

MINUTES of a Meeting of Tatsfield Parish Council held on the 20th April 2026 in the Meeting Room, Aileen McHugo Building, Westmore Green, Tatsfield TN16 2AG commencing at 8.00 p.m.

Present: Ms Kim Jennings (in the chair) Mr David Pinchin Mr Jason Syrett Mr Martin Elmer Mrs Sue Dowse
Mr Simon Cook Mr Dave Mitchell

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

And 5 parishioners

Before starting the meeting, Kim Jennings shared the sad news of the passing of Alex Davies who was a parish councillor between 2019-23 and who had been instrumental in obtaining a grant for the picnic benches on Westmore Green. She was very active during Covid supporting those more vulnerable residents in the parish. Alex will be greatly missed. The Parish Council sent its condolences to Alex's family.

The meeting commenced at 8.02 pm

1. APOLOGIES

None

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

4321/0426 Simon Cook declared an interest in item 6b – TA/2026/12. He took no part in the discussion and agreement on this item.

3. Approve and sign the MINUTES of the previous meeting held on 9th March 2026

4322/0426 It was resolved that the minutes reflected a true and accurate record of the meeting held on 9th March 2026. They were duly signed by the Chair.

4. Public Participation

- Robin Bloore introduced himself as one of the candidates for the upcoming SCC by election on 7th May for the Warlingham ward. He will also be standing as a candidate in the Easy Surrey Council elections on 7th May. He is the current leader of the Conservative Group at TDC.
- Martin Allen noted that he had advised the applicants for planning application 2026/12 that the wording in the applicant could be misleading. This is now being rectified by the planning officer.
- Martin Allen raised the question of a public consultation for the Ship Hill development which has recently featured in the Parish Magazine (Chartwell Development). The Parish Council Chairman noted that the PC had written to the developer suggesting that the need for an in person public consultation but they have declined to hold one.

5. Officer's report

None

6. PLANNING:

(a) Planning Team for April: Jason Syrett and Martin Elmer

4323/0426 It was resolved that the planning team for April would be Jason Syrett and Martin Elmer.

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

TA/2026/239 Sunnybank, Old Lane, Tatsfield TN16 2LH

Erection of single storey rear and side extension approved under 2024/189/NH (Certificate of Lawfulness Proposed)

In April 2024 a larger home extension application (2024/189/NH) was determined by Tandridge DC and they confirmed that 'Prior Approval was Not Required'.

Tatsfield Parish Council reviewed the previous application in March 2024 and returned 'no comment'.

The plans issued under this application have been slightly amended from those submitted for the previous Larger Home Extension application.

4324/0426 Comment: No comment

TA/2026/12 The Parade, Westmore Green, Tatsfield TN16 2AQ

Erection of new two-storey terrace comprising three self-contained residential units (1x2 bed, 2x3 bed) and associated works.

The principle of residential development on this site was established through previous application TA/2020/1656. Though refused by TDC (and on Appeal by the Planning Inspectorate), the Officers report stated: '*The land is within the Defined Village in the Green Belt of Tatsfield, which is a Category 2 Settlement as defined by Core Strategy Policy CSP1, where the principle of redevelopment for residential purposes can be supported.*'

The key reasons for refusal were:

- *(The proposals) result in a cramped and overdeveloped site which would be unduly out of keeping and significantly detrimental to the character and appearance of the surrounding area.*

- *The development would result in a poor quality of accommodation for future occupiers by reason of noise and disturbance from the adjacent car park.*
- *The development would result in undue detrimental impact upon neighbouring amenity by reason of overbearing impact, overshadowing, overlooking and loss of privacy and would also compromise the space allocated for refuse and cycle storage, parking and turning space associated with the adjoining occupiers of nos. 1-3 The Parade*

The Tatsfield Neighbourhood Plan (June 2024) assessed this site as 'TNP-12 (Mitchell) - Land at the rear of 2-3 The Parade,' as one of only four shortlisted sites suitable for new housing.

The new scheme proposes 2no. three-bedroom houses and one two-bedroom apartment located above parking.

In contrast to the previous application TA/2020/1656, the site area is now larger (including the land behind the charity shop) and this new scheme has now located the homes (away from the western plot boundary adjoining the Tatsfield Village Club and car park) to the eastern boundary abutting Westmore Road, in keeping with the existing streetscape. The two new houses now address Westmore Road, with small gardens to the front and larger gardens to the rear, reflecting the streetscape form and the adjacent housing.

