

MINUTES of a Meeting of Tatsfield Parish Council held on the 13th November 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 Martin Elmer Mr Simon Cook Mr Andrew Moore Mr Dave Mitchell

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

And 1 parishioner

The meeting commenced at 8.03 pm

1. APOLOGIES

3888/1123 Kim Jennings had sent her apologies. These were received and accepted by members.

David Pinchin thanked everyone who organised and took part in the Remembrance Service on Saturday 11th November.

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

3889/1123 Jason Syrett declared an interest in item 11a – Tatsfield Green, Boundary Dispute.

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

3890/1123 It was resolved that the minutes reflected a true and accurate record of the meeting held on 9th October 2023. They were duly signed by the Chair.

4. Receive and Accept the MINUTES of the Neighbourhood Plan Steering Group meeting held on 29th August 2023

3891/1123 It was resolved to receive and accept the Minutes of the Neighbourhood Plan Steering Group Meeting held on 29th August 2023.

5. Public Participation

- The Parish Council was thanked for providing the meeting room for the forthcoming History Project Weekend on 2nd / 3rd December. Flyers were left. Also, if the Parish Council would like to hear about anything in particular relating to Tatsfield's history, please contact Ian Mitchell.
- Cllr Allen questioned why the road was not fully closed for the Remembrance Service.

6. Officer's report

- The Clerk reported the good news regarding the LGBCE review results which had overturned the previous recommendation to merge Tatsfield & Titsey with Limpsfield. Tatsfield & Titsey would now remain a single member ward.
- The Clerk confirmed that she had submitted a VAT reclaim for 01/04 -30/09 – total £5107.
- TDC had issued its twice-yearly CIL report. Tatsfield PC has no monies due.

7. PLANNING:

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

3892/1123 It was resolved that the planning team for November would be Jason Syrett and David Pinchin.

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

TA/2023/1233/TPO 70 Paynesfield Road, Tatsfield TN16 2BG

T1) – Chestnut – Remove leaving trunks approximately 5ft above union.

This is for the removal of the crown of a significant chestnut tree in Paynesfield Road. Photos and the application form suggest that the tree is diseased with a rotten hole at the trunk union and requires attention. The proposal is to leave the trunk in place, potentially therefore allowing the tree to resprout?

3893/1123 Comment: No comment

APP/M3645/W/23/3324729

TA/2022/1336 Land West of Thistle Cottage, Shaw Road, Tatsfield TN16 2BG

Erection of 1x single storey detached dwelling.

This is the planning appeal for the erection of a dwelling adjacent to Thistle Cottage. Tatsfield Parish Council previously submitted an objection to this application in December 2022. However, the objection from the Parish Council does not appear to be on the TDC planning portal.

Recommendation:

Submit our original objection directly to the Planning Inspectorate reiterating that we objected to the original application in December 2022 and that our objection still stands. We should state that this has been submitted to the planning inspectorate as it is not on record on the TDC planning portal.

Planning history: TA/2019/2216: Erection of residential dwelling and associated works – refused on appeal (PINS APPEAL REF: APP/M3645/W/20/3256736)

Location: Within the Green Belt (outside of the Defined Village.)

Summary: This is a proposal for a new build 2-bedroom single storey pitched roof detached house plus a bin and cycle storage building on an undeveloped site adjacent to Thistle Cottage.

Tatsfield Parish Council **object** to this application. This proposal is 'Inappropriate Development' under NPPF paragraphs 143 and 145 and would, by definition, cause harm to the Green Belt. There are no Very Special Circumstances as to why this harm should be accepted.

REASONS FOR OBJECTION:

The Parish Council previously submitted a detailed objection to the construction of a new dwelling on this site under TDC ref. TA/2019/2216 on 17th February 2020. The application was then refused and appealed.

We note that Thistledown Cottage is currently subject to an active Enforcement Order ENF 2019/245 regarding buildings not previously demolished under TDC planning approval ref. TA/2015/660.

The applicant suggests that this proposed dwelling represents 'limited infilling in the village'. NPPF paragraph 145 states: A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this includes: (e) limited infilling in villages.

Tandridge District Council (TDC) Local Plan Part 2: Detailed Policies 2014-2029 paragraph 12.6 however states: *'The NPPF does not specify whether boundaries should or should not be drawn around the villages in the Green Belt within which infilling can occur. Therefore, the sole purpose of drawing a line around these villages is to make it clear precisely where infilling can take place and where Green Belt policy will apply.'*

Paragraph 12.7 then identifies Tatsfield as one of nine villages considered to be suitable for limited infill development.

The application site is clearly outside of the Defined Village boundary. The entire length of Shaw Road and all the properties along its north side are outside of the Defined Village. The character of Shaw Road is noticeably more rural than the streets within the Defined Village and this site does not form a part of a consistent row of houses or 'ribbon of development'. Adjacent properties to the site are loosely arranged, with built forms located far apart from each other and with considerable trees and open space between.

