

MINUTES of a Meeting of Tatsfield Parish Council held on the 13th February 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 Ian Hayman Mr Jason Syrett Mr John Rand

In Attendance: Samantha Head (Clerk)
Cllr Becky Rush (SCC)
Cllr Martin Allen (TDC)

And 4 parishioners

The meeting commenced at 8.01 pm

1. APOLOGIES

3700/0223 Kim Jennings, Alex Davies and Ashley Clifton had sent their apologies. These were received and accepted by members. Members noted their sincere best wishes to Kim Jennings.

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

3701/0223 Jason Syrett declared an interest in item 10a – Tatsfield Green – Boundary Dispute.

3. Approve and sign the MINUTES of the previous meeting held on 9th January 2023

3702/0223 It was resolved that the minutes reflected a true and accurate record of the meeting held on 9th January 2023. They were duly signed by the Chair.

4. Public Participation

- It was noted that 3 Saturdays ago, TIB volunteers collecting rubbish along White Lane and Approach Road, picked up some large NOX canisters. Last Saturday, TIB volunteers collected 3x NOX gas canisters in the car park and a rucksack. Assuming it belonged to one of the school children, the rucksack was dropped over the school fence. It was later discovered that the rucksack contained drug paraphernalia. Two shrubs were also removed from the planters outside the VH – likely overnight on Sunday. It was suggested that someone takes the lead on coordinating reporting and collection of CCTV evidence – ideally the school or the PC.
- There is a water leak on the footpath just past Rose Cottage.

5. Officer's report

- The third CIL payment relating to 34 Westmore Road has been received by TDC. The PC will receive a payment of £463.97 in April.
- Following the installation of the new fire alarm and smoke detection system, the Clerk and Jason Syrett recently attended a demo session.
- The Clerk has signed and returned the legal agreement with SCC re the tree whips for Kemsley Wood.
- Following the BoE interest rate rise, the interest paid on the balance in the savings account will be 4% from 03/02/2023.
- The Clerk has been signing up for Octopus Energy's Savings Sessions. So far, 3324 Octopoints have been accumulated (a saving of £4.15).

6. PLANNING:

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

3703/0223 It was resolved that the planning team for February would be David Pinchin and Jason Syrett.

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

TA/2022/1432 The Manor House, Ricketts Hill Road, Tatsfield TN16 2NE

Replacement of 6 of the current 9 sash windows on the front elevation of the house with matching in terms of style slim-lite double glazing. (Application for Listed Building Consent)

The previous applications for sash window replacement was approved under listed building consent.

3704/0223 Comment: No comment

TA/2022/1496 11 Lusted Hall Lane, Tatsfield TN16 2AE

Conversion of loft with a rear dormer and front rooflights. (Certificate of Lawfulness for a Proposed Use or Development)

The front dormers would be out of character with the neighbouring and adjoining properties, unsightly and potentially set a precedent for other dwellings. The rear dormer, although bulky would have less impact to the adjoining properties.

3705/0223 Comment: The front dormers would be out of character with the neighbouring and adjoining properties, unsightly and potentially set a precedent for other dwellings.

The rear dormer, although bulky would have less impact to the adjoining properties.

The Parish Council requests that Tandridge District Council reviews this application on that basis against the Certificate of Lawfulness for a Proposed Use or Development.

TA/2022/1258 The Flint Barn, Park Farm, Rag Hill Road, Tatsfield TN16 2LS

Reduction of existing land levels above and below that of the existing ground levels adjacent to the property. Installation of a (partially) above ground swimming pool with surround to house pool 'plant and equipment' and the construction of an open roof canopy (to provide sun shadings) above a part of the pool area.

3706/0223 Comment: No comment

TA/2022/1563 6 Rag Hill Close, Tatsfield TN16 2LR

Erection of part single store, part two-storey side and first floor rear extension to existing dwelling.

This is a reasonably large property that sits outside of the defined village boundary within the green belt. No previous extensions have been added and the proposal appears to not exceed the original footprint percentage allowance, however TDC to check this.

3707/0223 Comment: No comment

TA/2022/1437 71 Paynesfield Road, Tatsfield TN16 2BG

Erection of single storey rear extension

3708/0223 Comment: No comment

TA/2023/86/TPO Millennium Wood and King Edward VII Memorial Garden

T13) - 852 - 2x Common Ash - Fell to near ground level T14g) - 9x Common Ash - Fell to near ground level. T16g) - 3x Common Ash - Fell to near ground level. T17) - 5x Common Ash - Fell to near ground level.

3709/0223 Comment: No comment

TA/2022/1663 20 The Square, Paynesfield Road, Tatsfield TN16 2AS

Erection of a single storey side, front and rear extension.

Previous permissions granted for a double garage and rear conservatory extension. Within the defined village boundary. Conversion of garage and utility space into single storey living space - slight increase in footprint.