The design and scale of the dwellings is proportionate and complementary to the neighbouring houses.

A local resident who was present at this meeting raised the issue of parking. Over the past 10 years there have been 8x new builds along Westmore Road. Whilst these houses have their own off street parking, on street parking spaces have been lost to each development. Added to that, many of these housing have more vehicles that their off street parking can accommodate, thereby leading to further pressure on the on street parking space along the road. She also questioned why so many properties were being 'squashed' into such a small site.

Members also expressed concerns about the parking and the crowded feeling the flat gives to the proposal.

0425/0426 Comment: Objection

Tatsfield Parish Council objects to this application.

The council raises concern about the level of off-street parking provided with this scheme which we believe to be insufficient. As a result of the proposals, the existing off-street parking from the existing apartments located above the shops is lost, as currently, they park on the land proposed for development. With three family units, we believe the parking spaces proposed on site in a rural village location to be insufficient to meet demand.

A number of existing houses along Westmore Road are already required to park on the street in this area as they have no off-street parking. Parking is an existing problem in this area with a number of vans that already park in the area and restrict forward visibility and parking for customers to the village centre.

A number of additional houses have already been built along Westmore Road over the years and, as a result, of driveways to those, on street parking has been lost and impacted on available parking.

Additionally, though the applicant has submitted a 'Renewable Energy and Sustainability Statement', the drawings submitted for approval fall short of committing to the provision of PV panels on the new homes. In the Statement, the applicant is proposing an 'electric, zero-carbon hybrid system with a roof mounted installation of Solar Energy panels', but on the drawings submitted for approval they state 'potential PV solar array' or potential area for south-facing PV solar array'. There is no demonstration that these proposals meet Tatsfield Neighbourhood Plan policy TNP08B - Provision of well-designed energy efficient developments or reach the minimum percentage saving in CO² emissions through the incorporation of on-site renewable energy generation on site under TDC Core Strategy policy CSP14. Tatsfield Parish Council ask that these sustainability commitments are made and that, if approved, request that a planning condition be applied requiring the PV panels to be installed and maintained as shown on the approved plans.

7. FINANCE:

(a) Finance Team for April: Sue Dowse and Martin Elmer

4326/0426 It was resolved that the Finance Team for April would be Sue Dowse and Martin Elmer.

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

4327/0426 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 April.

(c) Receive monthly bank reconciliation reports

4328/0426 Members received the monthly bank reconciliation reports. These were signed and dated by two parish councillors.

(d) Receive Budget v Actual YTD spend report

4329/0426 Members received the budget v. actual YTD spend report.

(e) PC land maintenance 2026 – Lloyd Gulley Gardening Services – proposed maintenance of PC land (various)

The Clerk had circulated 3x quotes which covered various areas of PC owned land. There were small price increases on the prices from 2025 and members agreed that Lloyd Gulley was doing a good job of maintaining these areas.#

4330/0426 Members approved all 3 quotes.

8. Notified Items**a) Furze Corner project - update**

Jason Syrett gave the following update: Mid-March the PC submitted a further EOI for CIL funding now totalling £815k. Last year the PC applied for £900k and were conditionally granted £450k. In April it was confirmed that the EOI had met all mandatory requirements and the PC was invited to submit a full application. This was submitted on 19th April. If full funding is agreed, it will enable to PC to proceed with a smaller scale Furze Corner project.

b) Tatol Bed refurbishment

The Total Bed has suffered significant damage on multiple occasions so Kim Jennings has arranged to meet with a designer to see if something else could be constructed which would prevent it being further driven into / over. It was noted that the Tatol sign post size and location would need to be factored into these plans. There would be a further update at the next meeting.

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

No report due to ward being vacant. There will be a by-election on 7th May.

b) District Councillor

Cllr Allen gave the following update: The District Council's main focus is 'business as usual' and organising the transition to the new East Surrey Council through the Local Government Reorganisation. Having read recently that 'new unitary structures must support devolution arrangements', the DC has become a signatory along with most other councils to the EOI to become a Strategic Mayoral Authority. It is acknowledged that the JDC has concerns about the amount of detail currently available, questions about the cost of LGR and what Government support will be available.