The TDC Draft Local Plan Core Strategy DP12 defines Infilling as 'within an existing substantially developed frontage; this does not include the inappropriate subdivision of existing curtilages to a size below that prevailing in the area'. We conclude that this proposal is clearly not within an 'existing substantially developed frontage'.

It is the conclusion of Tatsfield Parish Council that the proposals submitted under this application do not therefore constitute 'limited infilling in villages' and that this proposed development should not be considered under this exception.

Further, NPPF para. 134: Green Belt serves five purposes:

- a) to check the unrestricted sprawl of large built-up areas;
- b) to prevent neighbouring towns merging into one another;
- c) to assist in safeguarding the countryside from encroachment;
- d) to preserve the setting and special character of historic towns; and e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

This land on Shaw Road forms part of important open green space and wooded areas between the urban area of Biggin Hill and the defined village of Tatsfield in the Green Belt. It plays a critical role in preventing these areas from merging together and encroachment of the countryside.

This proposed development is therefore 'Inappropriate Development' under NPPF paragraphs 143 and 145 and would, by definition, cause harm to the Green Belt. There are no Very Special Circumstances as to why this harm should be acceptable.

PRECEDENT APPEAL DECISION:

We would draw the Council's attention to the decision made under Appeal Ref: APP/M3645/W/17/3180447 (Land rear of 43 Paynesfield Road, Tatsfield TN16 2BG). This appeal considered a similar proposal for a new dwelling outside of the Defined Village of Tatsfield as a potential 'Limited Infilling in villages' under para 89 of the NPPF.

In paragraph 8 of the Inspector's decision on the above case, the Inspector concludes: 'Nonetheless, it does not necessarily follow that the proposal, in its setting, would constitute infill development. Infill, in such context, would generally involve the development of a small gap along a continuously developed highway frontage within an identifiable group of buildings'.

Tatsfield Parish Council argue that the above precedent decision is relevant to this application in that this is not 'a small gap along a continuously developed highway frontage within an identifiable group of buildings'. It is also not within an 'existing substantially developed frontage' as noted above.

3894/1123 Members resolved to submit the PC's previously submitted objection to the Planning Inspectorate.

3895/1123 The Clerk was requested to inform Tandridge Planning Department of the Council's decisions and submit the comment to the Planning Inspectorate.

8. Finance:

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

3896/1123 It was resolved that the Finance Team for November would be Jason Syrett and David Pinchin.

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

3897/1123 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 November.

(c) Approve salary increase for Clerk as per NALC National Pay Award to be backdated to April 2023

3898/1123 Members approved the Clerk's salary increase, to be backdated to 1st April 2023.

9. Notified Items

(a) Furze Corner

The Parish Council has received a copy of the draft lease. Jason Syrett, Martin Elmer and Nichola Stokoe met to go through the draft lease and have submitted comments including those on dates, minor points on use for specific events and variations on title drawings.

(b) Emergency Plan

The Clerk confirmed that she had reviewed the Emergency Plan with Martin Elmer. She had also confirmed Simon Cook and Dave Mitchell as the Snow Angels. Ashley Clifton had kindly offered to continue to keep Crossways Court gritted and clear of snow. Dave Mitchell offered to assist. Ian Hayman and the Clerk would continue to liaise with Church Farm Services re gritting Paynesfield Rd, Crossways (made section), Westmore Rd and Lusted Hall Lane, as well as the school car park. The PC's salt spreaders need servicing and Dave Mitchell offered to look into that. The Clerk reminded all members that the EmPlan should not be shared outside the PC due to GDPR regulations.

3899/1123 Members approved the plan and it was duly adopted.

(c) Christmas Carols / Lights switch on

Andy Moore had circulated a pan for the carol singalong. The singalong would take place in the pub garden. The new headteacher would be encouraging school children to attend and lead the singing. The Cricket Club gazebo would be erected. The PC's sound system would be used and song sheets from previous years.

Questions were asked clarifying that it would be a carol singalong rather than a carol service, was a 7pm start appropriate given that many of the school children were being asked to attend, had the headteacher confirmed how many school children would be attending?

3900/1123 Members agreed to purchase 150 bags of sweets to be given out as presents. Simon Cook to arrange.

(d) Polling District and Polling Places Review

The Clerk had circulated details of the review. In the past, several people had requested a change of venue for the polling station. Members felt that the VH was the ideal venue and wished to support that.

3901/1123 Members requested the Clerk submit a comment of support for the VH as the community's polling station.

(e) Christmas Tree – village centre – donations

Kim Jennings had begun asking local businesses for donations towards this year's Christmas tree. Andrew Bond from the Bakery had pledged £50.

Dave Mitchell agreed to approach the Village Club to ask for a donation, Simon Cook would ask Sheree, David Pinchin would ask Tina in the Old Ship and Andy Moore would ask the garage.