3710/0223 Comment: No comment

TA/2022/1483 The Parade, Westmore Green, Tatsfield TN16 2AQ

Variation of Condition 2 (Plans) of planning permission ref: 2018/280 (Conversion of two shop units into one shop unit and external changes to the shop front. Change of use of rear store rooms and part of one shop to form 1 new flat (Class C3 use). Internal layout changes to existing first floor flats and changes to windows and doors. Formation of new external staircase to rear elevation, new parking and associated works.) to amend arrangements to the rear of the property. Alternative arrangement for staircase to the first floor flat, remove one existing parking space and change the location of bin storage, change in the location of cycle storage and removal of an outdoor amenity area.

To amend arrangements to the rear of the property. Alternative arrangement for staircase to the first floor flat, remove one existing parking space and change the location of bin storage, change in the location of cycle storage and removal of an outdoor amenity area.

3711/0223 Comment: No comment

TA/2023/92/NH Willowood, Ricketts Hill Road, Tatsfield TN16 2NG

Erection of first floor extension.

Previous planning history – approvals for single storey side extension 2005 (unbuilt). Two-storey rear/side extension 2022 (unbuilt).

This proposal is for the addition of a full first floor on top of the existing dwelling which is currently mostly single storey with has a part lower ground storey. This will increase the eaves line and the roof by around 2.64 metres and nearly double the living space in the house. When viewed from Ricketts Hill Road, what already appears as a two-storey property would be seen as a three-storey property from the gate and in the long view looking down Ricketts Hill Road as you enter Tatsfield. This would make it disproportionate to the adjacent mostly single storey property to the north.

3712/0223 Comment: Objection.

This proposal is for the addition of a full first floor on top of the existing dwelling which is currently part single storey and part two-storey due to the sloping ground level.

This will increase the eaves line and the roof by around 2.64 metres and nearly double the living space in the house. When viewed from Ricketts Hill Road, what already appears as a two-storey property would then be seen as a three-storey property from the gate and in the long view looking down Ricketts Hill Road as you enter Tatsfield from Biggin Hill – see image below.

This would make it disproportionate to the adjacent mostly single storey property to the north and make the house dominating in the rural streetscape.

This proposal would result in disproportionate additions over and above the size of the original building and be contrary to TDC adopted local plan DP13.

This proposal would also be out of scale and out of character with the local streetscape and rural feel and be contrary to CSP18.

The proposal does not represent appropriate scale or good quality design and is also contrary to policies TNP04a and TNP04c of the draft Reg.15 Tatsfield Neighbourhood Plan which should now be afforded suitable weight in planning decision making in the Parish.



TA/2023/81 Four Acres, Maesmaur Road, Tatsfield TN16 2LD

Demolition of existing rear extension and conservatory and erection of single storey rear extension, single storey front / side extension and repositioning of front entrance to side with enclosed porch.

Previous planning history – construction of detached double garage, 1967.

This involves partial demolition and substantial new extensions to the existing single storey dwelling – located outside the defined village in the Green Belt. Retains 4 bedrooms but remodels the house and provides large open plan living areas and support spaces.

Design is complementary to the existing house. Balancing the demolitions and the new build extensions, this appears to be a reasonable increase on the existing dwelling.

3713/0223 Comment: No comment

3714/0223 The Clerk was requested to inform Tandridge Planning Department of the Council's decision.

7. Finance:

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

3715/0223 It was resolved that the Finance Team for February would be David Pinchin and Jason Syrett.

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

3716/0223 Items on Appendix B were duly approved. Payments and supporting invoices were checked and signed by members of the Finance Team for February.

8. Notified Items

(a) Local Government Boundary Commission for England – TDC Electoral Review

Martin Allen gave an update. He stated that the Independent Group believe that Tatsfield & Titsey and Felbridge should stay 1-member wards. However, he cautioned that there is a need to remain realistic and understand that the BC is aiming for all wards to have elector numbers between 4.5k and 5.5k. Tatsfield and Titsey is currently far below that target. The Independent Group believes that the wards down the right-hand side of the district are largely rural and remain geographically separate from neighbouring wards and therefore should operate outside the 3-member wards scenarios. The other option for Tatsfield and Titsey to join with Limpsfield. Although both wards are largely rural, they are very distance from each other - a councillor based at the southern end of Limpsfield would have to travel a considerable distance to reach electors in the north of Tatsfield.

Becky Rush also commented that 3 election cycle is rarely beneficial and nothing really moves forward as councillors are always changing and often focussed on campaigning for the next election.

Members noted that a merge with Limpsfield would strengthen the OLRG's position within the DC and also may lead to no member actually being a Tatsfield resident as the elector numbers are greater in Limpsfield than Tatsfield and Titsey.

3717/0223 Members resolved to draft a comment for submission to the Boundary Commission – to be agreed at the March meeting.

