

MINUTES of an Extraordinary Meeting of Tatsfield Parish Council held on the 26th September 2022 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)
Ms Alex Davies Mr Ashley Clifton Mr Jason Syrett

In Attendance: Samantha Head (Clerk)

And 0 parishioners

The meeting commenced at 8.05 pm

1. APOLOGIES

3613/0922 Ian Hayman and Kim Jennings had sent their apologies. These were received and accepted by members.

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

3614/0922 Jason Syrett declared an interest in item 10a – Tatsfield Green – Boundary Dispute. He took no part in discussions for this item.

3. Approve and sign the MINUTES of the previous meeting held on 8th August 2022

3615/0922 It was resolved that the minutes reflected a true and accurate record of the meeting held on 8th August 2022. They were duly signed by the Chair.

4. Public Participation

None

5. Officer's report on actions outstanding since previous meeting

- The Clerk noted that Unity Trust Bank had increased the PC's savings account interest rate to 1.75% - effective 5th August and then to 2.25% - effective 23rd September.
- The Clerk confirmed that she had submitted the 2x road closure orders (for the Remembrance Service and the Christmas Carol Singalong) at the beginning of August. TDC was due to confirm the orders around the end of September.
- The Clerk had been notified by TDC that has received the final CIL payment for The White House. £1,483.36 will be paid to the PC by the end of October.
- The Clerk confirmed that a new booking form for the meeting room was now live on the PC website. The Clerk would be contacting the regular hirers shortly to explain the new form.
- The AGAR has been successfully completed and all necessary paperwork has been published on the PC's website.

6. PLANNING:

(a) Planning Team for September: Jason Syrett and John Rand

3616/0922 It was resolved that the planning team for September would be Jason Syrett and John Rand.

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

TA/2022/1046/TPO The Dome, 56a Paynesfield Road, Tatsfield TN16 2BG

Please refer to photos provided. T10) - Beech - Thin by 25%. Approximately 23 meters in height. Situated in the driveway by the garages. Work to be done to reduce weight on cavity at base of crown without affecting overall shape and height. T22) - Chestnut - Laterally reduce any branches by 5M to leave the canopy at 8M wide. T16, T17, T19, T21, T27) - Mixed Beech and Chestnut - Laterally reduce multiple trees by 2M to leave the lower crown at 7M wide.

This is for the thinning and canopy reduction of a large beech tree and other beech and chestnut trees in the driveway of the property.

3617/0922 Comment: No comment (this decision was ratified by the Parish Council as the comment had been submitted on 20/09/22)

TA/2022/922 Lochiel, Ricketts Hill Road, Tatsfield TN16 2NB

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

Two previous applications were submitted and reviewed in August 2022 (TA/2022/923/NH and TA/2022/924/NH) to extend this bungalow upwards by a storey and to add a larger home extension to the rear using the limits of 'permitted development'. One was granted on prior approval, the other noted as not requiring prior approval by TDC. Each of these applications significantly increase the size of the house and together more than double it in size. This third application now proposes yet further extension to the side, taking out the existing single garage, which broadly increases the footprint and volume of the original bungalow by around 70%.

3618/0922 Comment: Objection.

Following recent decisions made by Tandridge District Council on applications TA/2022/923/NH and TA/2022/924/NH, to grant further consent/lawfulness for two significant extensions to this small existing single storey property, this further application, if approved, will allow the applicants to near 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 three 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.

3619/0922 The Clerk was requested to inform Tandridge Planning Department of the Council's decision.

KCC/SE/0495/2018 Covers Quarry, Westerham, Kent

Stabilisation and restoration of Covers Farm Quarry using imported engineering materials to restore the site to grassland, including landscape planting and an ecological receptor area together with a temporary road and ancillary buildings.

This application has been running since October 2017.
A new transport statement has now been submitted.

The transport statement starts to design access routes to and from the quarry. There would be no truck movements back into Westerham. Essentially, it is encouraging vehicles to come up Clarks Lane and would equate to 400 vehicle movements daily (10 in the peak period).

It appears that the safety assessment was a desktop exercise – i.e., looking at maps and identifying previous accidents.

The original plan showed three potential routes but the focus now appears to be on the route via Clarks Lane.

The councillors noted that this 'new focus' was totally unacceptable and should be objected to in the strongest possible terms.

