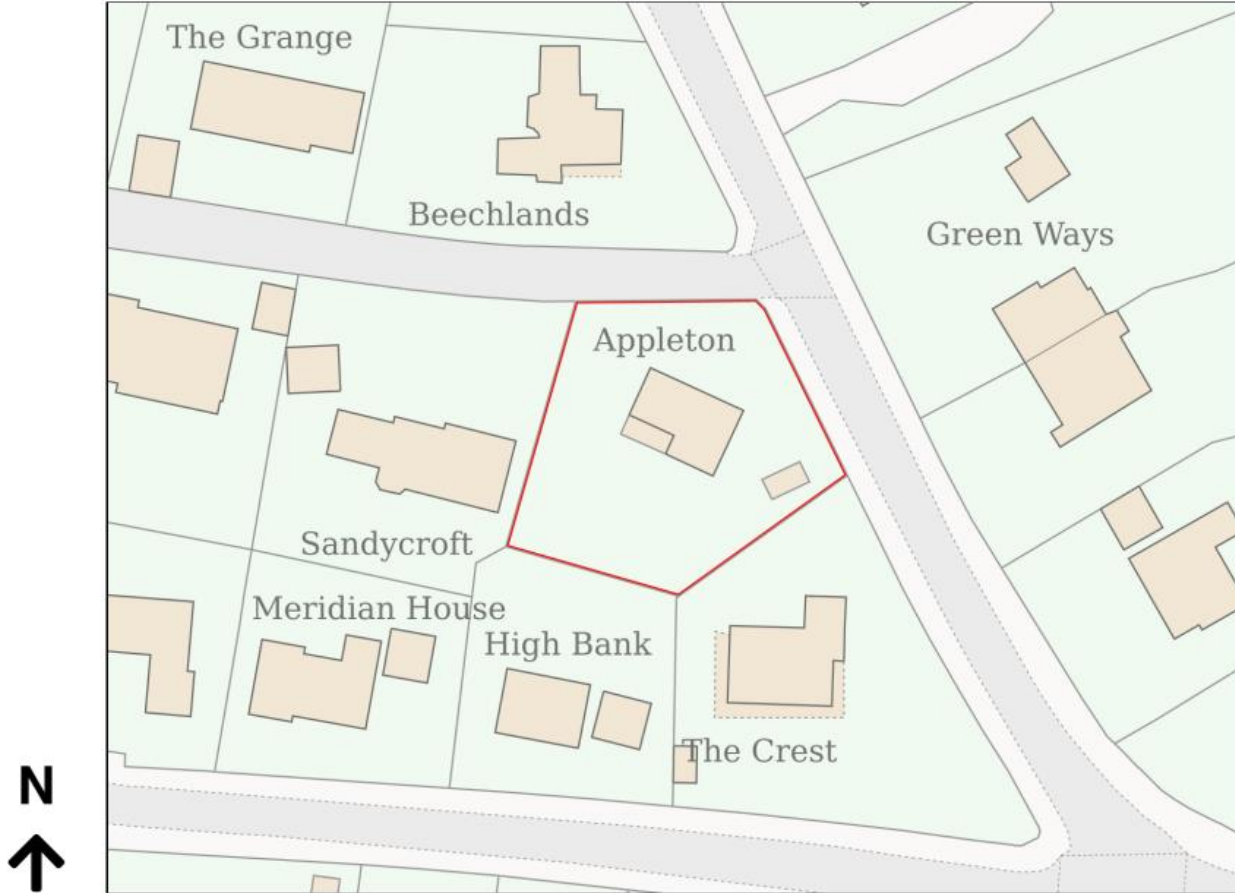
LPA Ref. 2026/755

Address Appleton, Hillcrest, Dormans Park, East Grinstead, Surrey, RH19 2LX

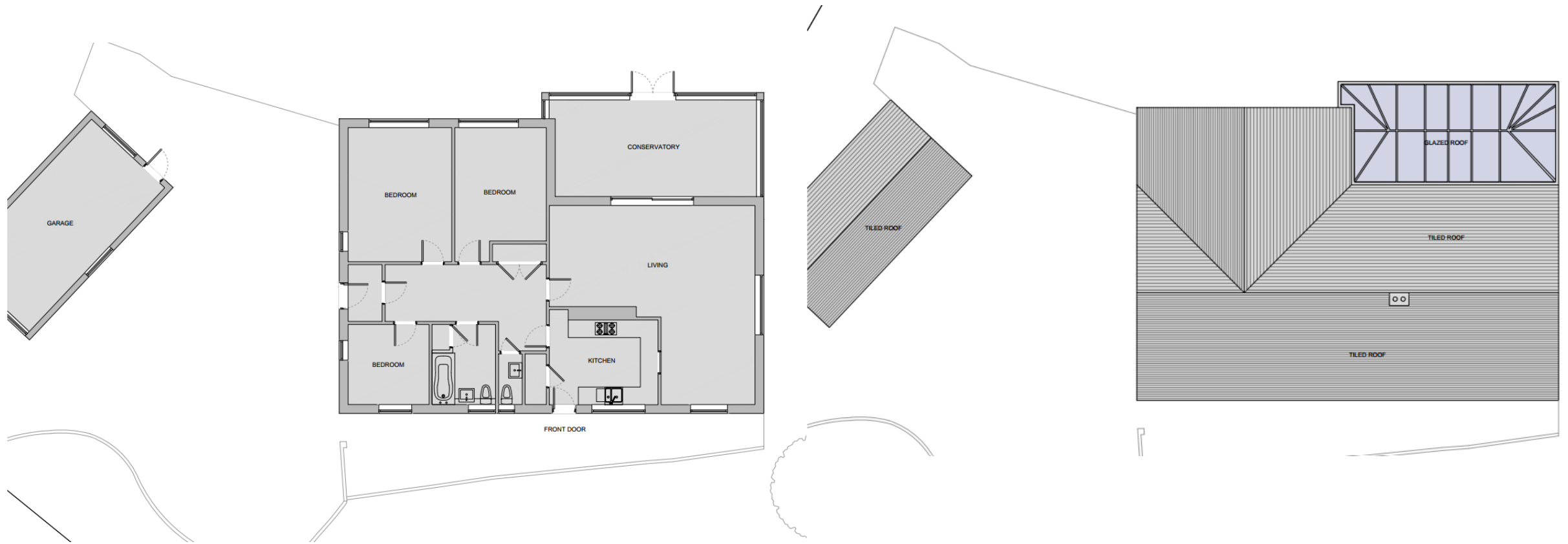
Proposal Demolition of detached garage. Erection of additional storey and conversion of loft into habitable accommodation with three rear roof dormer windows. Erection of front porch and bay windows. Erection of single storey side extensions. Installation of three front roof lights. Formation of hard standing to the front of the dwelling in association with a new secondary access onto St Margaret's Avenue.

Recommendation: Approve subject to conditions.

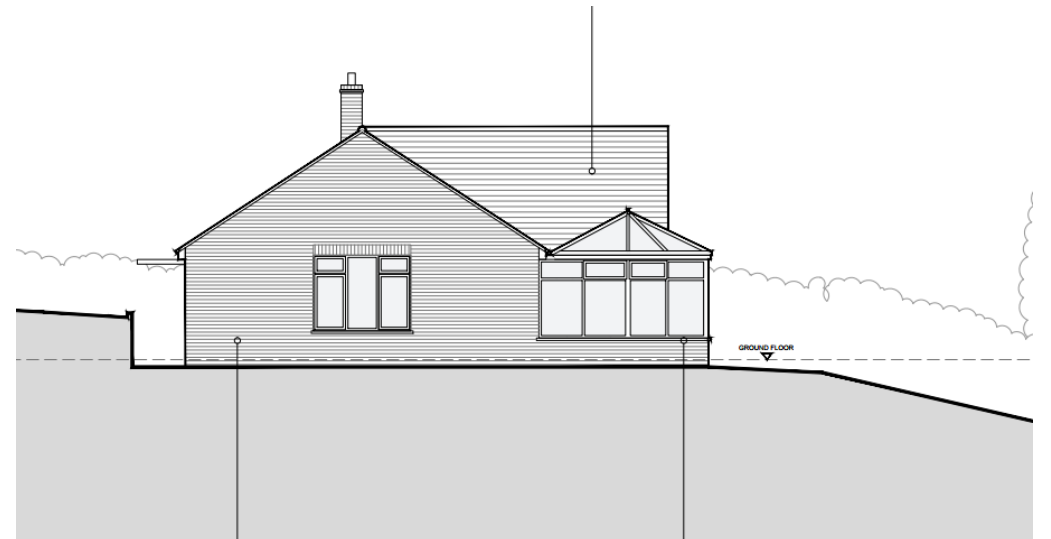
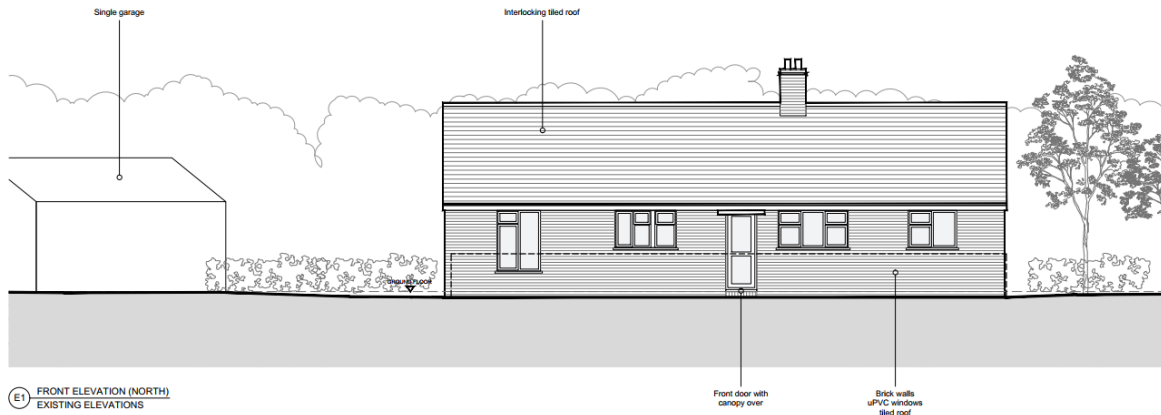
Site Location Plan and aerial view



