

MINUTES of an Extraordinary Meeting of Tatsfield Parish Council held on the 8th August 2022 in the Meeting Room, Aileen McHugo Building, Westmore Green, Tatsfield TN16 2AG commencing at 8.00 p.m.

Present: Ms Kim Jennings (in the chair)
Ms Alex Davies Mr Ashley Clifton Mr Jason Syrett Mr John Rand

In Attendance: Samantha Head (Clerk)

And 0 parishioners

The meeting commenced at 8.01 pm

1. APOLOGIES

3596/0822 Ian Hayman and David Pinchin had sent their apologies. These were received and accepted by members.

2. DECLARATIONS OF INTEREST (relating to items on the agenda)

None

3. Approve and sign the MINUTES of the previous meeting held on 18th July 2022

3597/0822 It was resolved that the minutes reflected a true and accurate record of the meeting held on 18th July 2022. They were duly signed by the Chair.

4. Receive and Accept the Minutes of the Neighbourhood Plan Steering Group meeting held on 25th May 2022

3598/0822 It was resolved to receive the minutes of the Neighbourhood Plan Steering Group meeting held on 25th May 2022.

5. Receive and Accept the Minutes of the Neighbourhood Plan Steering Group meeting held on 4th July 2022

3599/0822 It was resolved to receive the minutes of the Neighbourhood Plan Steering Group meeting held on 4th July 2022.

6. Public Participation

None

7. PLANNING:

(a) Planning Team for August: Jason Syrett and Ian Hayman

3600/0822 It was resolved that the planning team for August would be Jason Syrett and Ian Hayman.

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

TA/2022/757 The Haven, Kemsley Road, Tatsfield TN16 2BH

Conversion of garage into habitable accommodation. (Certificate of Lawfulness for a Proposed Use or Development)

This property has been subject to 8 planning applications in previous years and the latest 3 have all been refused with two having gone to appeal.

The original dwelling was demolished in 2002 and a substantial four-bedroom home erected. No record of a planning application for the three-bay large detached garage can be found.

The application for this conversion would make a separate dwelling and is in the Green Belt. It is already a large home.

3601/0822 Comment: The Parish Council wishes to object on the grounds that the garage is not attached to the property and would provide a separate dwelling in the Green Belt.

TA/2022/924/NH Lochiel, Ricketts Hill Road, Tatsfield TN16 2NB

Erection of first floor extension to house from bungalow. (Prior approval class AA Part 1 Schedule 2)

The existing house is a 3-bedroom bungalow with a conservatory and detached single garage. It has a hipped roof. The house is located in the green belt outside of the defined village.

There is no previous planning history on this property available online, though a parallel application has been submitted for a rear extension (2022/923/NH).

This proposal is for a full floor extension over the footprint of the original house adding three further bedrooms, a large bathroom and a further en-suite to the current 4-bedroom single storey bungalow.

3602/0822 Comment: Objection.

This application essentially doubles the footprint and volume of the original house adding three further bedrooms, a large bathroom and a further en-suite to the current 4-bedroom single storey bungalow.

We conclude that the proposed extension would represent a disproportionate addition over and above the size of the original building and that harm would therefore be caused to the openness of the Green Belt.

The proposals therefore represent inappropriate development in the Green Belt and are therefore contrary to NPPF para. 149c and TDC Local Plan, Detailed Policies Part 2 DP13.

It is the opinion of the Parish Council that this harm to the Green Belt outweighs the use of full development allowances under GPDO Prior approval class AA.

In the event the TDC choose to grant permission of this application, the planning authority should:

a) refuse parallel application 2022/923/NH

and;

b) withdraw any further permitted development rights by condition.

TA/2022/923/NH Lochiel, Ricketts Hill Road, Tatsfield TN16 2NB

Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 8 metres, for which the maximum height would be 4 metres, and for which the height of the eaves would be 2.3 metres (Notification of a Proposed Large Home extension)

The existing house is a 3-bedroom bungalow with a conservatory and detached single garage. It has a hipped roof. The house is located in the green belt outside of the defined village.

There is no previous planning history on this property available online, though a parallel application has been submitted for a first-floor extension (2022/924/NH).

This proposal is for the demolition of the existing conservatory and the construction of a ground floor rear extension across the full width of the bungalow (around 9 metres wide) and 8 metres deep. This would create a large open plan kitchen lounge area on the back of the house.

3607/0822 Comment: The Parish Council does not object to this application but assesses it to be on the very limits of increase in area and volume when compared to the size of the original dwelling.

In the event the TDC choose to grant permission of this application, the planning authority should:

a) refuse parallel application 2022/924/NH

and;

b) withdraw any further permitted development rights by condition.

TA/2022/805 Pond House, Redhouse Road, Tatsfield TN16 2AB

Conversion of existing garage into habitable space with first floor side extension above. (Certificate of Lawfulness for Proposed Use or Development)

This semi-detached property is inside the settlement area.

Previous applications in the 1970s and 1990s.

A similar extension has been done on one of the semi-detached houses opposite this property, the only difference being that property was end of the street so no neighbour on the side of the extension.

3608/0822 Comment: The Parish Council has no objection but notes that as the outside wall is on the boundary with the neighbouring property, adding a first floor will mean there is a double height wall which may adversely impact the neighbour.

TA/2022/819 Pond House, Redhouse Road, Tatsfield TN16 2AB

Conversion of existing outbuilding back to double garage with storage and office/ workshop (Certificate of Lawfulness for a Proposed Use or Development)

This application is linked to 2022/805 above.

Minor alterations to existing outbuilding which will not impact neighbouring properties.

3609/0822 Comment: No comment

3610/0822 The Clerk was requested to inform Tandridge Planning Department of the Council's decision.

8. Finance:

(a) Finance Team for August: Kim Jennings and Jason Syrett

Jason Syrett was unable to be on the Finance team for August. Alex Davies offered to authorise bank payments for the August schedule.

3611/0822 It was resolved that the Finance Team for August would be Kim Jennings and Alex Davies.

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

3612/0822 Items on Appendix B were duly approved. Payments and supporting invoices were checked and signed by members of the Finance Team for August.

9. Meetings to attend/ correspondence

None

10. Matters for reporting or Inclusion in a Future Agenda

None

Final public participation:

None

The meeting closed at 8.22pm

The next Parish Council meeting would be held on Monday 12th September 2022 at 8pm.