3620/0922 Comment: Tatsfield Parish Council re-confirms its previous strong objection to this proposal.

The report outlines the need to import of 0.8million cubic metres of fill over a 5-year period. The proposal contained within the Transport Assessment of 200 daily two-way HGV movements (including 10 daily two-way movements in the peak hour) is totally unacceptable.

The junction designs for the new proposed crossing of Croydon Road are actively now promoting a left turn out, allowing for departing HGV vehicles to travel north up Croydon Road and towards Clarks Lane. The B2204 Clarks Lane/Croydon Road is absolutely unsuitable for any routine large HGV lorry movements because of the hill and bend approaching the junctions with Pilgrims Way and the narrowness of the carriageway between Church Hill and Pilgrims Way.

Section 3.4 of the Transport Assessment does not sufficiently assess the safety of the highways in the vicinity of this proposal. It looks at accident frequency but does not go on to look at the width and forward visibility for the movement of 200 two-way haulage vehicles on the affected road network.

Figure 4.1 only appears to show the entry routings of vehicles towards the quarry and does not show the left turn of vehicles departing the quarry, contrary to that allowed in the junction design. The junction designs for the new proposed crossing of Croydon Road should therefore be redesigned to prevent HGVs traveling up Croydon Road

7. Finance:

(a) Finance Team for September: Jason Syrett and John Rand

Owing to John Rand's absence at this evening's meeting, he was unable to be on the Finance team for September. Alex Davies offered to sign Appendix B and corresponding invoices for the September schedule.

3621/0922 It was resolved that the Finance Team for September would be Jason Syrett and Alex Davies.

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

3622/0922 Items on Appendix B were duly approved (ratified). Payments and supporting invoices were checked and signed by members of the Finance Team for September.

(c) Items for expenditure:

Community Library - £125.00

Village Hall – further exterior redecoration – total cost £665.00

3623/0922 Members approved the items for expenditure.

*It was noted that the library should probably go inside the old bus shelter so that it would be better protected from inclement weather. Ashley Clifton suggested some acrylic doors to further protect the books from damp.

(d) Grant request TACG

TACG had submitted a grant request for £425.00 to purchase a new mulcher mower.

3624/0922 Members approved this grant request. It would be paid following the October main meeting.

(e) Utilities costs at AMB 2022-23 (Under Part 2)

This item would be discussed under Part 2.

(f) Insurance renewal

The Clerk had arranged for a reinstatement value survey to be carried out on the AMB and the Village Hall during the summer as it had been a number of years since the buildings had been valued. The reinstatement values for the buildings were double previous figures. After this had been reported to the PC's current insurer, the premium renewal quotes were revised.

Zurich offered the following options:

1-year standard - £2,699.59

3- year LTA - £2,582.09

5-year LTA - £2464.64

All quotes also included the 10x new recycled plastic picnic benches.

3625/0922 Members agreed that the 5-year LTA option would be preferable as it was a slightly lower annual cost compared to the other options and it would allow for efficient budgeting for the next 5 years. The Clerk was requested to arrange cover for the 5-year LTA.

8. Notified Items

a) Verges – Ricketts Hill Road

Several of the homeowners of properties along Ricketts Hill Road, with verges that form part of Tatsfield Green, have placed fixed bollards, logs or large stones on the verge. Not only were there concerns that a vehicle could sustain damage from one when pulling in to avoid large vehicles coming in the opposite direction, but also recently one of the logs had rolled into the middle of the road which could be hazardous, especially at night.

It was suggested that a letter should be sent to all properties, advising residents that permission from the PC should be sought before placing anything on the verge and that anything there should be a minimum of 500mm from the Highway.

3626/0922 Members requested the Clerk draft a letter to this effect.

b) Parishioner request to insert asphalt fillet between road and driveway (Ricketts Hill Road) and permission to resurface driveway from road to property boundary

A parishioner had written to the PC to request permission to resurface his driveway and also to insert an asphalt fillet between the end of the driveway and the highway.

3627/0922 Members agreed to grant permission for the driveway resurfacing and advise that any infill should only meet the highway and not damage or interfere with it in any way.

c) Option to opt off of the SAAA central external auditor appointment arrangements

The Clerk had received an email advising that the PC could opt out of the SAAA central external auditor arrangements. The PC would then need to make its own arrangements.

