

MINUTES of a Meeting of Tatsfield Parish Council held on the 08th April 2019 in the Meeting Room, Aileen McHugo Building, Westmore Green, Tatsfield commencing at 8.00 p.m.

Present: Mrs Nichola Stokoe (in the chair)
Mrs Althea Davies Mrs Helena Garcia-MacLeod Mr Ian Mitchell Mr Mike Sarll

In Attendance: Samantha Head (Clerk)
Cllr Becky Rush

And 27 parishioners.

The meeting commenced at 8.02 pm

1. APOLOGIES

1881/0419 Kim Jennings had sent her apologies. These were received and accepted by members.

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

1882/0419 Mike Sarll declared an interest relating to item 9f. He withdrew from the discussion and voting on this item.

3. Approve and sign the MINUTES of the meeting held on 25th March 2019

1883/0419 It was resolved that the minutes reflected a true and accurate record of the meeting held on 25th March 2019. They were duly signed by the Chair.

4. Receive and Accept the Minutes of the Annual Parish Meeting held on 2nd April 2019

1884/0419 It was resolved the receive and accept the minutes of the Annual Parish Meeting held on 2nd April 2019.

5. Receive and Accept the Minutes of the Neighbourhood Plan Steering Group meeting held on 19th February 2019

1885/0419 It was resolved to receive and accept the minutes of the Neighbourhood Plan Steering Group meeting held on 19th February 2019.

6. Public Participation

The Chairman asked if any members of the public had any comments other than those relating to agenda item 8b as she invite comments regarding the planning application at a later stage in the meeting.

There were none.

7. Officer's report on actions outstanding since the previous meeting

- i) The Clerk noted that since the agenda for this meeting had been published, TDC had issued the Notice of Election. 8 candidates had come forward for the Parish Council election and 4 candidates for the District Council election.
- ii) Reports have been made of people actively encouraging dogs to swim and catch balls/ toys in the pond. Planting is due to begin shortly and the plants will be fragile and it is requested that the PC does all it can to deter this.

8. PLANNING:

(a) Planning Team for April: Nichola Stokoe and Ian Mitchell

1886/0419 It was resolved that the planning team for April would be Nichola Stokoe and Ian Mitchell.

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

TA/2019/24 Land between Dornalong and The Retreat, Kemsley Lane, Tatsfield TN16 2BH

Change of use to residential to include the stationing of one static home, one towing caravan and a detached 2-bay stable with associated hard and soft landscaping.

The Chairman asked Ian Mitchell to give the report he had prepared for this item.

Ian Mitchell said that the first thing to note is that TDC seem unsure of the property and road names. 'Dornalong' is Vail Ridge and 'Kemsley Lane' is Kemsley Road.

Also, to note is that there have been four previous applications for this site in the last 30 years and it is not clear if TDC recognise this. Ian Mitchell confirmed that he had emailed TDC planning to clarify.

The previous applications include:

TA/89/1382 – J.A. Love, Kings Planning Department, Sevenoaks – detached house and garage – **refused** by TDC.

TA/92/395 – J. Love & C. Park, of an address in Croydon – detached bungalow – **refused** by TDC.

TA/2003/1336 – Miss Carol Devall of an address in Knockholt – Proposed detached dwelling and double garage – **refused** by TDC.

TA/2004/1812 – Miss Carol Devall of an address in Knockholt – Proposed detached dwelling and double garage – **refused** by TDC and **dismissed on appeal** in November 2005.

This application is on behalf of Mr J. Devall, c/o agent. According to the Land Registry, the application plot has been owned by Carol Devall of an address in Orpington since July 2013.

The big difference with this application is that this is not for a residential dwelling of the traditional kind. This application recognises the restraints which prevent this:

Green Belt – the main policy is DP 10 (emerging TLP 03 in the new plan).

'Within the Green Belt, planning permission for any inappropriate development which is, by definition, harmful to the Green Belt, will normally be refused. Proposals involving inappropriate development in the Green Belt will only be permitted where very special circumstances exist, to the extent that other considerations clearly outweigh any potential harm to the green Belt by reason of inappropriateness and any other harm.'

