

MINUTES of an Extraordinary Meeting of Tatsfield Parish Council held on the 7th August 2023 in the Meeting Room, Aileen McHugo Building, Westmore Green, Tatsfield TN16 2AG commencing at 8.00 p.m.

Present: Mr David Pinchin (in the chair)
Mr Jason Syrett Mr Dave Mitchell Mr Simon Cook Mr Andrew Moore
Mr Martin Elmer

In Attendance: Samantha Head (Clerk)

And 1 parishioner

The meeting commenced at 8.01 pm

1. APOLOGIES

3822/0823 Kim Jennings had sent her apologies. These were received and accepted by members.

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

3823/0823 Martin Elmer declared an interest in item 5b, ref: TA/2023/411. He took no part in the discussion or decision on this item.

3824/0823 Simon Cook declared an interest in item 5b, ref: APP/M3645/W/23/3315896 – TA/2021/1922. He took no part in the discussion or decision on this item.

3. Approve and sign the MINUTES of the previous meeting held on 10th July 2023

3825/0823 It was resolved that the minutes reflected a true and accurate record of the meeting held on 10th July 2023. They were duly signed by the Chair.

4. Public Participation

None

5. PLANNING:

(a) Planning Team for August: Jason Syrett and David Pinchin

3826/0823 It was resolved that the planning team for August would be Jason Syrett and David Pinchin.

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

David Pinchin read out the planning decisions made by the LPA since the last Parish Council meeting.

TA/2023/703/TPO 15 Shipfield Close, Tatsfield TN16 2AU

T1) – Ash – Reduce tree to fork by 5 meters and reduce back the lateral limb by 3 meters taking the width from 12 meters to 9 meters overhanging the decking. Tree is approximately 20 meters in height. Bringing the overall height to 1.5 meters. T2) – Hawthorne – Reduce by 1-1.5 meters. Tree is approximately 7 meters in height. Bringing the tree height down to 5.5 meters.

3827/0823 Comment: No comment

TA/2023/829/TPO Barleyfields Barn, Park Farm, Rag Hill Road, Tatsfield TN16 2LS

G1) – All trees within Barleyfields Barn woodland overhanging Avenue Road – lift to approximately 20ft.

3828/0823 Comment: No comment

TA/2023/575 Kingswood, Goatsfield Road, Tatsfield TN16 2BU

Retention of existing shed and greenhouse. (Retrospective)

Located in the Green Belt outside of the defined village.

Previous planning history on TDC planning portal.

This planning application is for the retrospective retention of two outbuildings that should not have been built as a result of planning restrictions placed on the property when it was constructed under TA/2014/980. There are further issues with other retained or built structures.

3829/0823 Comment: Objection. This planning application is for the retrospective retention of two outbuildings that should not have been built as a result of planning restrictions placed on the property when it was constructed under TA/2014/980. Their retention would cause harm to the openness of the green belt and they should be demolished.

We believe the shed was erected only last year and that Rose Cottage, a former building on the site that was required to have been demolished under the 2014/980 consent still remains on the site in a partially derelict state. Further, a utility room with cloakroom appears to have been added to the back of the new house without planning consent and is also not shown on the proposed plans submitted with this application – this might also represent built additional volume.

These items were raised as potential enforcement issues in comments made by Councillor Martin Allen in his comments on previous application 2022/1276. We request that TDC look into potential planning enforcement on this property.

TA/2023/789 The Linnes, Goatsfield Road, Tatsfield TN16 2BU

Erection of single storey rear / side conservatory. (Certificate of Lawfulness for a Proposed Use or Development)

Located in the Green Belt outside the defined village. Previous planning history for a rear extension in 2019 (approved). Approximately 29% increase in volume.

The house, previously near derelict 4 years ago, has recently been extended under application in 2019. A further extension is proposed for a pitched roof conservatory along the side / back of property.

3830/0823 Comment: Objection. This house was previously permitted to be extended under application ref. 2019/1827. This proposed further extension together with the now added greenhouse (noted on the proposed plans but not on the plans in 2019) leads to a significant accumulated volume increase of the property over that of the original dwelling. It is not clear whether the greenhouse is existing or also proposed under this application.

When considered together, these further additions are disproportionate to the size of the existing dwelling and contrary to TDC Adopted Detailed Policy DP13.