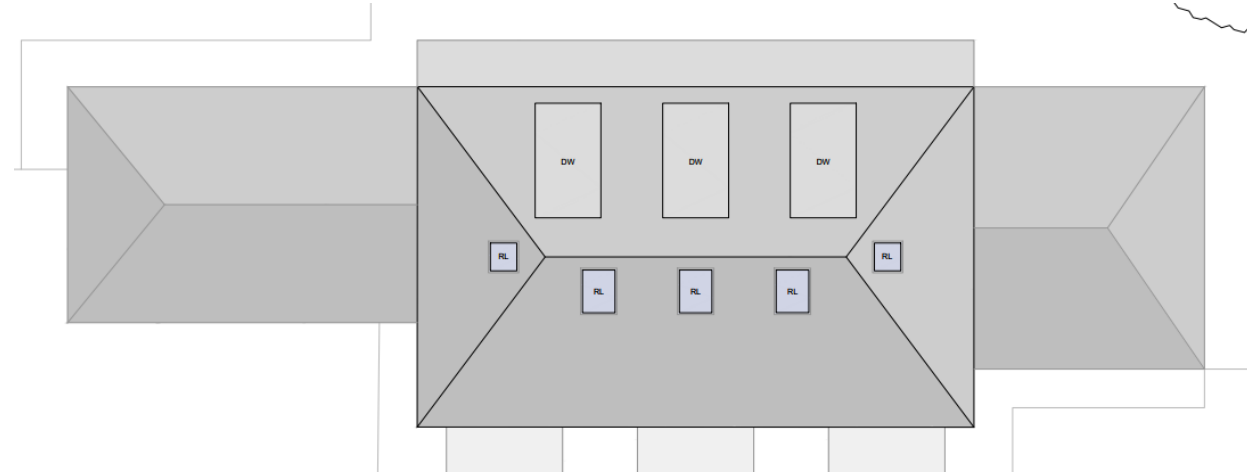
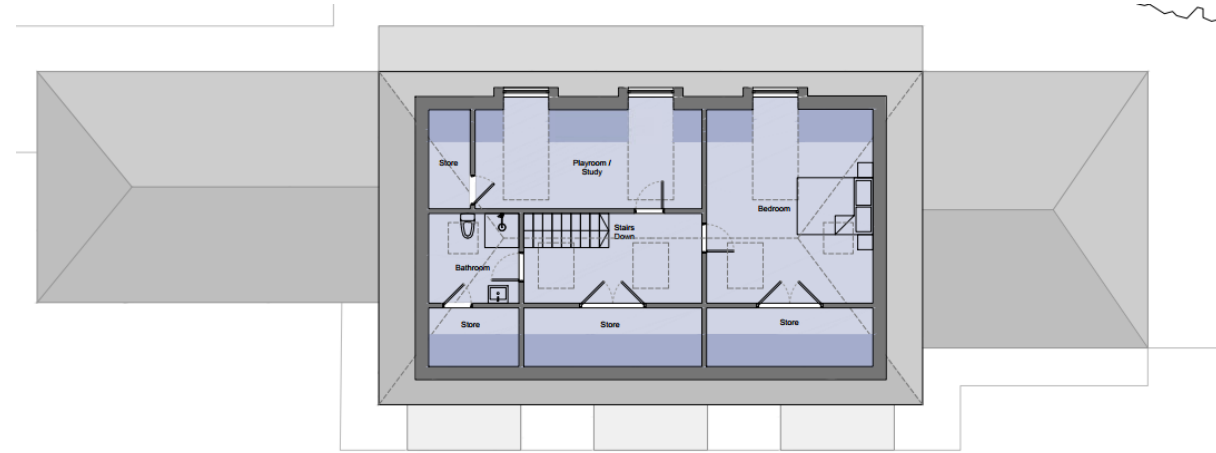
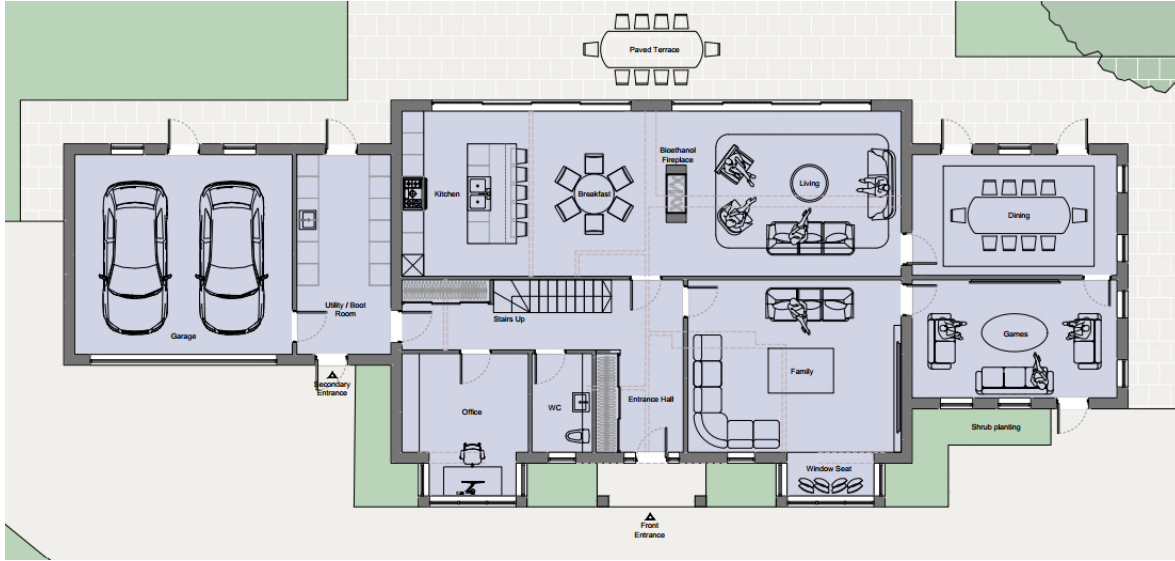
Existing Floor Plans



