

MINUTES of a Meeting of Tatsfield Parish Council held on the 10th July 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 Martin Elmer Mr Dave Mitchell Mr Simon Cook Mr Andrew Moore

In Attendance: Samantha Head (Clerk)

And 10 parishioners

The meeting commenced at 8.02 pm

1. APOLOGIES

3803/0723 Kim Jennings and Jason Syrett 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 12th June 2023

3804/0723 It was resolved that the minutes reflected a true and accurate record of the meeting held on 12th June 2023. They were duly signed by the Chair.

4. Public Participation

- A parishioner made a statement in relation to the planning application TA/2023/775. The resident was speaking on behalf of herself and her neighbours. Objections were raised on the following points: change of use within Green Belt, loss of a thriving rural business, the square footage of the proposed developments would be greater than the existing stabling and would lead to loss of privacy for the neighbours, as well as noise and light pollution, ongoing maintenance of the adjacent meadows if the livery yard ceases to exist, the additional traffic that will travel down Manor Road (unmade Bridleway) and the inappropriate width of the road (bottom half) to accommodate increased traffic, potential harm to wildlife.
- A resident raised the issue of road closures and traffic management in Tatsfield.

5. Officer's report

None

6. PLANNING:

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

3805/0723 It was resolved that the planning team for July would be Jason Syrett and David Pinchin.

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

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

TA/2023/709/TPO Kylemore, 56 Paynesfield Road, Tatsfield TN16 2NBG
Lime tree – thin by 30% approximately 22m in height. Lateral reduction by 3m.

An application for thinning and reducing a large lime tree.

3806/0723 Comment: No comment

TA/2023/622 Pipers Moon, Goatsfield Road, Tatsfield Tn16 2BU

Erection of a single storey side and rear extension connecting dwelling to garage (retrospective).

No other recent history on planning portal.

This is a relatively small infill between the existing house and garage and the works are already underway. TDC have noted that they may not be covered under permitted development and therefore an application has been submitted. The infill is proportionate to the original house and of complementary design.

3807/0723 Comment: No comment

TA/2023/608 Hill Cottage, Barnfield Road, Tatsfield TN16 2LG

Erection of single storey side extensions and roof enlargement to include first floor dormer to rear extension. (Certificate of Lawfulness for a Proposed Development)

Two previous planning applications have been allowed this year on this property for a front extension and a rear extension. This now proposes a third group of extensions to the side and first floor.

The Parish Council objected to the rear extension (June meeting). These extensions again represent significant additions to the existing small cottage.

3808/0723 Comment: Objection. Tatsfield Parish Council object to this application on the grounds of over-development and harm being caused to the Green Belt. As a result of the proposals, and previous permissions granted for front and rear extensions, a small existing cottage is significantly increased in footprint and volume through a significant group of extensions. This application alone will result in a significant volumetric increase and, as a result, represents a disproportionate addition to the existing dwelling.

Development in terms of dimensions or volume is cumulative so in the authority's assessment, TDC must take into account everything previously built on or permitted to the original dwelling house whether by permitted development or with planning permission.

The combined scale of change of these applications when combined represents '*disproportionate additions over and above the size of the original building as it existed at 1 July 1948 (for non-residential buildings) or 31 December 1968 (for residential dwellings), or if constructed after the relevant date, as it was built originally*'. (Tandridge Local Plan Part 2 DP13). They would therefore represent inappropriate development in the Green Belt.

TA/2023/661 Motorway Service Area South, Motorway Service Area, Clacket Lane, Westerham TN16 2ER

Formation of electric vehicle charging area with canopy over with solar panels. Erection of new EV equipment container. Erection of curved illuminated feature sign.

3809/0723 Comment: No comment

TA/2023/662 Motorway Service Area North, Motorway Service Area, Clacket Lane, Westerham TN16 2ER

Formation of electric vehicle charging area with canopy over with solar panels. Erection of new EV equipment container. Erection of curved illuminated feature sign.

3810/0723 Comment: No comment

TA/2023/688 Lochiel, Ricketts Hill Road, Tatsfield TN16 2NB

Erection of single storey side extension (Certificate of Lawfulness for a Proposed Development)

There have already been 3 permitted applications for extensions to this bungalow property in 2022 which include significant rear and first floor extensions.