Under national planning policy there is a general presumption against inappropriate development in the Green Belt – this includes residential buildings.

No 'very special circumstances' have been put forward that are relevant to these policies, so on this policy, the application should be refused.

Therefore, the potential success of this application hinges on the Gypsy and Travellers' sites policy (PPTS). The applicant's agent advances existing Policy CSP 9 and emerging policies TLP 15 and 16 on gypsy and travellers' sites in support of his client's application. He also mentions the government's 'Planning Policy for Traveller Sites' – PPTS. Paragraph 24 of PPTS lists a number of issues that local planning authorities should take into account when considering planning applications for traveller sites. One of these is the: 'personal circumstances of the applicant'.

It could therefore be suggested that the applicant should have listed these.

In fact, he does not provide any evidence of why the applicant needs such accommodation. Indeed, there is evidence of her applications having been made in her or her family name from permanent residential addresses in the London Borough of Bromley since 2003.

The application should be refused on this basis.

It should also be noted that the applicant asserts that there are no protected or priority species on the development site or the land adjacent to it. Evidence is being provided by a neighbour of badger and bat activity.

The application also includes a two-bay stable but there is no indication of any provision of adequate grazing land for two horses.

8.10pm Meeting suspended for public participation.

The following comments were made in relation to agenda item 8b:

- Protecting the environment is key to village life and preserving the natural environment.
- Is it even a valid application as the road name is wrongly listed on the paperwork? (It was also noted that no notices have been posted).
- It's against TDC policy and shouldn't go through. Are there no other travellers' sites near Tatsfield? A site in Tatsfield would have a major impact on a road such as Kemsley Road. What about the protection of wildlife?
- This is a massive strain on neighbours close to the application site. It would have a big effect on people's lives.
- A parishioner provided photographic evidence of badger activity and other evidence of bat activity.
- Clarification of which of the 3 strips in this plot – the one nearest Vail Ridge.
- Will this site be mentioned in the NP as a site to be kept as open space (as well as others in Tatsfield)?

8.15pm Meeting resumed.

Ian Mitchell read aloud the proposed PC response. This was approved by all members.

1887/0419 Comment: **Objection.**

The Second of the most recent proposals for development of this site – TA/2004/1812 for a detached dwelling and double garage – was refused and dismissed on appeal in November 2005.

We do not believe that any very special circumstances have been put forward under Green Belt policy (existing DP10 and emerging TLP03) to justify approval of this new application and we therefore urge you to refuse this application on Green Belt grounds.

The applicant's agent advances existing policy CSP 9 and emerging policies TLP 15 and 16 on gypsy and travellers' sites in support of this application. He also mentions the government's 'Planning policy for traveller sites' (PPTS).

We note that paragraph 24 of PPTS lists a number of issues that local planning authorities should take into account. One of these is the 'personal circumstances of the applicant'.

No evidence has been offered to suggest that the personal circumstances of the applicant amount to the 'very special circumstances' which would justify approval of this application. We note that this and previous applications in his or the family name have been made from permanent residential addresses in the London Borough of Bromley since 2003.

We also note that the applicant asserts that there are no protected or priority species on the development site or on land adjacent to it. Evidence is being provided by a neighbour of badger and bat activity. We therefore ask for an independent wildlife survey to be undertaken.

The application also includes a two-bay stable but there is no indication of any provision of adequate grazing land for two horses. The application plot provides only a small fraction of the amount of land (two horses per hectare on permanent grazing) recommended by the British Horse Society.

We urge you to refuse this application for the reasons set out above.

1888/0419 The Clerk was requested to inform Tandridge Planning of the Parish Council's decision.

The Chairman also advised that Cllr. Martin Allen would be supporting the Parish Council's objection to this application and that he would be contacting the planning officers upon his return from his holiday.

(c) Neighbourhood Plan – Site Assessment Criteria

The final version of the Site Assessment Criteria had been circulated to members ahead of the meeting.