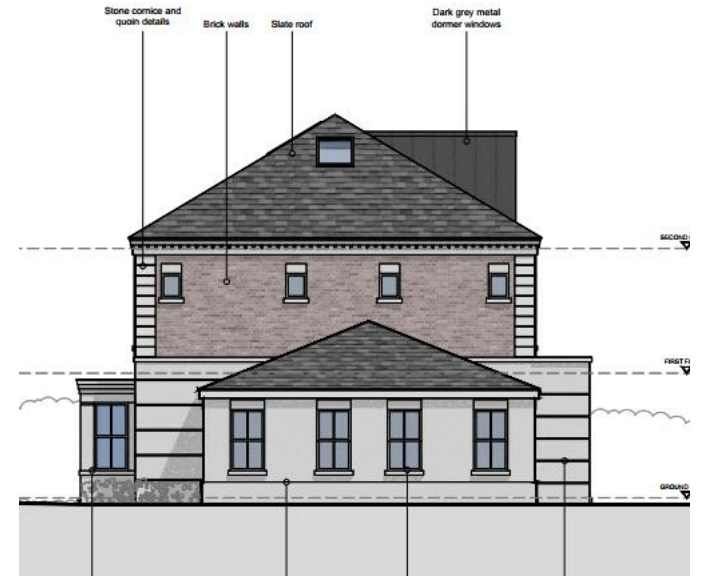
Existing Elevations



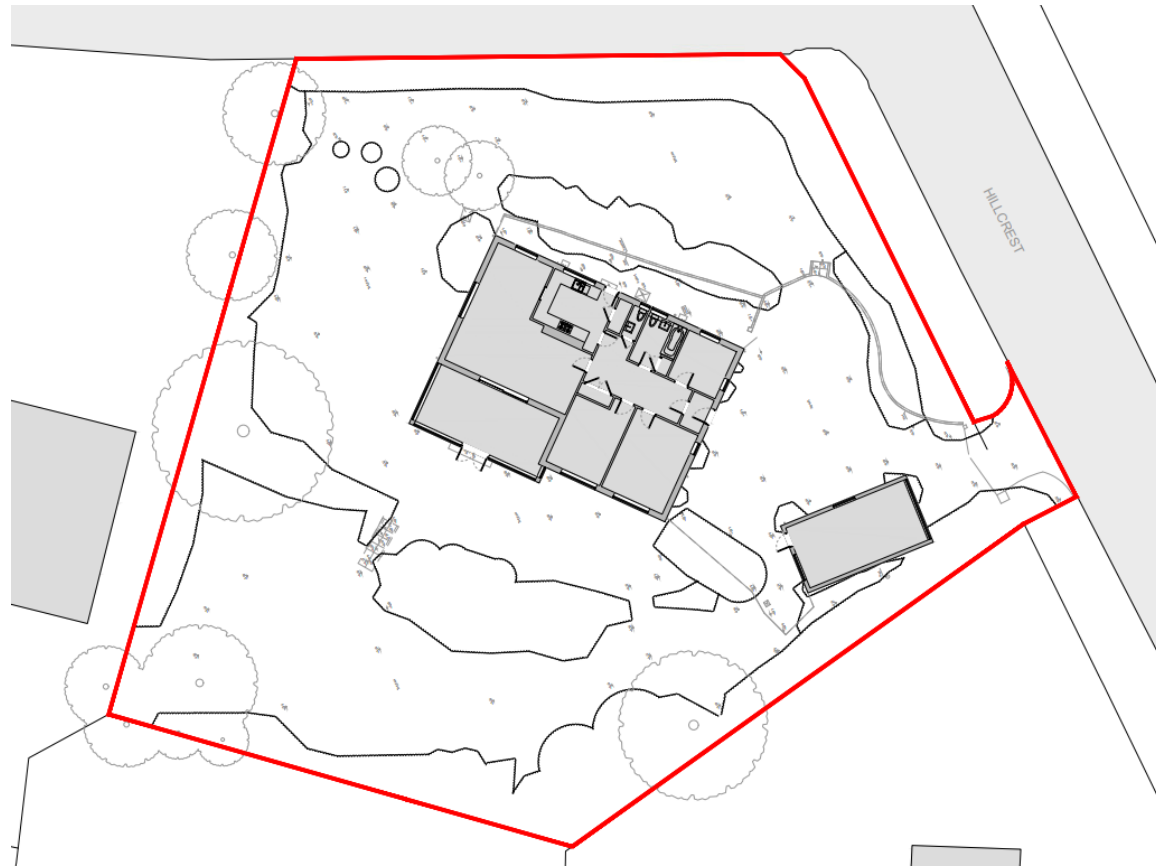
Proposed floor plans



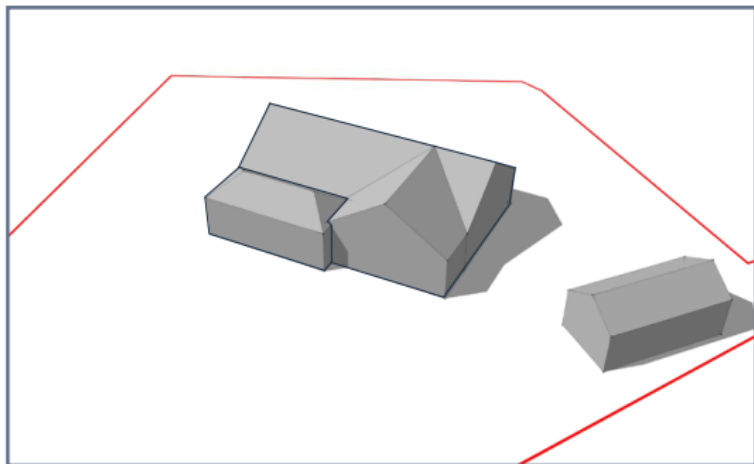
Proposed elevation plans



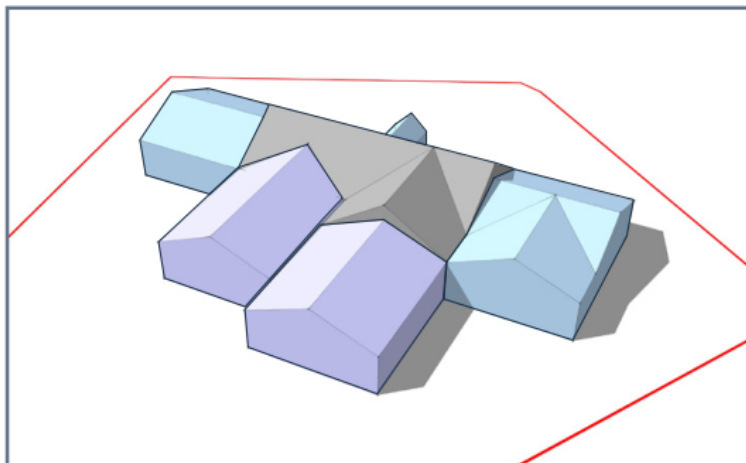
Existing and Proposed site layout



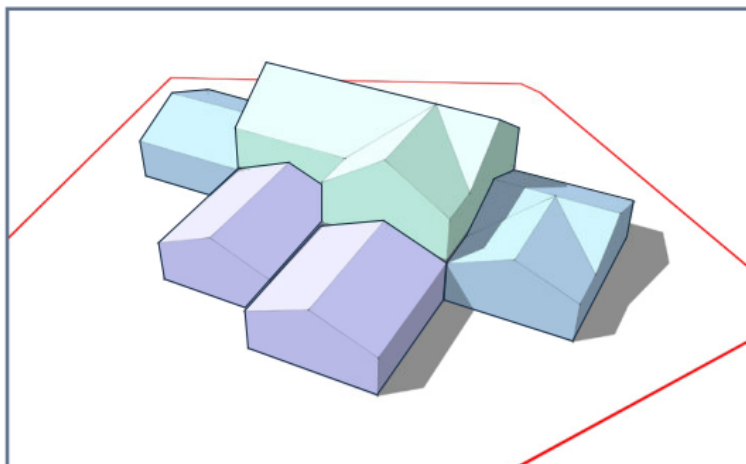
History of the site



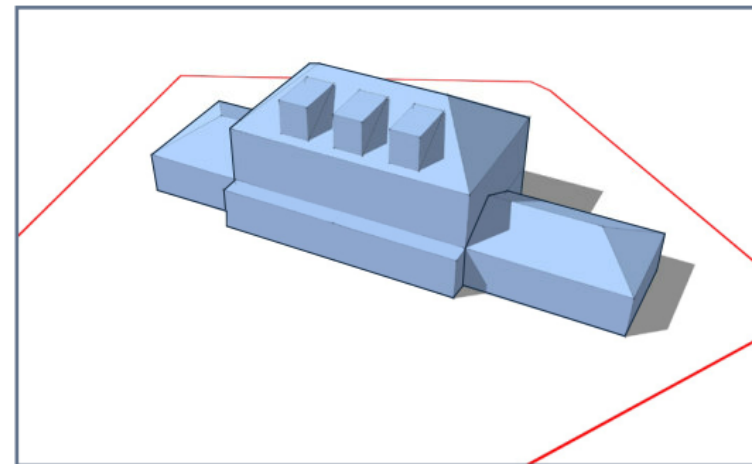
Existing House (excl. single storey garage)
Volume // 558 m³



Established Permitted Development Fall-Back Volume
Volume Increase // 728 m³ (30% larger than the existing house)
Total Volume // 1,286 m³



Prospective Permitted Development Fall-Back Volume
Volume Increase // 1,055 m³ (89% larger than the existing house)
Total Volume // 1,613 m³



Proposed Scheme
Volume Increase // 727 m³ (30% larger than the existing house)
Total Volume // 1,285 m³

Site Photos









Agenda Item 4.4

LPA Ref. 2026/766

Address 22 Porkele Place, Caterham, Surrey CR3 5FZ

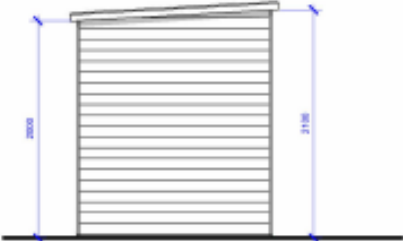
Proposal Erection of a standard 2.4x1.8m pent roof shed with single door and windows (Retrospective)

Recommendation: Grant planning permission subject to conditions

Site Location Plan



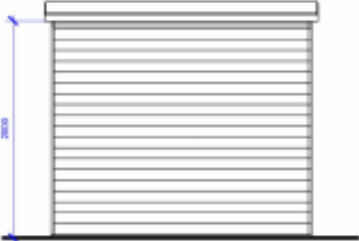
Plans And Elevations



A Side A
1 : 50



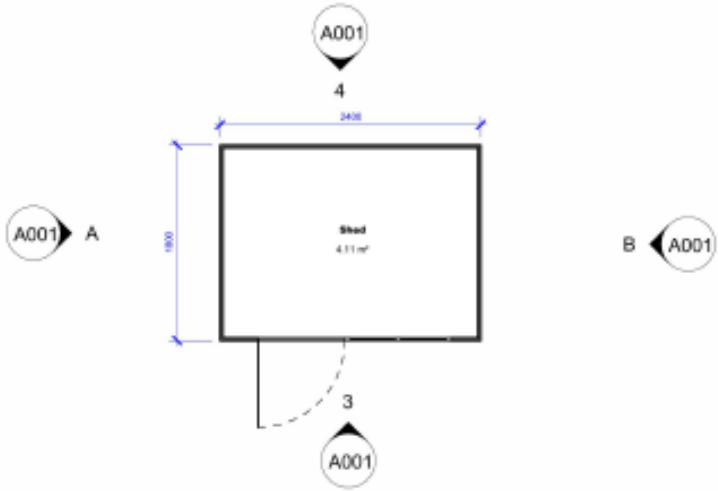
3 Front
1 : 50



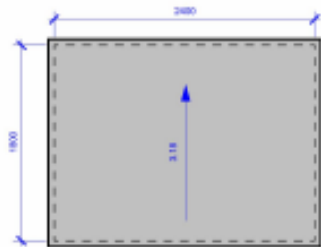
4 Rear
1 : 50



B Side B
1 : 50



1 Floor Plan
1 : 50



2 Roof Plan
1 : 50

Photos



Agenda Item 4.5

LPA Ref. 2026/694

Address Playground, Whyteleafe Recreation Ground, Hillbury Road, Warlingham, Surrey, CR6 9TH

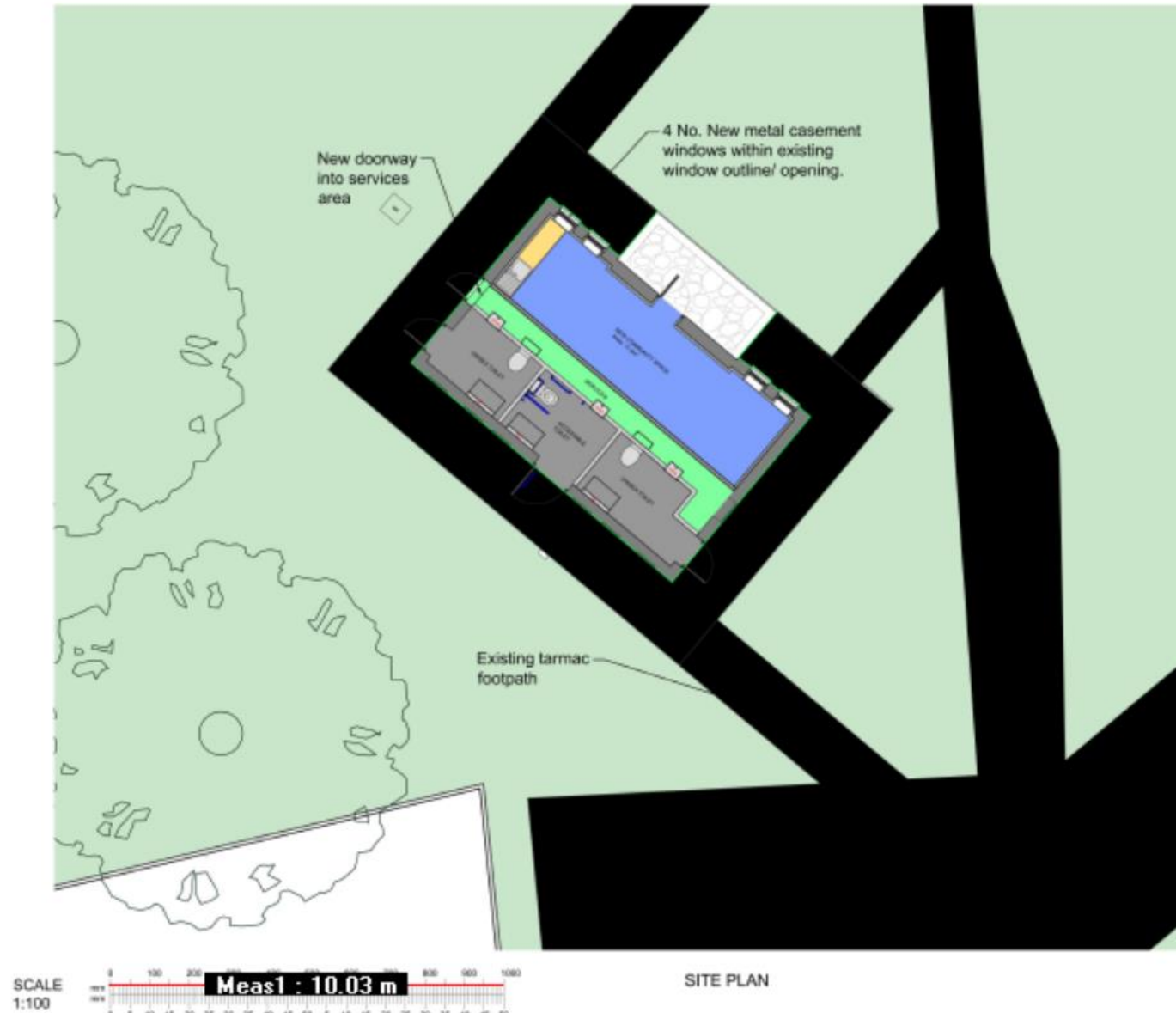
Proposal Change of Use from Public Toilets only to include new Community Space and Public Toilets. Installation of 4 no. new windows in existing bricked-up window openings and formation of a new external doorway to the external wall. (Revised plans provided).