(b) Parish Council elections May 2023

For information only:

The Clerk will be attending an election briefing (Zoom) on 22nd February but the following details are already available:

Notice of Election will be published: 21st March

Deadline for delivery of nomination papers: 4th April at 4pm

Statement of persons nominated published: 5th April at 4pm

Notice of poll published: 25th April

Polling Day (for contested elections): 4th May 7am – 10pm

(c) Furze Corner

Jason Syrett gave the following update:

The PC had received a draft Heads of Lease from TDC. This had been reviewed by an independent legal adviser. Comments on the draft agreement had been received.

The aim would be for the PC to take over the lease around March / April 2023.

There were ongoing discussions with the PFA regarding the needs of the cricket team in 2023.

The Chairman noted the huge amount of work that had gone into the business plan, costings plan and other documents and thanked Jason Syrett for all the work he had so far completed.

(d) Coronation celebrations – 7th May 2023

Ian Hayman gave the following update:

The Coronation celebrations in the village will largely follow the same format as for the Platinum Jubilee. The PC was organising a picnic event on Westmore Green with stage and bands / singers, plus rides for the children. This would be on Sunday 7th May. Other businesses in the village would be involved and were also planning their own events on the Saturday and Sunday evenings.

(e) The Big Help Out – 8th May 2023

This is a volunteering event aimed at bringing members of community together on the bank holiday Monday to do something good that will benefit the local area.

Jason Syrett noted that there were lots of open spaces in Tatsfield – some are well looked after and other less so. He suggested possibly organising the community to tidy up and maybe carry out some planting in Millennium Wood for a few hours on the day. Or possibly the picnic area project on Westmore Green.

3718/0223 Jason Syrett agreed to put a post on social media asking for the community to suggest ideas.

John Rand suggest first aid training / CPR training. It was felt that this might be better suited to the Saturday – maybe a first aid tent at the picnic with the opportunity to receive some basic training.

3719/0223 John Rand agreed to organise this.

(f) Bob David

David Pinchin noted the news that Bob David would soon be leaving the village and moving to Tatsfield. TIB would be organising a farewell party, likely to be held at The Ship (date tbc) and had asked if the Parish Council would consider making a donation towards the food costs.

3720/0223 Members agreed a donation of £100.

9. Reports from County Councillor, District Councillor, Village Organisations and External Organisations**a) County Councillor**

Becky Rush gave the following report:

Cllr Rush will be undertaking a drive around her ward with a member of the Highways team later in the week. She asked for suggestion of particular Highways issues that they could look at. She also noted that the recently carried out work on Rag Hill Road, although an improvement, was not entirely satisfactory.

b) District Councillor

Martin Allen gave the following report:

The Government announced that TDC's bid for £8.7m of funding through the Levelling Up Fund had been unsuccessful. The funds were to be used to fund the Caterham regeneration project.

TDC accounts for 2020-21 have still not been signed off. It is not clear if any work has been started on the 2021-22 accounts yet. Cllr Allen will chair the Audit and Scrutiny Committee meeting on 23rd February.

At the full council meeting on Thursday 9th February, the 2023-24 budget was agreed but Cllr Allen voted against this. At this meeting, TDC councillors agreed an increase of £6.90 a year for a Band D property. This will result in a monthly Band D council tax bill of £237.88 (yearly total of £2223.53) and will help pay for vital services like recycling and waste collections, developing town centres, parks and open spaces and supporting the district's most vulnerable residents.

Cllr Allen attended the AGM and BHACC meeting.

Cllr Allen has reported the road work signs left in Rag Hill Road, the poor quality of work in Rag Hill Road, the burnt out car in Chestnut Avenue and an untaxed vehicle in Paynesfield Road.

Cllr Allen has also registered an official complaint relating to the planning application 2022/66 and the lack of action to revoke the decision.

The Tandridge Together Community Fund has awarded the Not So Young Club a grant.

c) Neighbourhood Plan

Jason Syrett gave the following report:

The Neighbourhood Plan has been ready since Christmas and was resubmitted again to TDC. It has been with officers for 6 weeks. Two officers have looked it over. Martin Allen is hopeful that new consultant will look at it in the coming week.

d) Police

The Clerk had emailed the police to notify them of tonight's meeting. No response had been received. The Clerk would email again ahead of the PC's March meeting.

10. Parish Council Land/Property**a) Tatsfield Green**

- Boundary Dispute (Under Part 2)
This item would be discussed under Part 2.

b) MUGA / Car Park AMB

- InPost parcel lockers – Jason Syrett and the Clerk had reviewed the lease agreement from InPost. Some corrections and additional information had been forwarded. It was a fairly standard agreement. The proposed Site Survey visit had been pencilled for 24th February.

3721/0223 Members agreed the lease agreement and requested the Clerk sign it on behalf of the Parish Council.

11. Meetings to attend/ correspondence

None

12. Matters for reporting or Inclusion in a Future Agenda

None

Final public participation: None

The meeting closed at 9.25pm

The next Parish Council meeting would be held on Monday 13th March 2022 at 8pm.