This is a further application for a significant side extension.

3811/0723 Comment: Objection. Following recent decisions made by Tandridge District Council on applications TA/2022/923/NH and TA/2022/924/NH and TA/2022/922, to grant further consent/lawfulness for three significant extensions to this small existing single storey property, this further application, if approved, will allow the applicants to more than triple the size of the existing bungalow when all of the extensions are combined. This is clearly contrary to the NPPF and TDC Green Belt policies.

Development in terms of dimensions or volume is cumulative so in the authority's assessment, TDC must take into account everything previously built on or permitted to the original dwelling house whether by permitted development or with planning permission.

The combined scale of change of these applications when combined represents '*disproportionate additions over and above the size of the original building as it existed at 1 July 1948 (for non-residential buildings) or 31 December 1968 (for residential dwellings), or if constructed after the relevant date, as it was built originally*'. (Tandridge Local Plan Part 2 DP13). They would therefore represent inappropriate development in the Green Belt.

TA/2023/704 7 Crossways, Tatsfield TN16 2BL

Erection of detached garage and erection of new wall and railings adjacent to highway. Within the defined village. This property has a number of planning applications in history and has over time lost its garage space through cumulative extensions to the house. It is relatively tight on its plot in the current form with front garden parking. The proposed double garage and new wall and railings, within the front of the house appear to be pushed out into the existing verge to the house and will, as a result, compromise sight lines for vehicles exiting the shared driveway adjacent which serves a number of houses. The garage size is significant and dominates the front garden of the property, extending the building line forward. It also looks like the new wall extends into the road verge in front of the existing property line.

3812/0723 Comment: Objection. This property has been the subject of a number of planning applications in its history and has, over time, lost its garage space through cumulative extensions to the house. It is located on a relatively tight plot in the current form with front garden parking. The proposed double garage and new wall and railings, within the front of the house appear to be pushed out into the existing grass verge of Crossways and will, as a result, compromise sight lines for vehicles exiting the shared driveway adjacent which serves a number of houses. The garage size is significant and dominates the front garden of the property, extending the building line forward in the street.

TA/2023/775 Stables, Manor Livery, Manor Road, Tatsfield TN16 2ND

Demolition of existing buildings and erection of three no. single storey dwellings with associated parking and landscaping.

The application proposes the demolition of the existing stables and associated buildings, removal of the associated hardstanding and sand school and erection of 3No. 3-bedroom single storey detached dwellings with parking and rear gardens.

The applicant argues that the new dwellings would represent a reduction in built volume, footprint and area of hardstanding when compared to the existing stables and would represent a net reduction in vehicle trips compared to the stables.

3813/0723 Comment: We object to this application on the grounds that this represents inappropriate development in the Green Belt. The proposed change of use from livery stables to residential dwellings within the Green Belt is not supported. This results in the loss of an existing active and viable rural use for the stabling of horses with good access to local bridleways and proposes the replacement of this with 3 new private residential dwellings.

There are also concerns about overlooking and loss of private amenity to two adjacent houses to the east (1-2 Flowerdale, Manor Road) which are located adjacent to the premises and currently have clear line of visibility of the back of the existing stables (which is an opaque wall) which will, if permitted, become the back of the proposed new dwellings with new doors and windows.

NPPF para 149 states '**A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are: ... (d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;**'

Tandridge District Council Adopted Green Belt policy DP13 states:

Unless very special circumstances can be clearly demonstrated, the Council will regard the construction of new buildings as inappropriate in the Green Belt. However, subject to other Development Plan policies, exceptions to this are as follows:

*F. The replacement of buildings within the Green Belt (outside the Defined Villages), where the proposed new building: ... **Is in the same use as the building it is replacing;***

Tandridge District Council Adopted Equestrian policy DP17 states:

17.4 Commercial equestrian developments can include riding schools, livery uses, indoor riding arenas and the stabling and/or training of horses owned by a third party. Such enterprises can positively contribute to the maintenance of a prosperous rural economy;

The adopted Tandridge Core Strategy seeks to protect the rural environment:

TDC Core strategy 3.5 *'it is important that the economy of the District both in the built up and rural areas is supported through the Core Strategy'*

The Draft Tatsfield Neighbourhood Plan (which is now at Reg. 15 and has been heavily consulted on locally) seeks to protect the rural nature of Tatsfield including preserving local rural established businesses. IT states:

There are many types of rural and small businesses located across the parish including farms, stables, health and well-being facilities as well as a wide range of home-based businesses.