Recommendation: **Approve subject to conditions**

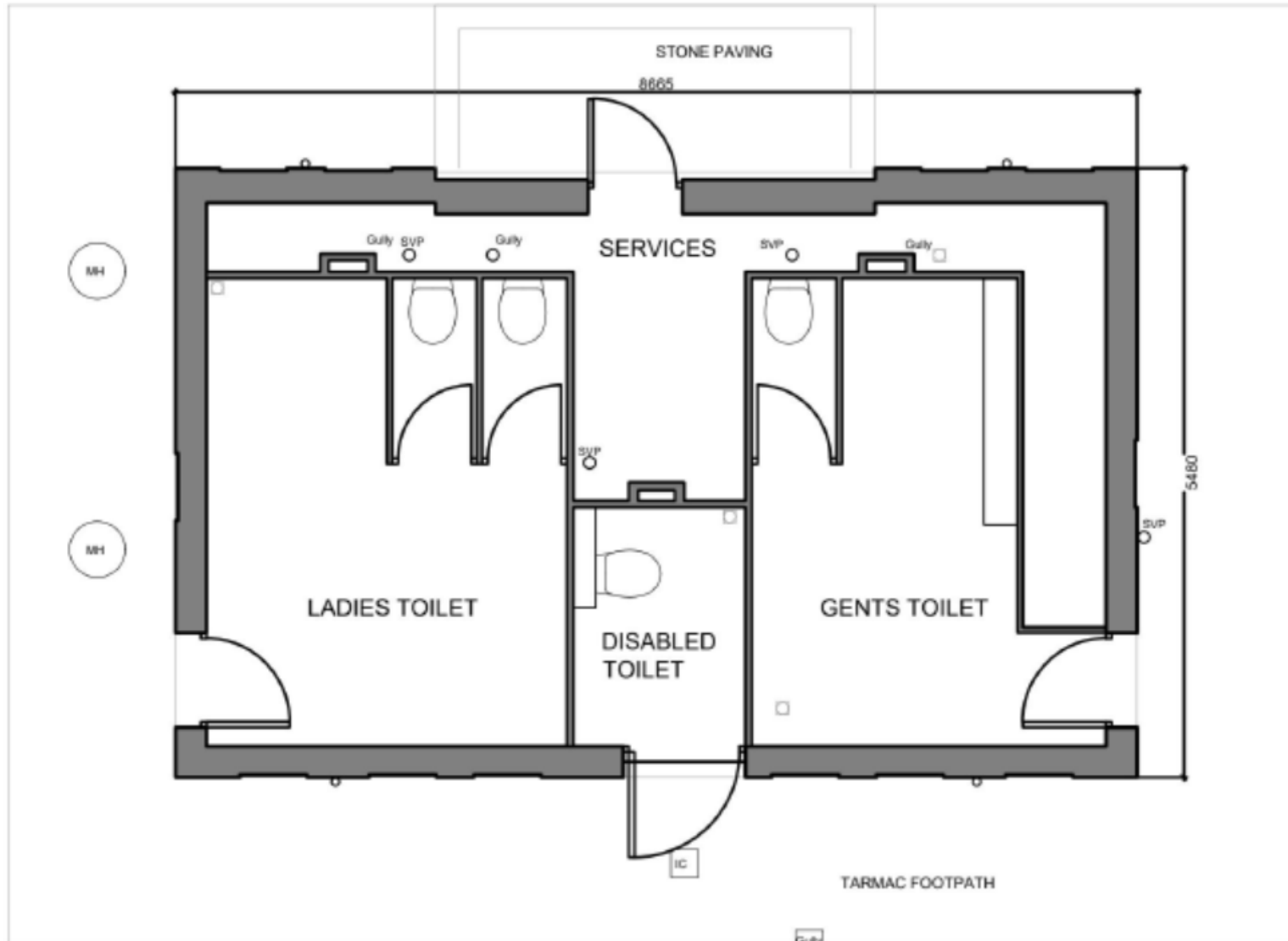
Location Plan – Whyteleafe Recreation Ground



Application Site – Whyteleafe Recreation Ground

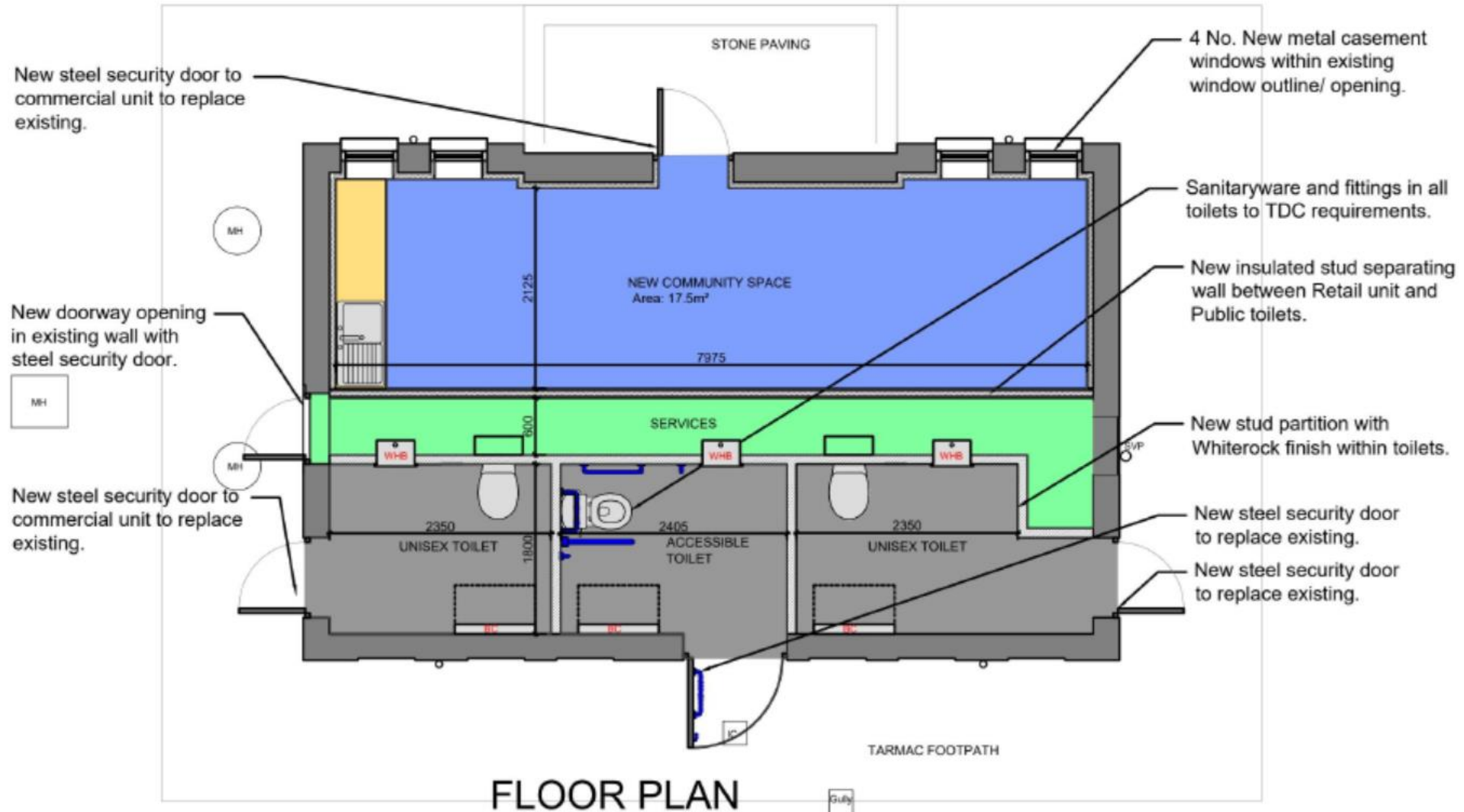


Existing Floorplan – Whyteleafe Recreation Ground

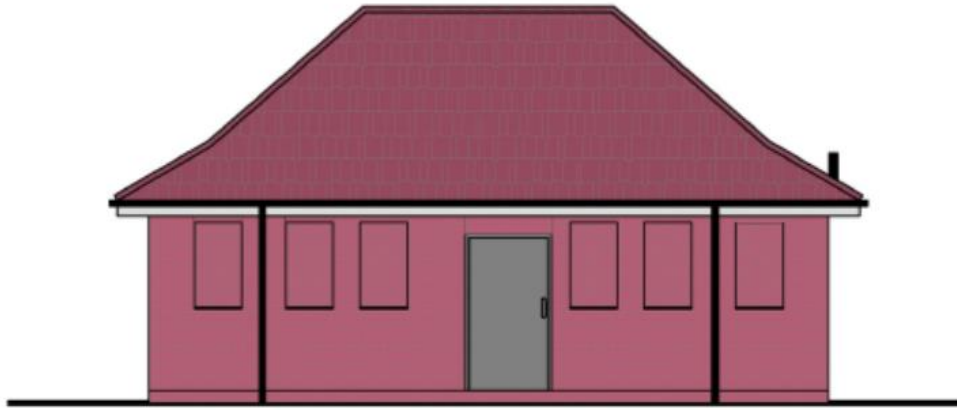


EXISTING FLOOR PLAN

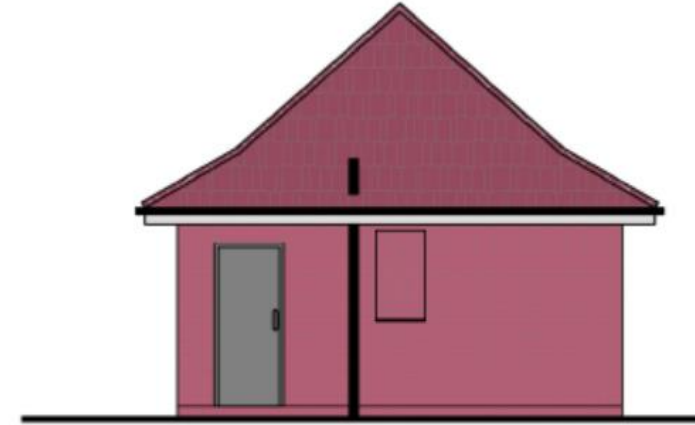
Proposed Floorplan – Whyteleafe Recreation Ground



