

MINUTES of an Extraordinary Meeting of Tatsfield Parish Council held on the 5th August 2019 in the Meeting Room, Aileen McHugo Building, Westmore Green, Tatsfield commencing at 8.00 p.m.

Present: Ms Kim Jennings (in the chair)
Mr Jason Syrett Ms Alex Davies Mr Ian Hayman Mr Ashley Clifton Mr Stephen Mittins
Mr David Pinchin

In Attendance: Samantha Head (Clerk)

And 1 parishioner.

The meeting commenced at 8.00pm

1. Apologies

None

2. Declarations of Interest* (relating to items on the agenda)

None

3. Approve and sign the MINUTES of the previous meeting held on 8th July 2019

2003/0819 It was resolved that the minutes reflected a true and accurate record of the meeting held on 8th July 2019. They were duly signed by the Chair.

4. Public Participation – there will be a period of 5 minutes at the beginning of the meeting, to hear questions or statements from members of the public. The public are requested to keep their question(s) brief. There will also be an opportunity for the public to ask questions at the end of the meeting. This will be a period of 5 minutes. In addition, it will be at the Chairman's discretion to invite comment from any member of the public at any point during the meeting, should the Chairman feel it helpful to the item under discussion.

None

5. Planning

a) Planning team for this meeting: Jason Syrett and Alex Davies

2004/0819 It was resolved that the planning team for this meeting would be Jason Syrett and Alex Davies

b) To determine the Parish Council's position on Appendix A:

TA/2019/1145 50 Crossways, Tatsfield TN16 2BW

Erection of fence and changes to fenestration.

This property is within the defined Village Settlement.

The changes to fenestration are limited to a few windows and there are no concerns about impact on the street scene or neighbours. Tatsfield Parish Council therefore has no objection to these proposed changes so long as they are in keeping with the design and colour of those within the remainder of the house.

The applicant is also seeking to replace and adjust the front boundary with a timber fence 1.5m tall with planting in front.

As the boundary is adjacent a vehicle trafficked road, planning permission is therefore required if the fence is above 1m tall under the National Planning Policy Framework (NPPF).

Tandridge Local Plan Detailed Policy states under DP 9.1:

'The provision of walls and tall or ornamental gates at the entrances to properties can give a hard appearance and are generally considered as out of character in rural areas. The use of native hedging, shrubs and low wooden fencing will usually be more in keeping with the informality of such areas.'

The existing house has two areas of off-street parking with planting and low-level sleepers across the front and wrapping around the side of the property.

Up until around 2 years ago there was a mature hedge forming the boundary to the property with only a single point of access for vehicle parking and a grass verge to the front. In removing the hedge, it would appear that the grass verge has been lost. The Greenway road sign, previously on posts has also been removed and affixed to the sleepers.

Though we support the rationalisation of the parking area to the side elevation and the completion of the front boundary along Crossways, the erection of a 1.5m tall decorative fence and low planting is considered out of context with the rural village setting and the predominant character of native hedge boundary treatments along Crossways and its extension into Greenway.

2005/0819 Comment: Tatsfield Parish Council objects to this application.

We have no comment on the proposals for changes to fenestration, so long as they are in keeping with the design and colour of those within the remainder of the house.

We are supportive of the relocation of the parking area to the side elevation and the completion of the boundary to the Crossways frontage.

The Parish Council however considers that the proposed 1.5m tall decorative fence and low planting on this prominent street corner is out of context with the rural village setting and the predominant existing character of native hedge boundary treatments along Crossways and Goatsfield Road.

It is our interpretation that this proposal is contradictory to Tandridge District Council Local Plan Detailed Policy 9.1.

The Parish Council is concerned that when the previous hedge was removed, approximately two years ago, and the current sleepers laid down, the previous grass verge adjacent to the road was lost, narrowing the street width. The street signage for Greenway was also removed and relocated. This difference is evident when comparing the current arrangement with that seen on Google Street View.

If the applicant were to come forward with revised proposals to erect a native hedge in lieu of the proposed fence, with the verge on the street corner re-established and aligned to allow sufficient visibility splays on the road junction, we would have no further comments.

TA/2019/1182/N Clarks Lane Farm, Clarks Lane, Tatsfield TN16 2BU

Erection of agricultural building for ancillary office space. (Prior Notification Agricultural)

This falls within the Green Belt.

This is for a small agricultural building as part of a remote existing farm off Clarks Lane.

At the time of reviewing this on 5th August, approval had already been granted by Tandridge District Council – decision notice dated 31st July 2019.

The Parish Council therefore concluded it did not need to return comment.

TA/2019/1236 The Linnes, Goatsfield Road, Tatsfield TN16 2BU

Part two-storey, part single-storey sides/rear extension.

This property is within the Green Belt.

This is for extensions to an existing residential dwelling located within the green belt along Goatsfield Road on the outer edge of the village settlement.

This house was recently posted for sale and is in a decrepit and poor condition. Visible from Goatsfield Road, the house is a chalet style that is single storey visible from the street and two storey to the rear as the land drops

away. The house sits on a plot of around 1/3 acre with high hedges to the side boundaries and an open aspect to fields to the rear.

The proposal seeks permission for a two-storey extension, which at ground floor level seeks to increase floor area by around 90% above existing and at first floor looks to increase floor area by around 70-80%. Along with the increase in roof height, this proposal seeks to increase the volume of the existing house to around 175% of the existing volume.

2006/0819 Comment: Tatsfield Parish Council objects to this application.

This existing house is currently in a very poor state of repair and does not contribute positively to the setting of Goatsfield Road. Though Tatsfield Parish Council is pleased to see proposals for the regeneration of this property, the consideration here is whether, through the significant increase in footprint and volume that is proposed by the applicant, does this constitute harm to the Green Belt?

Our conclusion is that the applicant is seeking a substantial footprint, area and volume increase in the region of 75-80% above that of the existing property. This will result in a significant increase in the scale of the existing building.

As a result, we conclude that the scale and proportion of the proposed extensions is disproportionate to that of the existing house and therefore that these proposals are contrary to the NPPF Section 13 and Tandridge Local Plan policy DP13(E) Green Belt Policies. The applicant has not demonstrated any Very Special Circumstances and it is our conclusion that these do not exist in relation to this application.

As a result, we conclude that this represents inappropriate development and would cause harm to the openness of the Green Belt.

2007/0819 The Clerk was requested to inform Tandridge Planning of the Parish Council's decisions.

6. Finance

a) Finance team for this meeting: Alex Davies and Ashley Clifton

2008/0819 It was resolved that the finance team for this meeting would be Alex Davies and Ashley Clifton.

b) Authorise payments (including authorisation of internet banking) detailed in Appendix B

2009/0819 Items on Appendix B were duly approved. Payments and supporting invoices were checked and signed by members of the finance team for this meeting.

Public Participation:

None

The meeting closed at 8.25 pm