The East Surrey Council Joint Committee met on 13 March and 15 April. The committee is helping plan the transition to the new East Surrey Council and making sure the change is smooth for residents and staff. You can view meetings on the Council website.

Additionally, the Council also has to deal with the upcoming elections to East Surrey Council and the seat for the Warlingham division.

Residents will have been receiving candidates' literature or a knock on the door and will see a small biography of the candidates and their achievements in their own wards and promises what they will do for the good of the village.

A full list of the candidates are available on the TDC website, along with information regarding the Future of Surrey. Cllr Allen promised that he would continue to work with the people that are elected for the remainder of his time in office.

Under business as usual the Independent group councillors will continue to work with the Council(s) on planning issues, enforcement issues, housing issues, abuse of yellow lines, reporting potholes and blocked drains and litter picking and road sweeping. For Cllr Allen's part, he will work with the new Warlingham ward member to get the area in the village centre re-laid. In good news, the Council has been awarded full costs against an applicant, following their "unreasonable behaviour" in withdrawing from the appeal process part way through a planning appeal inquiry without offering any reason for doing so. Costs which could amount to around £200k are being claimed against all of the costs incurred by the Council in defending their original decision.

This is a good sign for the Green Belt across the district, which the Council is determined to defend against unscrupulous applications and assures the residents that the decisions made are sound and can be defended. However the Council lost an appeal for an application for the conversion of Lingfield House and development of the site to provide an integrated retirement community (Class C2 use) comprising up to 107 independent living apartments and cottages together with associated communal facilities and amenity space provision, a new medical centre (Class E use), public open space, a reconfigured access from East Grinstead Road and footway improvement works.

Whilst this seems justified, it is still a loss of Green Belt.

Cllr Allen has contacted the new Borough Commander of Tandridge 4862 Rob Staplehurst and invited him up to the village and has agreed to make contact with him again after the May elections and in consultation with the TPC to agree a date.

c) Police

Simon Cook gave the following report:

There had been further warnings on catalytic converter thefts in Surrey. Advice on being vigilant on knife crime and details of the Knife Amnesty programme. Several reports of crime in Tatsfield: the damage to one of the bronze statues by the pond and reports of motorbikes being ridden across the greens at the Golf Club. The usual reports of fly tipping in the area and advice on burglary prevention, tackling violence against women and girls. There was a further appeal to recruit special constables.

d) Airport

David Pinchin gave the following report:

Discussions have continued with David Winstanley, the airport's CEO and Colin Hitchins, Head of Sustainability about local Tatsfield matters, the most important one recently being the proposed extension south of the NSA (Noise Sensitive Area) so that aircraft no longer overfly the southern edge of the village centre. The airport is now formally conducting an airborne trial of the proposed amended NSA which will see all flights remaining south of the golf course and early indications are very promising. Subject to a final safety analysis, the proposed change will form part of the forthcoming 5-year review of the airport's Noise Action Plan (NAP) due to be submitted to LBB for final approval later this year.

This amounts to a major change which will be of real benefit to the village. It has involved a lot of hard work for which we are extremely grateful to the airport. David Winstanley referred to it in his recent noise management update report in the Parish magazine.

10 Parish Council Land / Property

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

a) MUGA

- MUGA refurbishment project

Sue Dowse gave the following update: An extension to use the grant has been given as progress has been hampered by the recent bad weather. Still waiting for delivery of the main noticeboard and repainting of the lines. Still to arrive are a couple of backless benches and new tennis nets. The whole area has been cleaned ahead of the grand opening on 18th May.

b) Westmore Green

- **Stolen / vandalised statue**

Overnight on 3rd / 4th April the leapfrog statue was vandalised – the top half was broken off. This has been reported to the insurance company. It was agreed that the rest of the statue would need to be removed.

11 Meetings to attend/ correspondence

- The litter pick on 19th April was well attended despite not being as widely advertised as it should have been.
- MUGA Open Day 18th May.

12 Matters for reporting or Inclusion in a Future Agenda

- Tatol Bed refurbishment update.
- PC AGM on 19th May.

Final public participation:

- Robin Bloore thanked the PC for an interesting meeting.

The meeting closed at 9.06pm

The next Parish Council meeting will be held on Monday 19th May 2026 at 8pm.