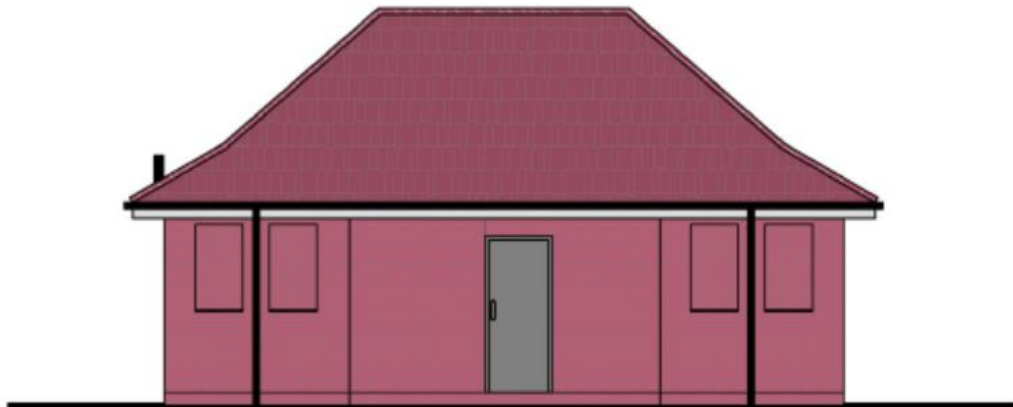
Existing Elevations – Whyteleafe Recreation Ground



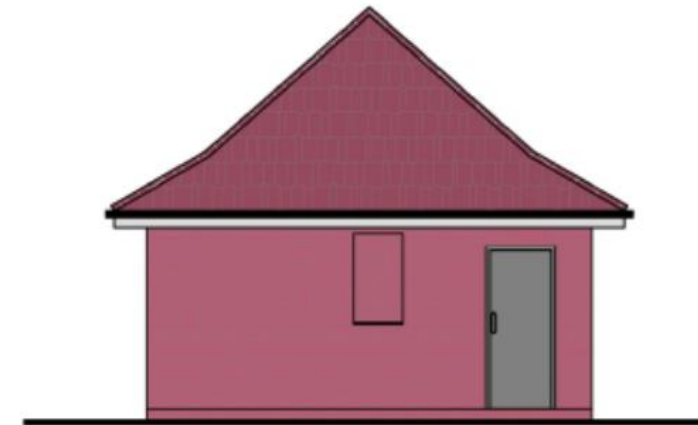
SOUTH-WEST ELEVATION



SOUTH-EAST ELEVATION

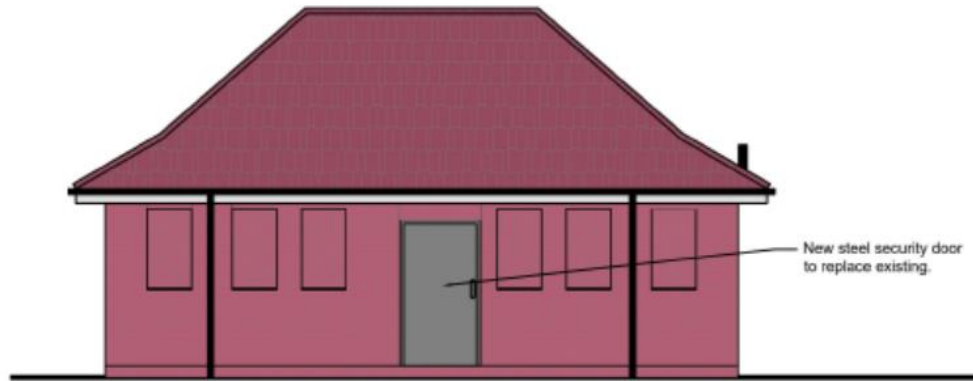


NORTH-EAST ELEVATION

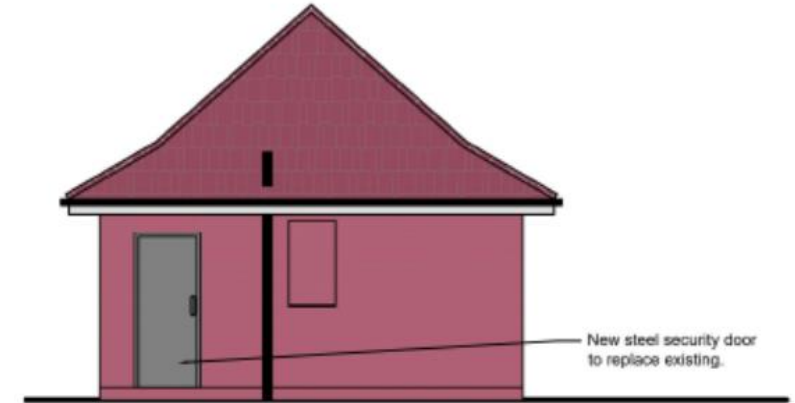


NORTH-WEST ELEVATION

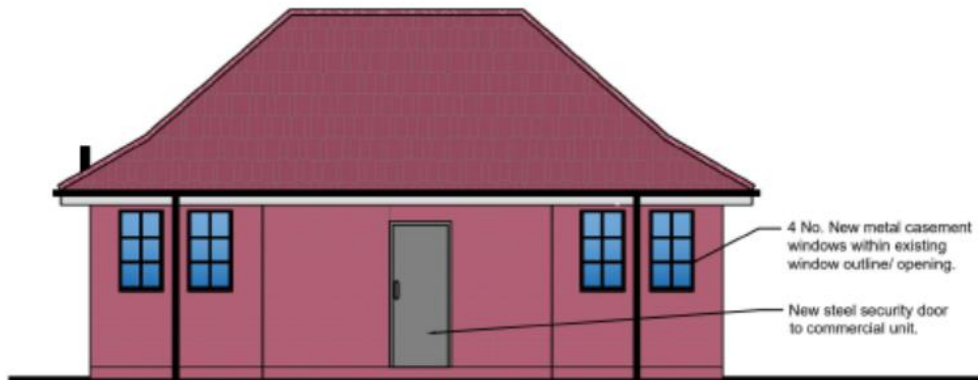
Proposed Elevations – Whyteleafe Recreation Ground



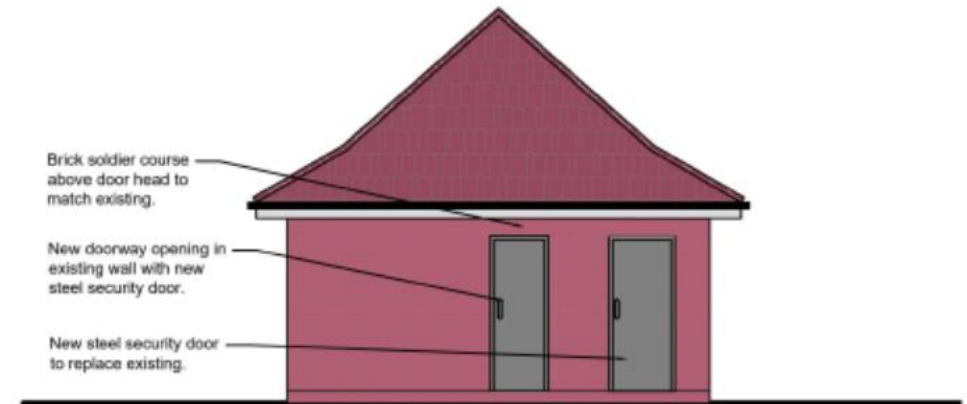
SOUTH-WEST ELEVATION



SOUTH-EAST ELEVATION



NORTH-EAST ELEVATION



NORTH-WEST ELEVATION

Site Visit Photo – Whyteleafe Recreation Ground



Officer Assessment – Whyteleafe Recreation Ground

- The proposal would convert part of an existing public toilet building at Whyteleafe Recreation Ground into a **17.5m² community space**, while retaining public toilet provision.
- There would be **no new building, extension, increase in footprint or encroachment** into the recreation ground.
- The existing roof and overall form of the building would remain unchanged.
- External changes would be limited to **replacement security doors, four new windows and a new doorway**, using matching brick detailing.
- The proposal would provide a **community benefit, for Whyteleafe Food Bank** while retaining and improving public toilet facilities.
- The development is considered to comply with the **Development Plan and NPPF and recommended for approval.**

Agenda Item 4.6

LPA Ref. 2026/695

Address Public Conveniences, Westway, Caterham, Surrey, CR3 5TN.