1889/0419 It was resolved to approve the Site Assessment Criteria, subject to the addition in 'Flood Risk' of – Would development create a flood risk to surrounding areas /properties?

The Clerk was requested to inform the NP Chairman of the PC's decision.

9. Finance:

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

1890/0419 Items on Appendix B were duly approved. Payments and supporting invoices were checked and signed by members of the Finance Team for April.

(b) Authorise payments (including authorisation of Internet banking) detailed in Appendix B.1

1891/0419 Items on Appendix B.1 were duly approved. The cheque and supporting invoice were checked and signed by Althea Davies and Mike Sarll.

(c) Discuss and agree items requiring expenditure:

- London Electric Lighting – i) alter wiring to enable 4x external lights from dusk till dawn sensor / timer unit, ii) install and replace 4x bulkhead lights with new LED type, iii) replace lamps to external tall lamp post in car park, iv) ladder hire for tall lamp light – estimated cost £350.00 - £400.00 (no vat)
- SLCC and ALCC membership renewal - £156.00 and £40.00 respectively
- Tatsfield Primary School – new belt for gritter £33.00

1892/0419 It was resolved to accept the above quotes.

(d) Finance Team for April: Nichola Stokoe and Ian Mitchell

1893/0419 It was resolved that the Finance Team for April would be Nichola Stokoe and Ian Mitchell.

(e) Not So Young Club – funds request

1894/0419 The Chairman indicated that she had been approached by a Tatsfield resident who would like to make a donation to cover the requested amount. The Chairman suggested that this item be deferred until the offer made be a local resident could be confirmed. She further suggested that should the offer not come to fruition, that the PC would make the donation. This was agreed by members.

(f) TACG – grant request for new lock

TACG has requested a new lock to better secure the allotment site. It is estimated that it will cost between £150.00 and £200.00.

1895/0419 Members resolved to approve the grant request for a new lock for the allotment site up to £200.00.

10. Notified Items**(a) Parish Council elections – May 2019**

Eight candidates had put their names forward so there would be an election. This would be held on 2nd May.

(b) Annual Parish Meeting

The Chairman noted that the APM had been a success. She had received positive comments from those who attended. The Clerk confirmed that she had sent thank you emails to all speakers and the TDC Chairman and his Consort.

(c) Tatsfield in Bloom requests:

- **Rose Flower Beds at The Square**

Jon Allbutt requested that this item be deferred until after the Parish Council elections.

- **2x 3-tier mini planters either side of main entrance to VH**

1896/0419 Members resolved to grant permission to place 2x 3-tier mini planters on either side off the main entrance to VH.

- **Planting below village gates**

1897/0419 Members resolved to agree this request and fund the planting up to £200.00, if required.

- **Lettering on back of VH**

1898/0419 Members approved the request to remove the lettering in order to assess if any repairs were needed.

- **Sign on back of Tatol flower bed**

TIB expressed a wish to place a sign at the back of the Tatol bed, on top of the sleepers, saying 'Fairtrade Village 2009 – 2019'. The estimated size would be approx. 2 metres long, 60mm high and 20mm thick. It would not obstruct visibility for those waiting to turn right or left at the junction of Lusted Hall Lane and Approach Road.

1899/0419 Members resolved to grant permission for the sign to be placed along the sleepers at the back of the Tatol bed until the end of 2019.

(d) St Marys Church – Flower Festival

Following the decision made at the March main meeting to donate £100.00 to the Flower Festival, the Clerk had received a message of thanks from the flower arranging team and confirmation that they would put together the arrangement on behalf of the PC.

(e) Gutter at Old Post Office (Westmore Road) - update

The Clerk confirmed that she had sent a letter to the owner of the property. No response had been received.

(f) Parishioner request – drains

Cllr Rush was due to meet Highways at the beginning of May. She indicated that she would report back at the May main meeting.

(g) Asset of Community Value (Under part 2)

This item would be discussed under Part 2.