3628/0922 Members agreed not to opt out of the SAAA central external auditor appointment arrangements.

d) Parishioner request for PC to consider installation of CCTV on main roads in / out of village

The PC had received a request from a parishioner to ask it to consider installing CCTV on the main roads in / out of the village as he thought it would assist in preventing the theft of keyless vehicles and reduce residents' insurance premiums.

Members noted that a village centre CCTV proposal had been considered by the previous PC in 2018. Following feedback and consideration to the huge cost and logistical difficulties with installation / electricity supply to cameras that would be involved, as well as advice from the then Crime Reduction Officer that the impact of CCTV as a crime deterrent was minimal, the proposal was dismissed.

Subsequent conversations with the current CRO earlier in 2022, further supported this and he said that Tatsfield was considered a low crime area and advised that if residents were particularly concerned about security, they should be encouraged to install CCTV on and around their own property.

One of the Parish Councillors had spoken to two insurance brokers and they stated that having CCTV in the village main routes would not reduce insurance premiums.

3629/0922 Members resolved to decline this request and asked the Clerk to write to the parishioner to explain the PC's decision.

e) MUGA hire charge – appeal (Under Part 2)

This would be discussed under Part 2.

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

Cllr Rush was not present. No report.

b) District Councillor

Cllr Allen was not present but had sent the following report:

Cllr Allen and his Independent councillor colleagues would be attending a meeting with the CEO of TDC at the end of September. He would be raising various matters with him including: planning applications 2022/66 The Firs, 107 Paynesfield Road, Thistledown, Rosefield House and the Clarks Lane signs.

Regarding 2022/66, Cllr Alen has met the Chief Planning Officer and the officer responsible for signing off approval of this application. He was waiting on a response to the collective complaints resulting from the approval of this application. Cllr Allen is intending to start proceedings to request that this decision is revoked. He noted that this matter could also be taken further to the Ombudsman.

Cllr Allen has continued to report instances of 'overflying'. David Pinchin and Martin Allen has met other parties who have lodged complaints about overflying and noise levels. It was noted that the Portfolio holder from LBB was now also a member of the BHACC.

Cllr Allen is continuing to chase the CC on a number of matters, including: white lines across the village, the odd naming of Approach Road in recent road closures as Westmore Green.

Yellow lines have been painted in accordance with the Local Committee agreement. There has also been the deletion of one car length of double yellow lines in Westmore Road, as requested by local residents.

c) Neighbourhood Plan

Jason Syrett gave the following update:

There would be a meeting of the Neighbourhood Plan Steering Group in two weeks' time. The plan is ready for the next round of the process. Several documents are still being completed and the Steering Group is continuing to liaise with TDC at each stage.

d) THS

John Rand had sent the following report:

THS had organised several events recently: a visit to Wisley on 21st May (22 attended) and a visit to the Titsey Estate on 22nd June (12 attended).

Other events: Autumn Show – 9th September, Garden Club – 13th September and 11th October, AGM – 15th November.

THS made several requests to the PC: a meeting to discuss planting of trees (need to be planted by year end), for the PC to purchase one or two tower fans for the meeting room at the AMB.

THS is also applying to join the National Tree Planting Register.

e) PFA

Jason Syrett noted that, following his recent post on Tatsfield Talk and emails sent to all village organisations, three letters of support for the redevelopment of Furze Corner had been received. More were needed to present to TDC along with a business case. A working group should be formed.

It was suggested that all councillors approach the village groups for which they act as liaisons and ask them to write a letter of support.

10. Parish Council Land / Property

To receive updates, discuss matters and, where relevant agree on proposals relating to:

a) Tatsfield Green

Tatsfield Lodge – Boundary Dispute (under Part 2)

This item would be discussed under Part 2.

b) MUGA

MUGA refurb – The Clerk had sourced one quote to repaint the court lines at the MUGA. The Clerk would source further quotes for comparison and follow up on tennis net repairs / new tennis nets.

11. Meetings to attend/ correspondence

- Tatsfield Fairtrade Group invitation to attend The Great Big Green Week event on Westmore Green on 1st October 10am – Noon
Kim Jennings had agreed to attend and would participate in sowing / planting wildflower seeds around the base of the newly planted Cherry Blossom tree.

12. Matters for reporting or Inclusion in a Future Agenda

None

Final public participation:

None

The meeting closed at 9.33pm

The next Parish Council meeting would be held on Monday 10th October 2022 at 8pm.