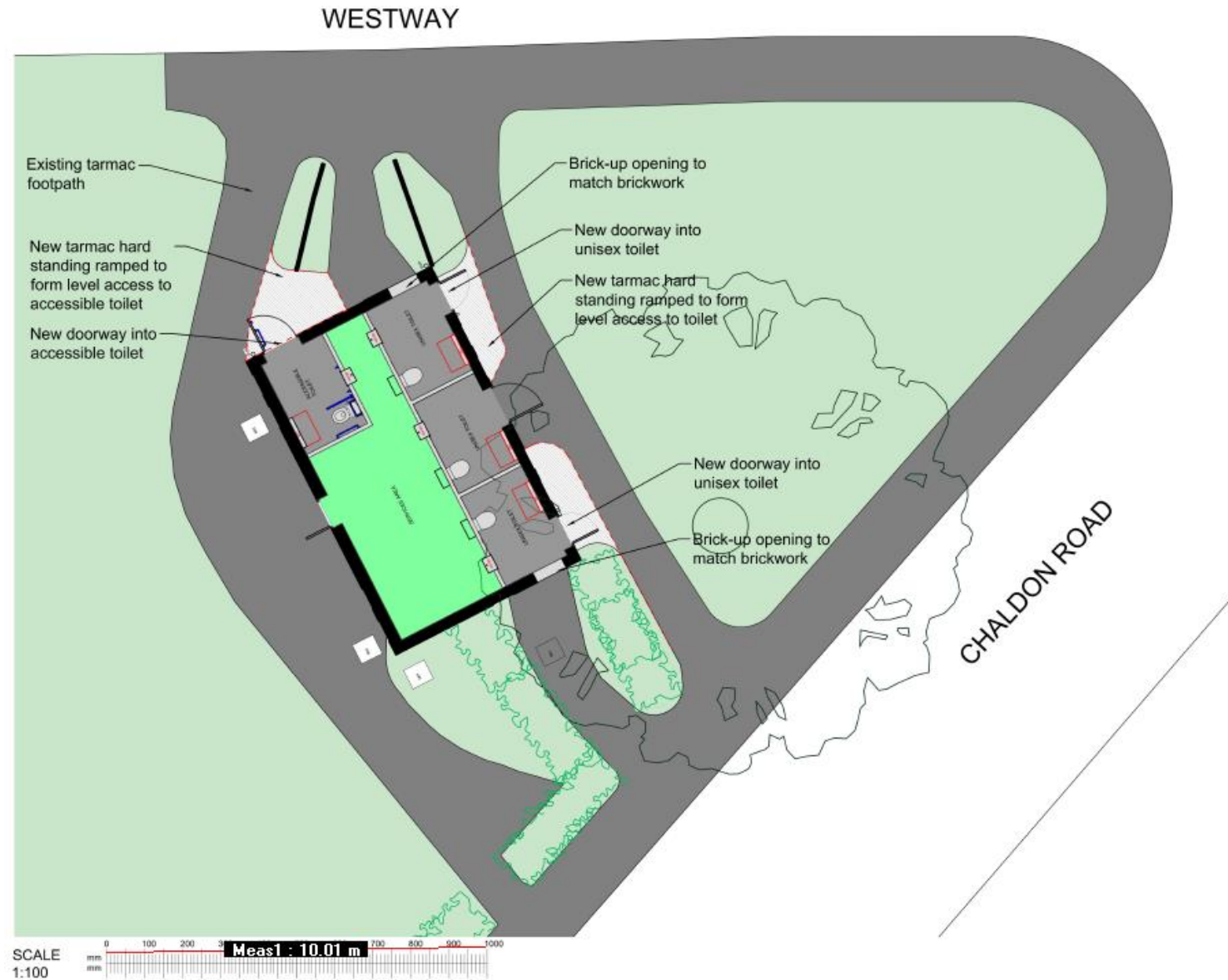
Proposal Reconfiguration of public toilet block to include 3 no. new door openings to external cavity wall and bricking up of 2 no. existing doorways in external cavity wall with brickwork to match existing.

Recommendation: **Approve subject to conditions**

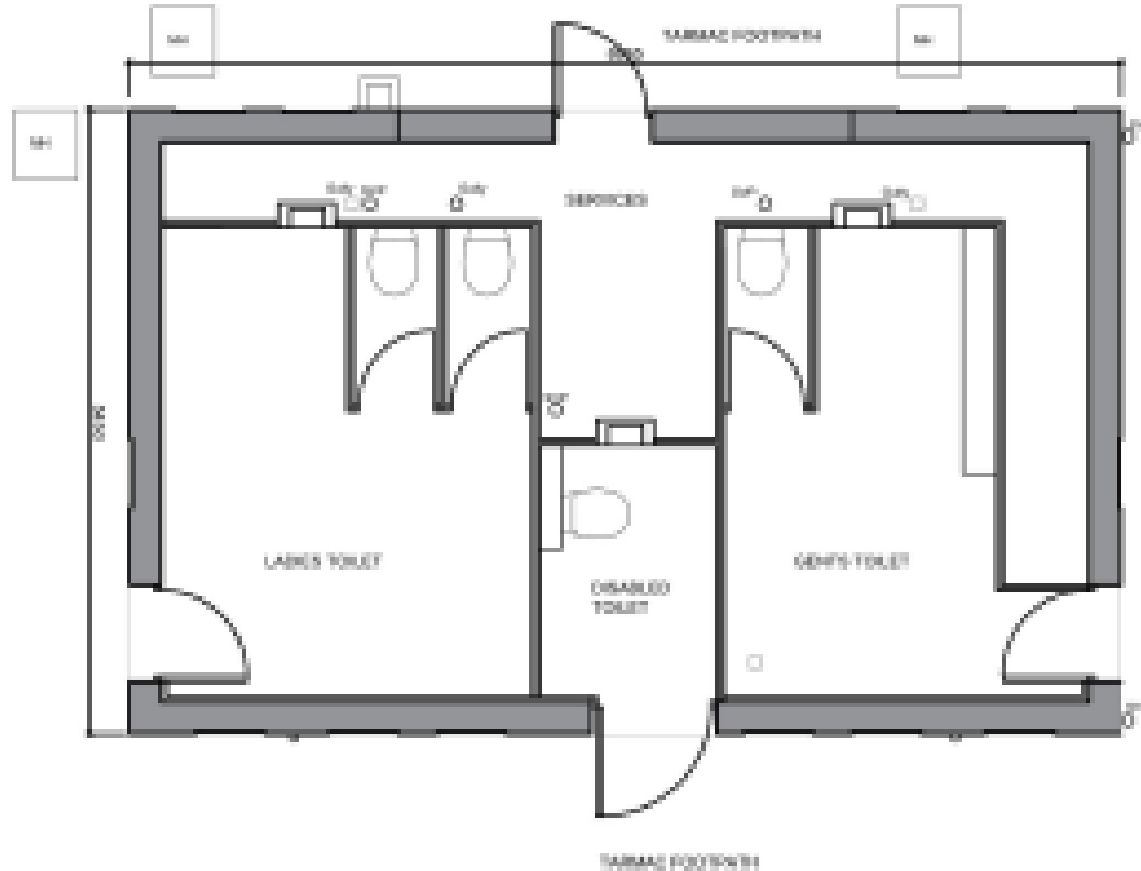
Location Plan – Public Conveniences, Westway



Application Site – Public Conveniences, Westway.

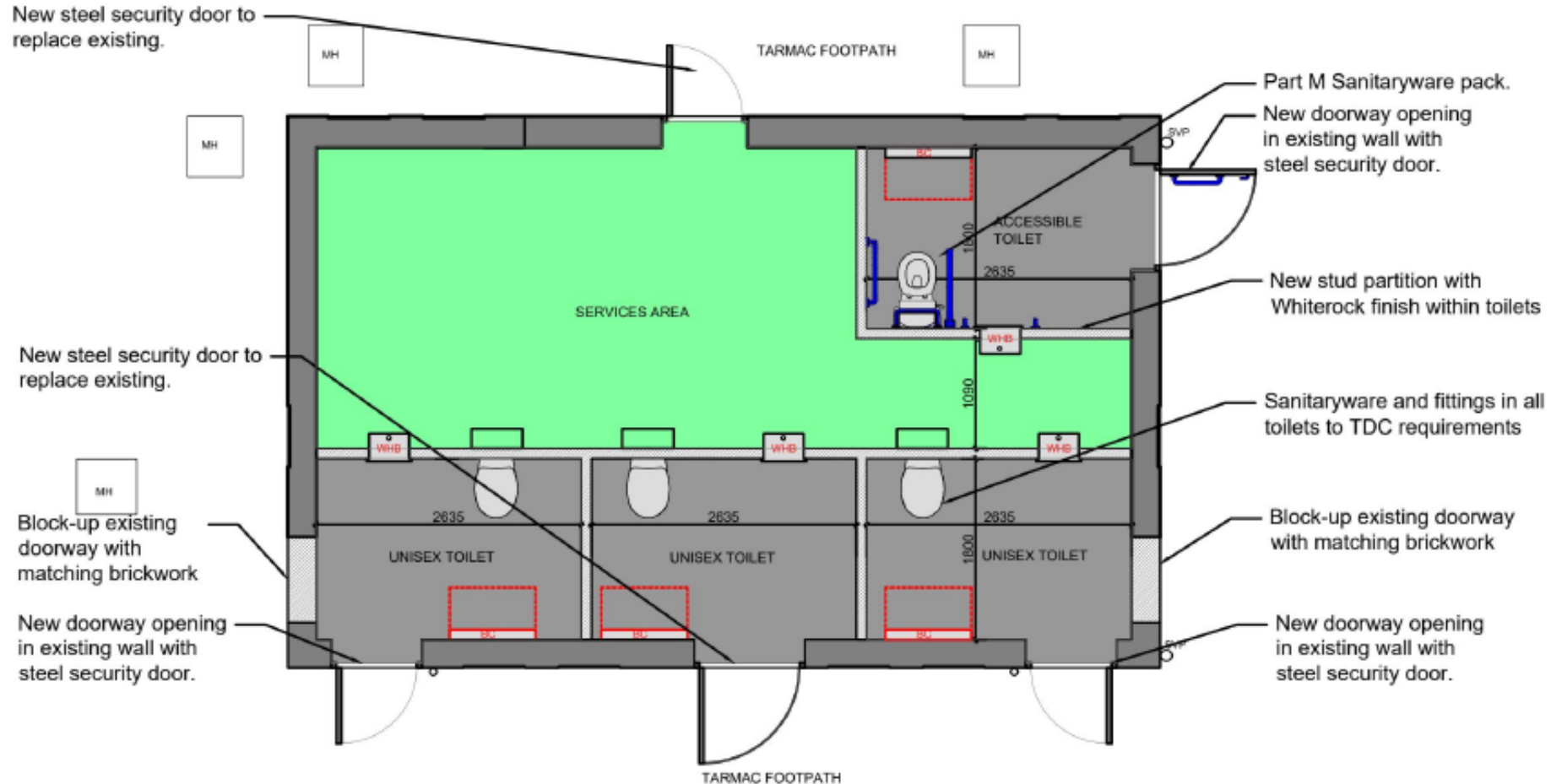


Existing Floorplan – Public Conveniences, Westway.



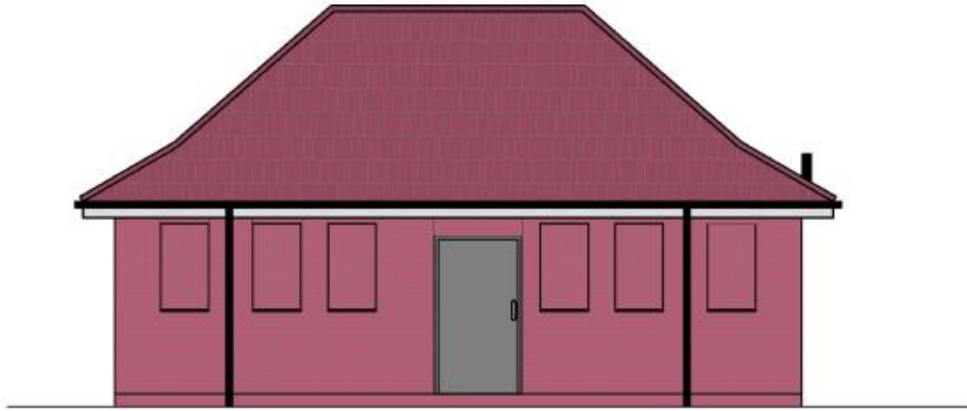
EXISTING FLOOR PLAN

Floorplan – Public Conveniences, Westway.