It also places great weight to the protection of the rural feel of the outer village and farmland setting:

Neighbourhood Plan policies need to reflect the great value placed on the rural setting of the Village and ensure that the gap between it and more urban development in Biggin Hill is preserved and, where possible, enhanced.

This property provides valuable local stabling for horses adjacent to existing bridleways in our rural community where there are many local horse riders. The loss of these facilities and their replacement with new residential dwellings will be contrary to the NPPF para 149, TDC Adopted policies DP13 and DP17 and the TDC Core Strategy.

TA/2023/810/TPO The Dome, 56a Paynesfield Road, Tatsfield TN16 2BG

T1) – Lime – Thin by 30% and lift to 2.5 meters. Approximately 22 meters in height. Situated by the gate.

This application is for some tree works to an existing lime tree.

3814/0723 Comment: No comment

3815/0723 The Clerk was requested to inform Tandridge Planning Department of the Council's decisions.

7. Finance:

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

3816/0723 It was resolved that the Finance Team for July would be Jason Syrett and David Pinchin.

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

The Clerk noted that 3 payments were subject to confirming the amounts owed. The Clerk asked members to approve these payments for authorisation up the amounts indicated on Appendix B.

3817/0723 Members approved the Clerk's request. Items on Appendix B were duly approved. Payments and supporting invoices were checked and signed by members of the Finance Team for July.

8. Notified Items

(a) Furze Corner

Jason Syrett attended the TDC Strategy and Resources committee on 29th June 2023.

As part of the draft heads of terms for the lease, TPC had agreed the potential of a grant from Tandridge District Council to cover the ground rent.

The committee granted Tatsfield Parish Council 5 years of 100% rent subsidy on Furze Corner from the start of the lease – 5 years at £8,000 and to be reviewed again in 5 years.

This paves the way for TPC to now agree the lease on Furze Corner and crack on with a working group and funding applications.

TDC has yet to send a copy of the draft lease, following the agreement of heads of terms, but Jason Syrett will chase on this again.

(b) Tatsfield Parish Council Communications Policy

This item was deferred until the September meeting.

(c) Surrey County Council – Local List for Application Validation consultation

Martin Elmer had reviewed this consultation on behalf of the Parish Council. He produced a report which was circulated to members ahead of the meeting. He summarized that local authorities are required to produce lists of the information that are required to make planning applications. These are called local lists. In November 2020, SCC formally adopted a Local List for the Validation of County Development and County Matters (mineral

and waste development) Planning Applications. The NPPF requires all planning authorities to review their validation checklists at least every two years.

The consultation runs for 8 weeks, closing on 17th July. The format for the consultation is an online survey, where for each of the 3 statutory control categories, there are 2 documents shared (one a clean copy and one showing tracked changes). On each of the three categories the PC is being asked to complete, there is a comment box.

The recommendation is that the PC states its support for the changes, particularly emphasizing the purposes of the Green Belt: to check unrestricted sprawl of large built-up areas, to prevent neighbouring towns merging into one and another, to assist in safeguarding the countryside from encroachment, to preserve the setting and special character of historic towns, to assist in urban regeneration.

3818/0723 Members agreed to Martin Elmer's proposals and requested that he submit the PC's responses to the consultation on behalf of the PC.

(d) Local Government Boundary Commission for England – TDC Electoral Review – draft recommendations – PC draft response

Martin Elmer had produced a draft response to the LGBC draft recommendation that Tatsfield be joined with Limpsfield to create a new 3-member district ward. Members felt very strongly that without Tatsfield remaining a single member ward, it could be subsumed by other issues in the district.

The Clerk had obtained Warlingham PC's draft comment to the consultation and members recommended that this was referenced in its own comment.

Encouragement should be given to Tatsfield residents to respond to the consultation.

3819/0723 Members resolved to submit a comment to the LGBC consultation, subject to a few amendments from the draft circulated.