(h) Post Office

Ian Mitchell had represented the Parish Council at the meeting between the Post Office and the Village Club. He confirmed that discussions had begun between the PO and the club and were looking reasonably positive. If negotiations were successful, the PO would lease part of the club and have independent access from outside. The PO opening would likely be in line with normal opening hours. All basic PO facilities would be available, except for driving licence and passport services, which are only available at larger branches.

One question still to be answered was whether there would be enough space for parcel collection add drop off. If agreements are made between both parties, works on alterations would take a couple of months.

The PC pledged to continue to offer support.

(i) Tandridge District Council – Customer First

The new Customer First system appeared to working very well for the general public. However, communication and interaction with PCs was a little more complicated. The Parish Council now has exactly the same access / response times as the general public. Cllr Allen had suggested that, with PC consent, he could raise this issue at TDC.

1890/0419 Members resolved to adopt this course of action. Ian Mitchell noted that members of the new council should endeavour to forge links with officers at TDC.

(j) Consultative Committee Meeting (26th April) – any points to be raised?

The Chairman asked that any points members wished to be raised at the meeting on 26th April with Cllrs Rush and Allen should be forwarded to the Clerk 19th April so that she could prepare an agenda.

(k) Parishioner complaint – tree on unregistered land – Ninehams Road

For info only:

The Clerk had received a telephone call from a parishioner who was worried about 'a dangerous tree' on the unregistered land next to her property. Jon Allbutt visited site and produced a report. The Clerk forwarded this on to TDC's tree officer. His response is below:

I have been allocated this enquiry and I have now inspected the trees in question in the light of Mr Allbutt's assessment. I have attached my own assessment sheet for your information.

Whilst the northernmost tree (T2) has lost its co dominant stem, I could find no evidence that decay had extended into the sound stem, and whilst the sound stem leans, it does so away from the dwelling. There is a decay pocket at the base on the western side, but there is also a thick residual wall of sound wood

present and I found no evidence that decay had extended into the buttresses. I also identified no major defects with T1 that would require a reduction of 40%. Indeed, I am of the view that such a reduction may well bring about the demise of such an old tree, as it would lose most of its foliage bearing material.

Some sympathetic crown reduction work may be prudent in terms of ongoing management of these trees, and clearly it is always sensible for any landowner to ensure that trees are inspected on a periodic basis in order to satisfy their duty of care. However, for the Council to undertake works to trees on private land there would need to be a foreseeable risk of harm (I attach the Council's adopted Tree Management Procedures - see section 7), and I did not identify such a risk in this instance.

Finding the owner of unregistered land can be difficult and it may require the instruction of an investigatory company if the parishioner wishes to ascertain the ownership. The Land Registry blog post below gives further information.

The tree officer then went on to request that this response was passed to the parishioner. The Clerk confirmed that she had done this.

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

a) County Councillor

Cllr Rush gave the following report:

- Changes to the services at the Bond Road (Warlingham) CRC. These changes would come into effect on 7th May. Cllr Rush would share official literature with the PC and wider community.
- Consultative Committee Meeting – following the meeting, Cllr Rush was scheduled to drive around Tatsfield and Titsey with a representative from Surrey Highways to assess issues.
- Gas main replacement works were scheduled to start in Woldingham on 8th April. Station Road would be closed for 32 weeks and there would be no access to the station from the village.
- It is a new financial year for SCC. Cllr Rush has been allocated £7,500 to spend on Highways and £5,000 for the Members Community Allowance (MCA). Cllr Rush has already committed £5,000 of the Highways allocation to help fund a revenue maintenance division. She would like to consider using the MCA to push for more litter bins and posters in the area.

b) District Councillor

No report

c) Tatsfield in Bloom

There is a Big Village Spring Clean scheduled for 27th April. TIB has also been notified by SSEIB that judging day would be 11th July (morning).

d) Tatsfield Fairtrade Group

The next meeting will be held on 10th April.

e) Horticultural Society

The Spring Show will be held on 13th April in the VH.

f) Village Hall Management Committee

This would be covered under agenda item 12a.

g) Airport

The next Consultative Committee Meeting is scheduled for 25th April – the first one involving the new CEO, David Winstanley.

h) Speedwatch

No report.

i) Citizens Advice Bureau

No report.

j) Vern D'Anjou

Representatives from Vern D'Anjou will be visiting Tatsfield this Easter. There will be a public event in the VH on Easter Sunday.

k) Neighbourhood Plan

There is Steering Group meeting scheduled for the following week. Two public consultation events are scheduled for April and May.

l) Tatsfield Responders

No report.

