

**MINUTES of an Extraordinary Meeting of Tatsfield Parish Council held on the 22<sup>nd</sup> August 2018 in the Meeting Room, Aileen McHugo Building, Westmore Green, Tatsfield commencing at 8.00 p.m.**

**Present:** Mrs Nichola Stokoe (in the chair)  
Mr Ian Mitchell Mrs Kim Jennings Mr Mike Sarll

**In Attendance:** Samantha Head (Clerk)

And 1 parishioner.

The meeting commenced at 8.05pm

**1. Apologies**

1697/0818 Mrs Helena Garcia-MacLeod and Mrs Althea Davies 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 23rd July 2018**

1698/0818 It was resolved that the minutes reflected a true and accurate record of the meeting held on 23rd July 2018. They were duly signed by the Chair.

**4. Public Participation – a period of up to, but no longer than 15 minutes, to hear questions or statements from members of the public. Individuals are allowed to speak for a maximum of 3 minutes. No further participation by members of the public is permitted at any other time during the meeting.**

None

**5. Planning**

**a) To determine the Parish Council's position on Appendix A:**

**TA/2018/1356 Libra, Ricketts Hill Road, Tatsfield TN16 2NB**

Demolition of existing front porch. Erection of front porch. (Amended Plans).

*Nb. Retrospective ratification*

1699/0818 Comment: no comment

**TA/2018/1364 Clacket Lane Services, Motorway Service Area South, Clacket Lane, Westerham TN16 2ER**

Extension of existing HGV parking.

1700/0818 Comment: no comment

**TA/2018/1494 Woodview, Ninehams Road, Tatsfield TN16 2AJ**

Loft conversion. (Application for a Certificate of Lawful Development for a Proposed Development)

Members discussed the planning history for this property. In 1986, planning was granted for the erection of the building. The following clause accompanied that permission: 'no extension or other forms of enlargement to the dwelling(s) hereby permitted shall be carried out without prior permission in writing of the District Planning Authority'. This raised the query that this perhaps should be a full planning application rather than a CLD (Cert. of Lawful Development).

1701/0818 Comment: We note from the 1986 planning permission – 86/P/1166 – that it appears as though permitted development rights were withdrawn and we would have thought a full planning application is necessary.

**TA/2018/1561 Greensleeves, Ricketts Hill Road, Tatsfield TN16 2NG**

Increase in ridge height, hip to gable conversions and installation of rear catslide dormer and front velux rooflights to form new first floor habitable space.

The planning history for this property: 1972 – addition of two bedrooms and double garage, 1999 – demolition of existing garage and erection of a detached garage.

This application would be an increase of around 50%.

1702/0818 Comment: no comment

**TA/2018/1451 Rylands, Ship Hill, Tatsfield TN16 2JY**

Demolition of existing conservatory. Erection of single storey side extension.

Planning permission for a very similar proposal was granted in 2015 and has now expired.

1703/0818 Comment: no comment

**b) Tandridge District Council – Draft Local Plan**

Members reviewed the draft response which had been circulated by Ian Mitchell. Mike Sarll noted a spelling mistake in the second to last line which should read 'low-impact office development' not 'officer'.

Members discussed the meaning of the wording for new policy TLP13 '...where this is not possible the site must be adjoining or closely related to the defined boundary, where they exist, or in other cases closely related to the settlement form'.

It was agreed that this needed a clearer definition or removal.

At present, rural exception sites can only be put on the border of settlement sites (adjoining), however, the new policy would mean that there could be a degree of separation.

New policy TLP22 – releasing Moorhouse Tile Works from the Green Belt. Members agreed with the proposal of mixed commercial development including low-impact office development.