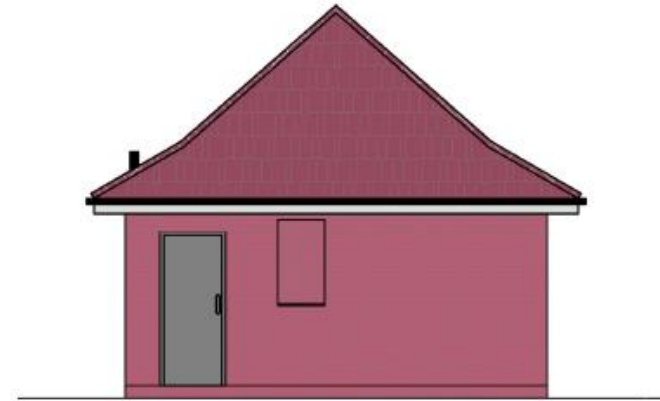


FLOOR PLAN

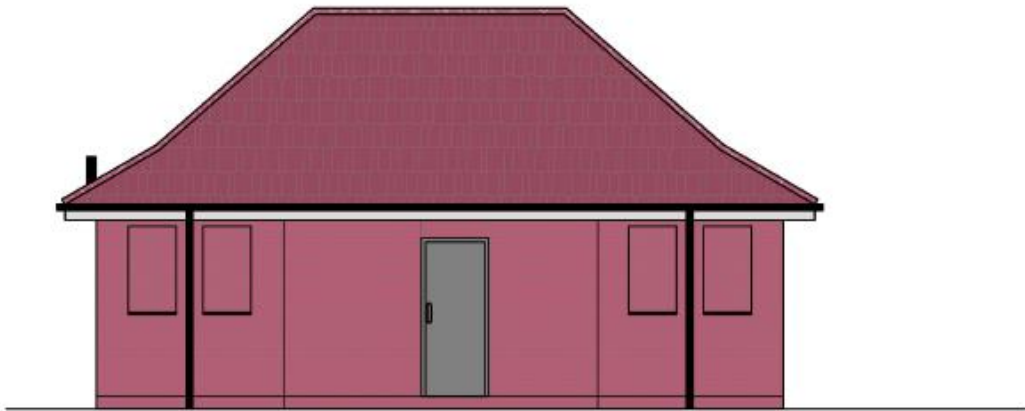
Existing Elevations – Public Conveniences, Westway



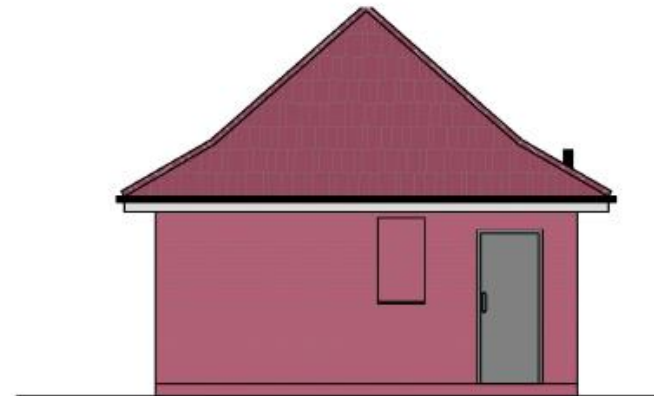
SOUTH ELEVATION



EAST ELEVATION

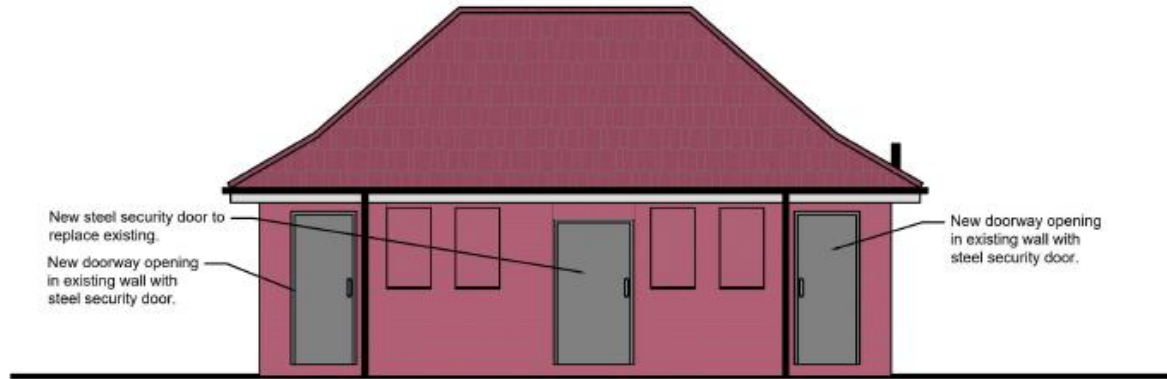


NORTH ELEVATION

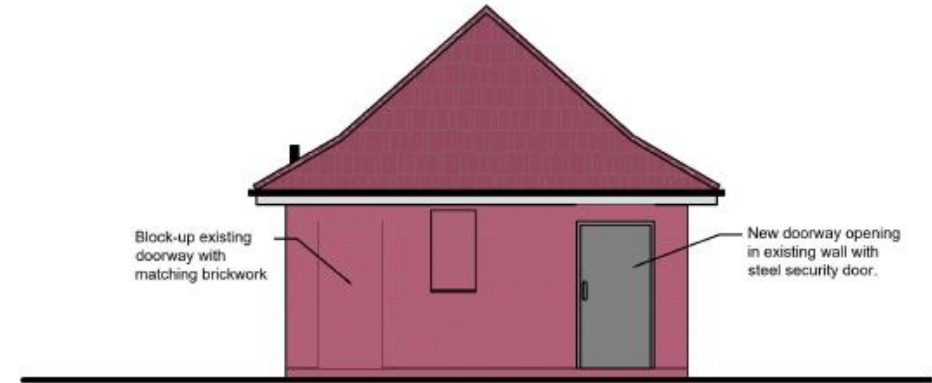


WEST ELEVATION

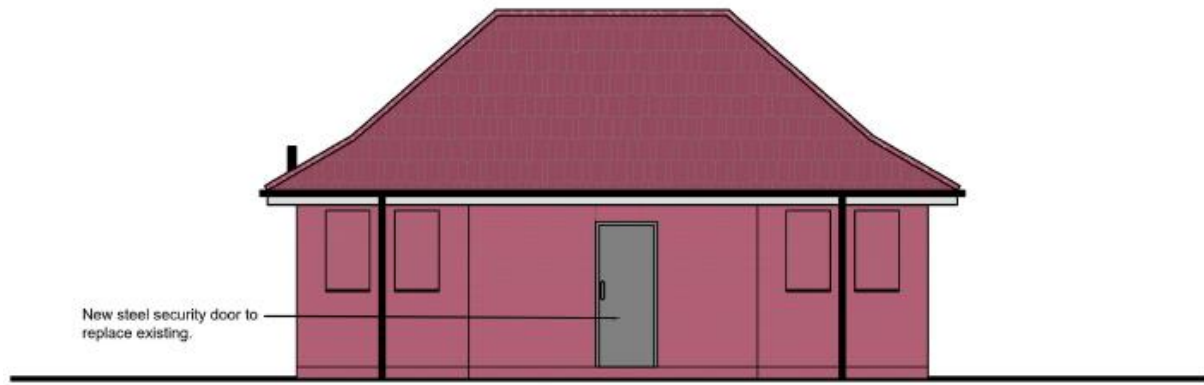
Proposed Elevations – Public Conveniences, Westway



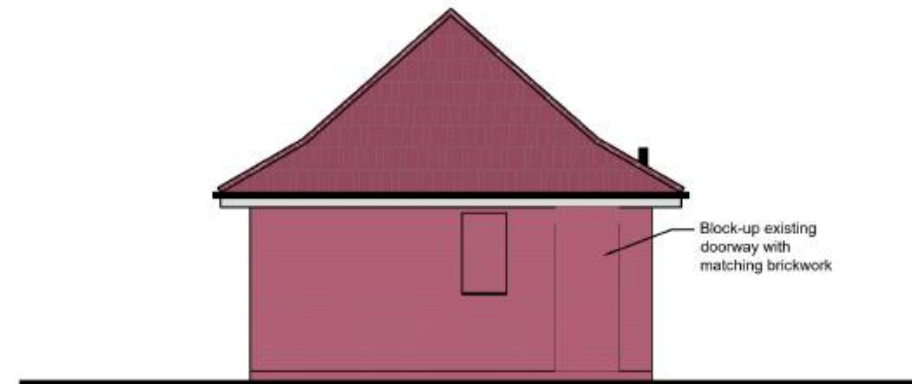
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

Site Visit Photo – Public Conveniences, Westway.



Site Visit Photo – Public Conveniences, Westway.



Site Visit Photo – Public Conveniences, Westway.



Officer Assessment – Public Conveniences, Westway.

- The proposal involves **modest alterations** to the existing public toilet block at Westway Common.
- There would be **no new building or extension**, and no material impact on the openness or recreational character of the Common.
- A small amount of **hardstanding would improve accessibility** to the facility.
- The proposal would improve an existing community facility without causing **material harm to the Local Green Space**.
- It is considered to comply with the relevant policies of the **Tandridge Development Plan and Caterham, Chaldon and Whyteleafe Neighbourhood Plan**.
- **Planning permission is recommended for approval.**

Agenda Item 4.7

LPA Ref. 2026/697

Address Tandridge District Council Public Conveniences High Street, Dormansland, RH7 6PY.

Proposal INTERNAL CONFIGURATION OF EXISTING PUBLIC TOILET TO INCLUDE NEW DOOR OPENING IN EXTERNAL WALL.