TA/2023/411 Crystal House, Hillside Road, Tatsfield TN16 2NH

Demolition of rear storeroom. Erection of part single storey, part two storey rear extension, and single storey side extension. (Amended plans received 17th July 2023)

Located in the Green Belt outside of the defined village. No previous planning history on TDC planning portal. This application proposes proportionally significant sized extensions to this existing house. This proposes a two-storey extension within around 1-1.5m from the boundary with the existing house to the north (currently around 4-5 m away from the boundary). Concern around two-storey high extension within 1m of adjacent neighbouring property, to the south and impact on sunlight to adjacent residents.

This application was previously reviewed by TPC in May 2023 and an objection was submitted. It is for substantial remodelling to the house including a two-storey side extension that builds very close to the boundary of the adjacent house, impacting on their light and sunlight. The house to the north is a long-established historic property in the village that is noted in local history for previous use.

Though the new design is more complimentary to the existing house, many of our concerns remain due to impact on the neighbouring house.

3831/0823 Comment: Objection. This application, though revised from previous drawing submissions, still proposes proportionally significant sized extensions to this existing two-storey house in Hillside Road which, when considered together, are disproportionate to the size of the existing dwelling and contrary to TDC Adopted Detailed Policy DP13.

The proposed two-storey extension extends to within only 1 metre of the boundary with the existing property to the north (it is currently around 4m-5m away from the boundary). At around 4.7m tall to the eaves and approx.1m from the boundary hedge just south of the adjacent neighbouring residential property, there will evidently be a significant impact on sunlight and overshadowing, impacting on the adjacent residents' amenity. This is contrary to TDC Adopted Core Strategy CSP18.

TA/2023/726 Little Acorns Pre-School, Tatsfield Village Hall, Westmore Green, Tatsfield TN16 2AG

Siting of InPost Parcel Locker. (Retrospective)

This is the application for the InPost Lockers that were installed with agreement and lease from Tatsfield Parish Council.

3832/0823 Comment: Tatsfield Parish Council support this application. The Parish Council granted a lease for the installation of the parcel lockers following a number of requests and support from local residents. The lockers provide a vital local resource for parcel collection and drop off in the village for local residents, particularly those that have to travel away from home for work.

This provision helps to reduce car trips to Biggin Hill, Oxted and Hurst Green where the other nearest InPost lockers are available. Since their installation, we have seen very positive uptake of use including the lockers being full on a number of days this summer.

InPost lockers are used by various home delivery companies including Vinted for second hand clothes sales and purchases, the use of which has grown significantly in reducing clothing waste in the UK. At a time when there is a cost-of-living crisis this is a vital service to support our community.

There are a number of other facilities across Tandridge District that are existing and provide precedent for these in Tatsfield.

TA/2023/813 Sunnybank, Old Lane, Tatsfield TN16 2LH
Proposed front canopy.

3833/0823 Comment: No comment

3834/0823 The Clerk was requested to inform Tandridge Planning Department of the Council's decisions.

APP/M3645/W/23/3315896 TA/2021/1922 Land to the rear of The Parade, Westmore Green TN16 2AG

This is the planning appeal for the two duplex flats proposed to the rear of Sheree's Shop and Tea Room that were rejected at TDC committee in August 2022. TPC previously submitted comments on this application in December 2021 but did not object. This site was reviewed as part of the Tatsfield Neighbourhood Plan and identified as suitable for up to 2 dwellings.

3835/0823 Members agreed that as TPC had submitted very minor comments previously and they will be available to the Inspector and further comment was not necessary.

6. Finance:

(a) Finance Team for August: Jason Syrett and David Pinchin

3836/0823 It was resolved that the Finance Team for August would be Jason Syrett and David Pinchin.

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

3837/0823 Items on Appendix B were duly approved. Payments and supporting invoices were checked and signed by members of the Finance Team for August.

7. Notified Items

(a) Local Government Boundary Commission for England – TDC Electoral Review – draft recommendations – TPC response – to be ratified

David Pinchin thanked everyone for their input into the PC's response to the draft recommendations which proposed to create a new three-member ward by joining Tatsfield & Titsey with Limpsfield. He further noted the assistance from Mark Wilson at Limpsfield PC and Deborah Sherry, the Woldingham PC Chairman. Members had agreed the submission by email and were asked to ratify that decision.

3838/0823 Members ratified the submission to the LGBCE challenging their recommendation for a new three-member ward.

8. Meetings to attend/ correspondence

- Fairtrade Meeting 14th August – Simon Cook to attend
- PCSO attending September PC meeting
- Neighbourhood Plan update

9. Matters for reporting or inclusion in a Future Agenda

- Speedwatch

Final public participation:

None

The meeting closed at 8.54pm

The next Parish Council meeting would be held on Monday 11th September 2023 at 8pm.