(f) Highview, Beech Farm Road Report to TDC – in conjunction with Chelsham & Farleigh PC, Woldingham PC and Warlingham PC (to be ratified)

David Pinchin had spent a considerable amount of time liaising with Chelsham & Farleigh PC and the Chairs from Warlingham and Woldingham PCs regarding a joint statement to TDC highlighting their concerns over the spread of development along Beech Farm Road. The report had been slightly amended following suggestions from the other Chairs and it had been circulated to all members of Tatsfield PC. This report had now been sent to David Ford and Helen Murch at TDC.

3902/1123 Members ratified their agreement to support this document and send it to TDC.

(g) Barnfield Road – changes to Biffa waste collections (for info only)

Several residents of Barnfield Rd and Old Lane had contacted Martin Allen regarding Biffa / TDC's decision to cease collections of refuse and recycling from these roads citing the reason that the unmade surface was no longer suitable for their vehicles. The PC had been copied in on some of this correspondence.

Martin Allen confirmed that TDC officers had today visited these two roads to inspect the surfaces. Martin Allen further confirmed that over the weekend residents of Old Lane had had one pothole repaired and that next weekend residents of Barnfield Rd would be undertaking repairs to the top section of road. Martin Allen had questioned why a smaller collection vehicle could not be used for these roads.

10. 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 gave the following report:

- The new Chief Planning Officer visited Tatsfield last month and met with several members of the PC.
- There was response pending from the officer giving reasons why The Firs decision was not revoked.
- Tatsfield features heavily on the monthly enforcement list. An officer at TDC has now been assigned to follow up on enforcement issues.
- BNG – Biodiversity Net Gain – has been pushed back to April 2024.
- The DC's financial report for the 2nd quarter showed an improvement in the DC's position which remained largely stable. Although the forecast overspend of £361,000 is before contingencies, it gives assurance of a balanced outcome with no call on general reserves. Officers will continue to seek mitigations as the year progresses. With practically no-one in planning policy, the DC should be saving and expect to be in credit by the end of the year.
- Cllr Allen had been contacted by a Kemsley Rd resident who was concerned about the water washing down the road when it rained heavily.
- ULEZ – Cllr Allen had been in contact with a local resident who had received fines from TFL. Cllr Allen wished to highlight that there is no warning about being fined if you drove into the ULEZ zone in a non-compliant car. The fine was simply issued if the £12.50 charge was not paid.

- There was a £1.2m small businesses and community groups fund.
- 3 The Parade has had their appeal dismissed (APP/M3645/W/23/3315896 Land to rear of 3 The Parade, Tatsfield TN16 2AQ

c) Neighbourhood Plan

Jason Syrett gave the following update: the plan was with TDC with review to go to Regulation 16. A new officer had been allocated to review the plan. Martin Allen had made it clear that the expectation was that the plan would go to referendum in May 2024. Rebecca Raine (new officer) would be visiting Tatsfield the following week (22nd November).

d) VHMC

The Clerk gave the following report:

The Clerk had met Pete Greenwood, the new VHMC secretary. They had carried out the annual inspection of the VH exterior and floor. The issue of tackiness on the floor surface appeared to have been resolved.

The exterior highlighted the following issues which would need attention: a couple of slipped / missing tiles on the two gable ends, boiler cupboard door would need revarnishing, a small amount of repointing at the back of the VH and the green room door was showing signs of rot at the bottom left corner.

The VHMC would repair two holes left from the kitchen refit, ask Little Acorns to remove their debris from the side of the VH and ask that the children do not draw on the wall with chalk.

Dave Mitchell offered to do the repointing. Simon Cook suggested someone to repair / replace the tiles. The Finance Cttee would review expenditure on the reseal of the VH floor.

e) Police

Simon Cook reported that the crime awareness stats had indicated that there had been 3x reports to the police in the last month. 2x were attempted vehicle break ins. There are lots of reports of suspicious behaviour on Tatsfield Talk but this still is not filtering through to the police. Keyless car and moped thefts are on the increase in Tatsfield and across the district.

Simon Cook had emailed the Road Casualty Reduction Officer to enquire about some speed data recorders to gather evidence for the PC's request for additional speed humps in the village centre.

11. Parish Council Land/Property

a) Tatsfield Green

- Boundary Dispute (Under Part 2)

There was no update.

12. Meetings to attend/ correspondence

- Fairtrade meeting on 14th November 7pm – Simon Cook to attend.
- Policing in your community – 20th November – Simon Cook to attend.

13. Matters for reporting or inclusion in a Future Agenda

- Turning in unmade part of Lusted Hall Lane - solutions?

Final public participation:

- Is the VAS sign in the wrong place? Is it positioned before the 20mph zone starts?
- Westmore Green – unmade part of Lusted Hall Lane – vehicles turning and tearing up the green.

The meeting closed at 9.27pm

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