Recommendation: **Approve subject to conditions**

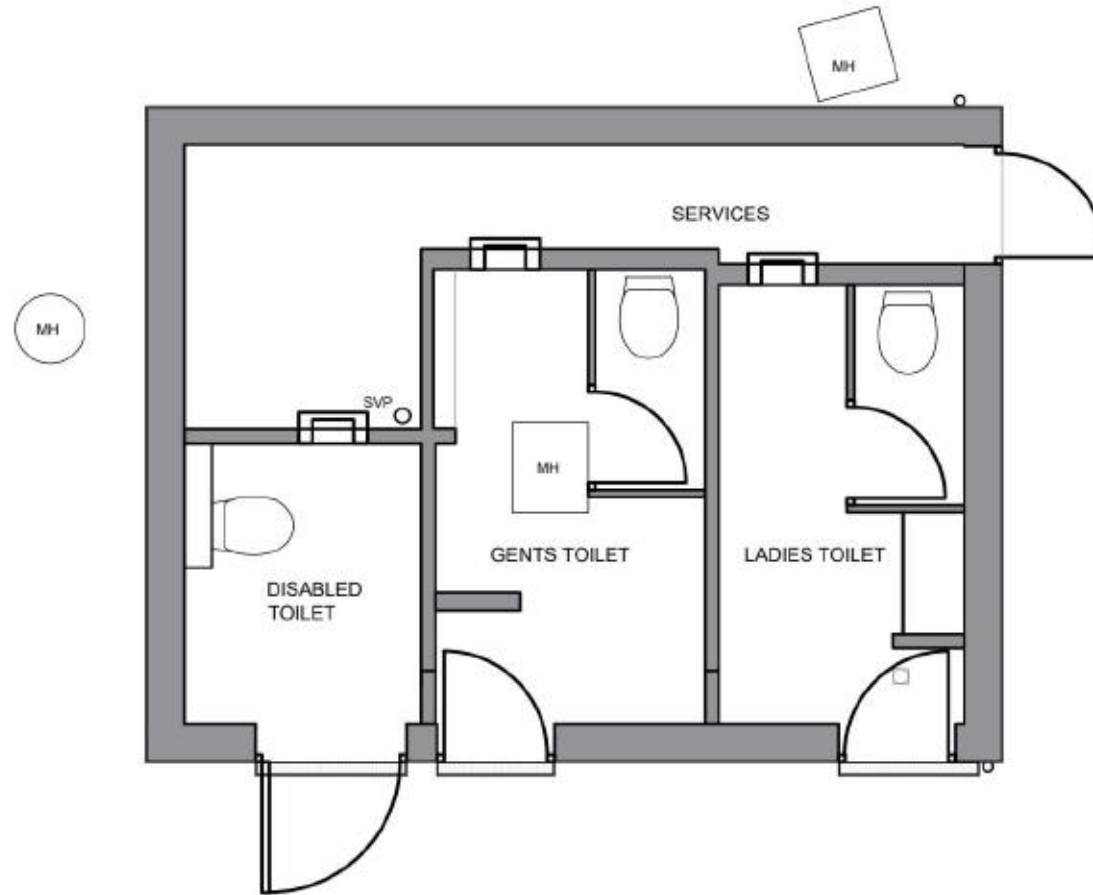
Location Plan – Public Conveniences High Street, Dormansland



Application Site – Public Conveniences High Street, Dormansland

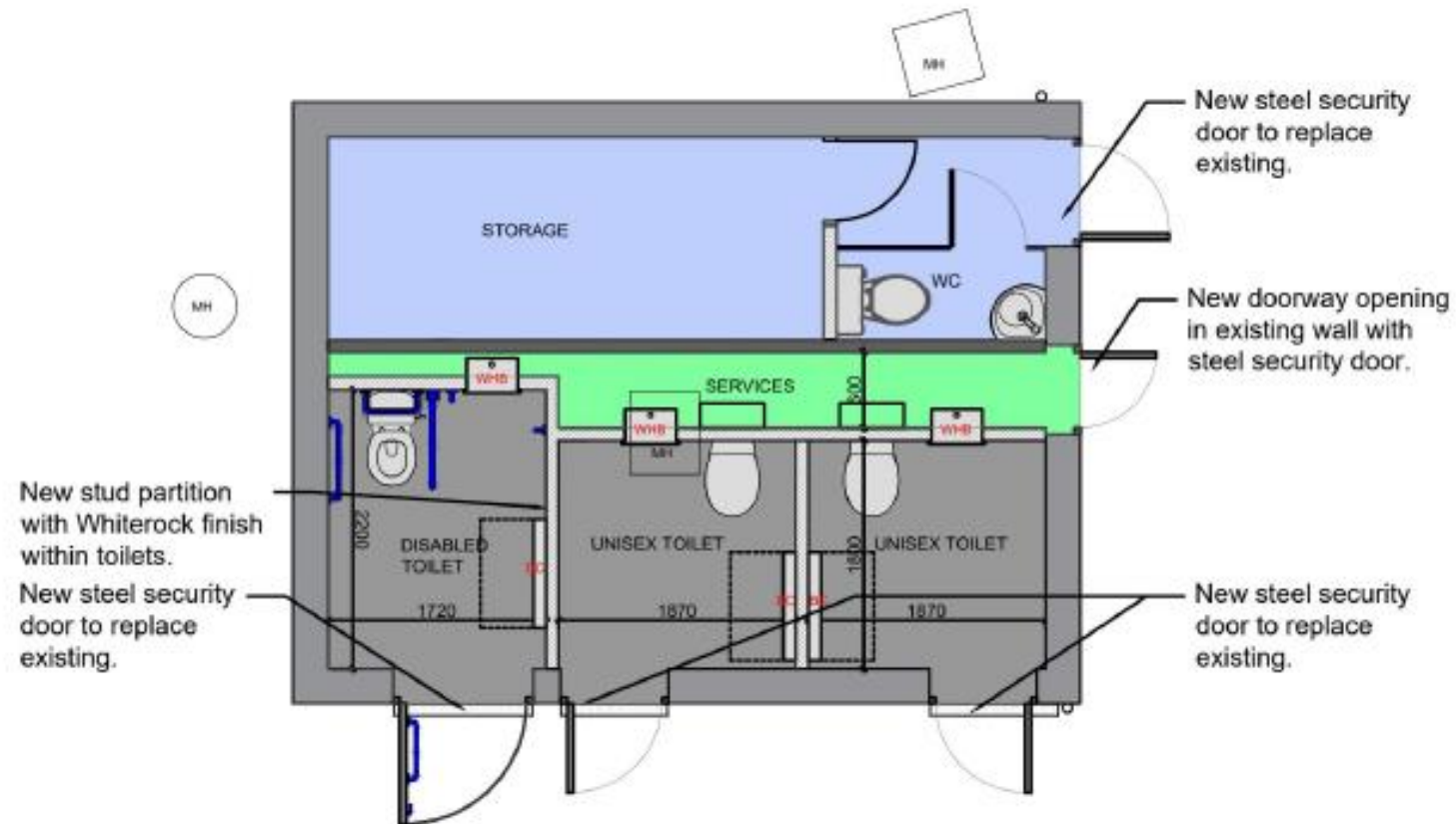


Existing Floorplan – Public Conveniences High Street, Dormansland



PLAN

Floorplan – Public Conveniences High Street, Dormansland



PLAN

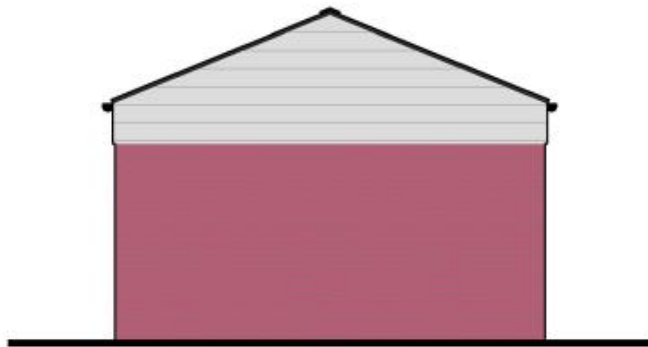
Existing Elevations – Public Conveniences High Street, Dormansland



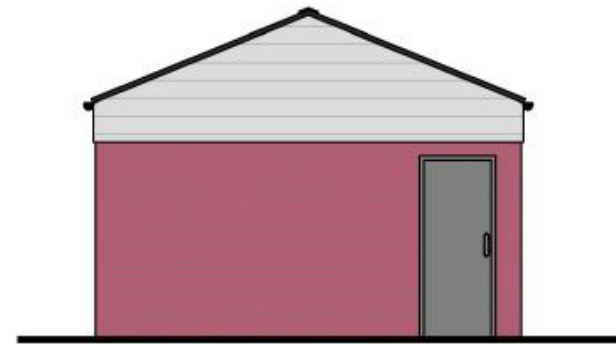
EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION

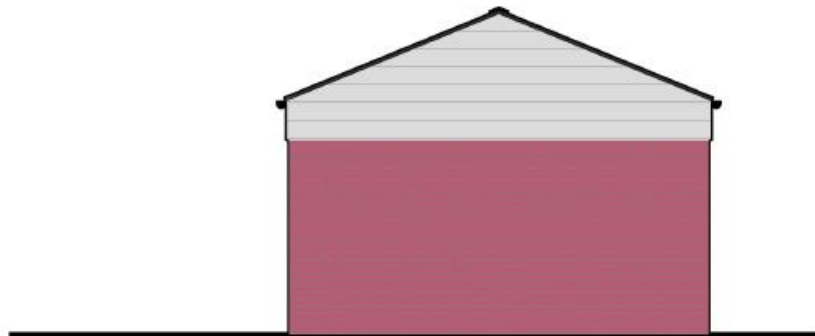
Proposed Elevations – Public Conveniences High Street, Dormansland



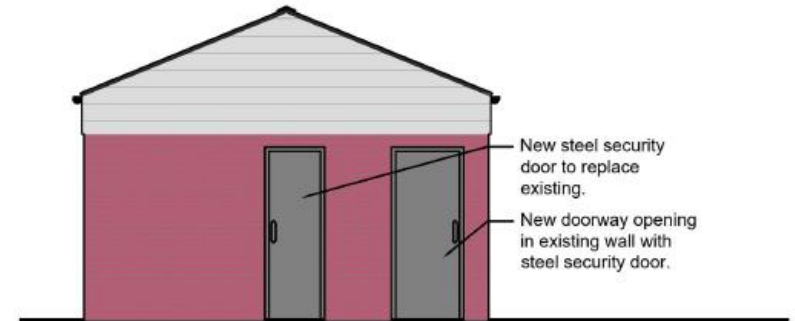
EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION

Site Visit Photo – Public Conveniences High Street, Dormansland



Site Visit Photo – Public Conveniences High Street, Dormansland



Site Visit Photo – Public Conveniences High Street, Dormansland



Site Visit Photo – Public Conveniences High Street, Dormansland



Officer Assessment – Public Conveniences High Street, Dormansland

- The proposal involves **modest alterations** to the existing public toilet building at Dormansland High Street Recreation Ground.
- The existing **public toilet/community facility would be retained**.
- There would be **no increase in the building's footprint** and no alteration to its roof form.
- The works would have **no material effect on the character or appearance of Dormansland**.
- The proposal is considered to comply with the relevant provisions of the **Tandridge Development Plan and NPPF (2026)**.
- **Planning permission is recommended for approval**