12. Parish Council Land/Property

a) Village Hall

- Main porch at front of VH and small side porch – refurbishment

The VHMC had agreed to make a donation amounting to 50% of the costs for this project.

1891/0419 Members resolved to accept the VHMC's offer of a donation towards the project and requested the Clerk confirm the works with the contractor.

- New Porch – staining
Nichola Stokoe had measured the moisture content of the new porch. It measured under 15%, indicating that the wood had almost completely dried out.

1892/0419 Members resolved to ask John White to carry out an acid clean of the stained area.

- Gate
Dave Mitchell began repair works to the gate but found that the wood around one of the bolts was rotten. His new estimate for the repairs is now £500.00 (the original estimate was £250.00).

1893/0419 Members agreed to fund the further works required to the gate.

- Windows – Lloyd Gulley had reported that one or two windows at the stage end of the hall were not opening. Peter Maynard from the VHMC had agreed to meet an Albion representative to investigate. Helena Garcia-MacLeod reported that at the meeting, the glazing firm confirmed that there was a natural function within the window which were designed to help with the cleaning of the windows. No further action was needed.
- Fence – Bassetts / VH
Nichola Stokoe confirmed that having viewed the Bassetts deeds, it showed that Bassetts was responsible for the maintenance of the fence. A letter would be drafted and sent.

b) Westmore Green

- Christmas Lights – Mike Sarll had no further update.
- Pond cottages – sleeper and no through road sign request
A sleeper replacement/repair had been requested from TDC.

1894/0419 Members agreed that no additional signage was needed.

- Parishioner complaints: cars parking on the green – follow up, further concerns from a parishioner regarding access at the bottom of Lusted Hall Lane and bushes overhanging the alleyway – follow up
Mike Sarll confirmed that he had spoken to the owner of the vehicles which have been parked on Westmore Green and asked him not to park cars there.
Mike Sarll also confirmed that he had spoken to the homeowner whose hedges were overhanging the alleyway at the bottom of Lusted Hall Lane. He confirmed that the hedges / shrubbery had been cut back.

c) Tatsfield Green

- Boundary Dispute (Under Part 2)
This item would be discussed under Part 2.
- The Royal Oak
The volunteers had proposed 4x study posts and green wire netting around the Royal Oak. This would have a less visual impact but still allow a level of protection for the tree.

1895/0419 Members agreed to this proposal.

- Millennium Wood – Ash dieback and Japanese Knotweed
Jon Allbutt reported that Ash dieback is widespread in this area. He recommended contacting TDC regarding its policy on Ash dieback.
Jon Allbutt has been treating two outcrops of JKW in Millennium Wood. The next treatment is due to take place in a month's time. It is a 3-5-year project.
Jon Allbutt recommended the PC re-run the JKW information it published last year in the Parish Magazine.

13. Meetings to attend/ correspondence

- Discover Gatwick – Tuesday 21st May or Tuesday 18th June – 9am to 2pm – Ian Mitchell confirmed that he was due to attend the May meeting.

14. Matters for reporting or Inclusion in a Future Agenda

None

Final public participation:

- Millennium Wood – there is a fallen log across the pathway through Millennium Wood. Could it be moved by TDC?
- Why hasn't Tatsfield got a Residents' Association? Nb: there was one about 40+ years ago. It was disbanded because a) it had no legal status and b) there was a lack of interest.
- The top of the footpath in Millennium Wood which comes out at Tatsfield Green needs clearing up. Could this be done as part of the parish clean up by the volunteers?

The meeting closed at 9.50pm