(e) Parish Council Risk Assessments

The Risk Assessment team are looking to undertake this over the weekend 15th / 16th July. This will be confirmed offline. The updated risk assessment will be presented to full council at the September meeting.

(f) Tandridge Corporate Plan

This item was deferred until the September meeting.

(g) Footpath 21

A parishioner had contacted the Parish Council regarding the overgrown state of the entrance to footpath 21 on Ship Hill and he had cut it back during the week. He also noted that the steep section up towards the Golf Club was more eroded and is difficult to walk up and down even with the wooden handrail. He requested sleeper steps on the dangerous / eroded section and also for the two stiles to be replaced with kissing gates.

It is probably the most well used footpath in the parish and TIB volunteers did used to clear the entrance of overgrown vegetation but is no longer able to do so due to dwindling numbers of volunteers.

The parishioner agreed to log these requests on the SCC portal and once he had a reference number, the Parish Council would write to Becky Rush in support.

It was suggested that Titsey Brewery be approached to see if they would be willing to sponsor new kissing gates as the footpath is increasingly being used as a route to new brewery on Clarks Lane. Andy Moore offered to approach the Brewery with this request.

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

a) County Councillor

Becky Rush was not at the meeting and no report was given.

b) District Councillor

Martin Allen had sent his apologies and there was no report.

c) Neighbourhood Plan

The NP is still awaiting an update from TDC officers.

d) Fairtrade

Simon Cook reported that both Fairtrade events went very well. They now have accreditation until 2026. Tatsfield is now a Fairtrade Community. The logo has changed and as per the request from Fairtrade, this will be updated on TPC letterheads. The certificate has been hung in the Village Hall. Barbara Hester has stood down from her role and Hilary Harber is the new Chairman. The next meeting would be October 2023.

David Pinchin offered the PC's congratulations on renewing their accreditation and thanks to Barbara Hester for all she had done in her time as coordinator for the group.

e) VHMC

There was no formal report.

A question was raised regarding the drains outside the hall.

f) Police

Simon Cook gave the following update:

Simon Cook met the new district commander and Martin Allen had written to the Chief Constable to invite him to visit Tatsfield to discuss local issues. His response was to decline, stating that if visited villages like Tatsfield then he would have very little time for anything else. The local sargeant is now on maternity leave. Simon Cook again highlighted the role of Special Constable. Training is available. Anyone can apply but have to undertake training as special constables have powers of arrest. You can request to work within a particular area (within a 'community'). There is no restriction on the number of hours as this is a voluntary role but a commitment of a minimum of 16 hours is required.

10. Parish Council Land/Property

a) Tatsfield Green

- Boundary Dispute (Under Part 2)
There was no update.

b) Westmore Green

- Request by parishioner to use the green – This was an enquiry from a local resident to hold a small children's party on the green in August. The chairman noted that it was nice to have been asked but no particular permission was needed and it was hoped they would enjoy the celebration.
- Playground project – the fencing has arrived and would be installed very shortly. Kim Jennings had sent a plan outlining the planting and 'hard landscaping' (decoration).

3820/0723 Members agreed that the plans looked great and thought it would be a huge improvement to the play area.

c) MUGA

- Opening / Closing times – It was queried if the PC should be encouraging more use of the courts, possibly having a more formal arrangement with a sports club / fitness club / tennis coaching or youth club. It may well be a way to make better use of the facility and raise some funds to refurbish the courts. Simon Cook noted that 2 members of the parish were looking to set up a youth club in the Village Hall and may want to use the MUGA as well. Members discussed the pros and cons of the idea e.g., a booking system and management of the space etc.

3821/0723 Members agreed the idea in principle and three councillors (Martin Elmer, Andy Moore and Dave Mitchell) agreed to look into the possibility.

11. Meetings to attend/ correspondence

- WI garden party 4th July – Martin Elmer and Simon Cook attended – their visit on behalf of the PC was greatly appreciated and they reported they were well looked after.

12. Matters for reporting or Inclusion in a Future Agenda

None

Final public participation:

- Request for TIB to store a hose reel behind the AMB.
- Is Speedwatch still running? There are concerns regarding speeding in the village.

The meeting closed at 9.18pm

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