1704/0818 It was resolved to submit the following as the Parish Council's response to the Draft Local Plan consultation:

**At its meeting on 22<sup>nd</sup> August 2018, Tatsfield Parish Council agreed to respond to the Tandridge District Council Local Plan: 2033 (Regulation 19) consultation as follows:**

- 1. Tatsfield Parish Council believes that the following corrections need to be made:**
- 2. Paragraph 7.4** ignores facilities at the Princess Royal University Hospital at Farnborough (Bromley), which serves Tatsfield since more than 1,200 Tatsfield residents out of a population of just over 1,800 are registered with Biggin Hill practices. Many other Tatsfield residents are registered with a Westerham practice and, therefore, use facilities at Pembury Hospital. **Reference should be made in the text to the Princess Royal University Hospital at Farnborough (Bromley).**
- 3. Section 8.1 Retail and Leisure** omits Bromley town centre's convenience for Tatsfield as a destination for shopping and some leisure activities, such as the Churchill Theatre. **Reference should be made in the text to Bromley.**
- 4. Paragraph 23.12 Employment Hierarchy** incorrectly refers to the Moorhouse tile works as 'Westerham Road Industrial Estate, Limpsfield'. **In the text, delete 'Limpsfield', insert 'Tatsfield'.**
- 5. On specific policies:**
- 6. We welcome** the support expressed in proposed **Policy TLP03: Green Belt** for Neighbourhood Plans, such as the one being undertaken by Tatsfield Parish Council.
- 7. We wish to express our support** for proposed **Policy TLP08 – Rural Settlements** - its retention of wording from existing Policy DP12 and the nine further expressions of support for rural settlements.

8. We **welcome** the retention of a policy for **rural exception sites (Policy TLP13)**, but nevertheless consider it to be unrealistic to have the focus for any development within the settlement boundary of a Tier 3 settlement such as Tatsfield. We do not believe that an owner of land within the settlement boundary would be keen on developing anything but market housing. We also doubt that the limit of no more than 10% of the total number of units being market housing is realistic whether within the settlement boundary or not. **We believe that focussing such development within the settlement should be re-considered.**
9. We have a further reservation about the definition of the location of a potential exception site in the text of proposed **Policy TLP13**. 'or in other cases closely related to the settlement form' is too vague. **We believe these words should be deleted or, if they must remain, should be clarified for absolute certainty.**
10. **Existing Policy DP14:** We **object** to the removal of this policy on new garages & other ancillary domestic buildings in the Green Belt (outside the Defined Villages) and ask for it to be carried forward into the new plan in order to continue to provide additional protection against unwelcome incremental development in the Green Belt.
11. **We welcome** proposed **Policy TLP22** and its support for the rural economy but **suggest that provision should also be made at the Moorhouse site in Tatsfield for the inclusion of comparatively low-impact office-type development** - similar to that to be found further east along the A25 at 84-88 Main Road in Sundridge (Darenth House and Weald House) in Sevenoaks District. This would also reduce the potential and feared impact on our neighbours in Limpsfield and Westerham of an increase in HGV traffic.

**c) Neighbourhood Plan:**

- **Call to sites notice and accompanying letter – approval**

This item was deferred.

- **Housing Needs Survey and accompanying letter – approval**

Members discussed the proposed HNS. Mike Sarll questioned whether questions 1 and 2 were needed – will the answers create the need? Nicholas Stokoe said this had been discussed by members of the NP Housing Group and is simply fact finding.

1705/0818 It was resolved to accept the Housing Needs Survey save for the Survey Monkey link and address to send to following completion.

- **Business Survey – approval**

This item was deferred.

## **6. Finance**

- a) Authorise payments (including authorisation of Internet Banking) detailed in Appendix B**

1706/0818 Items on Appendix B were duly approved. Payments and supporting invoices were checked and signed by members of the Finance Team for August.

- b) Authorise payments (including authorisation of Internet Banking) detailed in Appendix B.1**

This related to the Neighbourhood Plan.

1707/0818 Items on Appendix B.1 were duly approved. Payments and supporting invoices were checked and signed by members of the Finance Team for August.

Public Participation:

None

The meeting closed at 9.14 pm