MINUTES of a Meeting of Tatsfield Parish Council held on the 8th June 2026 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) Mrs Sue Dowse Mr Dave Mitchell

In Attendance: Samantha Head (Clerk)
Martin Allen (TDC)
Jacquie Thomson (SCC)
Jeremy Pursehouse (Shadow Cllr – East Surrey Council)

And 4 parishioners

The meeting commenced at 8.02 pm

1. **APOLOGIES**

4361/0626 Kim Jennings, Jason Syrett, Martin Elmer and Simon Cook 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 18th May 2026**

4362/0626 It was resolved that the minutes reflected a true and accurate record of the meeting held on 18th May 2026. They were duly signed by the Chair.

4. **Public Participation**

- A local resident spoke regarding planning application 2026/396. She said she was speaking on behalf of other residents of Broomlands Lane, as well as tenants. She passed around photographs of Broomlands Lane showing various activities (walking, horse riding, cycling) and illustrating the narrowness of the road. She noted that what was being proposed was a major destination centre. It would be accessed via a narrow, single track lane which is also a bridleway. There would be multiple facilities which would involve a large number of vehicle movements. The applicants propose widening the lane but the speaker felt that these mitigation measures would not help but make it worse as a wider road would enable drive even faster along it. Additionally, current residents felt the proposal to install a pedestrian crossing would not ease concerns over road safety. Speeds along the A25 regularly exceed 50mph and the junction with the Broomlands Lane is situated on the brow of a hill – another safety concern. The resident intends to obtain an independent traffic assessment. Just 400m away is a school and golf course – the speed limit along this section of the road is 30mph (for safety reasons). There is already access to Moorehouse Sandpits for heavy goods vehicles – could this be an alternative?

5. **Officer's report**

None

6. **PLANNING:**

(a) Planning Team for June: Jason Syrett and Simon Cook

4363/0626 It was resolved that the planning team for June would be Jason Syrett and Simon Cook.

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

TA/2026/396 Broomlands Farm, Broomlands Lane, Limpsfield, Oxted RH8 0SP

Demolition of existing buildings to provide 6 padel courts (3 under cover) and conversion of existing buildings to provide new club house and member facilities together with parking and landscaping.

Broomlands Farm is located very near the south of the parish and accessed off a narrow lane, part of which is situated in the parish, off the A25 Westerham Road midway between Limpsfield and Westerham. It is on land adjacent to the Moorhouse sand pits and just south of Titsey Wood.

Broomlands Lane has two houses at its junction with the A25 and others to the side. The site for the proposals is actually located several hundred yards further up the lane to the north near the sand pits.

Proposals include the provision of six padel courts - three outdoor courts and three located beneath a canopy with the appearance of an agricultural barn with 32 parking spaces. Existing buildings (adjacent to an oast house) will house facilities including clubhouse, bar, changing rooms, treatment rooms, function room and ancillary gym.

These proposals are located adjacent to large existing barns that currently store buses and open sided storage. Some buildings are being taken down, others are to be retained. Broomlands Farm House nearby is Grade II listed.

The applicant has followed a pre-application process with TDC and adapted the design in response to items raised by them.

Tatsfield Parish Council is proposing to object to this application. The PC adheres to planning policy when considering planning applications and take concerns very seriously regarding highways safety.

The PC heard from the applicants John and Guy Innes who noted that:

- The PC's needed to be clear that the proposal sat in Titsey parish, not Tatsfield but that part of the road did fall within the Tatsfield parish. However, the entirety of the buildings would be located in Titsey. The Chairman agreed to note this fact.
- Regarding the sustainability of the project, they have undertaken several surveys which have confirms the project's sustainability. 'Unattractive' old buildings would be demolished and they would be refurbishing other existing, and more attractive buildings.
- There is a bus service and the idea of a pedestrian crossing is to improve safety. People regularly walk along Broomlands Lane without incident, which is part of the Vanguard Way and is also a bridleway.
- The Surrey Highways report was on fact very positive and noted that this junction was a 'safe' one, even though there were some recommendations within the report, Surrey Highways does not object to the proposal on the grounds of highways concerns.
- The widening of and addition of passing places of Broomlands Lane would improve road safety.
- Broomlands Farm is a farmyard. The Titsey Estate has slowly been ending the leases here in order to change its use. The padel courts are a 'soft' option and the alternatives would be far worse. There will likely be further developments.
- Many of the houses along Broomlands Lane are in fact closer to the busy and noisy A25 that the proposed development site.

A local resident added that unless there was a fatal accident, the police would not be called in and there had been many minor accidents along the lane.
Cllr Allen stated that he was in full support of the application as long as traffic issues were addressed. He had received a direct request to call it in to planning committee so felt obligated to do so (in the event that the officer was minded to approve the application).
David Pinchin confirmed that the PC would look at points of accuracy in their report and comment.
4364/0626 Comment: Objection.
Although in design terms, the proposals for the layout, built form and adjustments to the existing farm buildings would appear to be reasonable, our concerns are around firstly the non-sustainable location of these proposals, according to planning policy, and secondly the highways impacts. These proposals are located down a very narrow lane mid-way between two villages on the A25.
A padel club in this remote location is, by definition unsustainable, and relies completely on access by the private car. There is no public transport nearby and it is located well away from existing settlements down a long lane off a major A road. It is therefore not in line with the sustainable development objectives in TDC Core Strategy CSP1.

Regarding Highways, concern has also been raised by existing residents on Broomlands Lane about the increase of traffic on the narrow rural lane leading up to the site and the resulting noise. Though the applicant proposes widening and passing places, that does not negate the increase in vehicular traffic, both private and commercial, coming and going for local residents. There are also serious concerns about visibility and access at the junction of the A25 – a busy and fast road. We would ask Tandridge planning officers look at this very closely and evaluate the junction design proposals and increases vehicle movements from a highways safety and impact perspective. They should also look carefully at the Surrey County Highways Authority's recent detailed list of conditions that must be adhered to if planning approval is being considered.

7. FINANCE:

(a) Finance Team for June: Sue Dowse and Simon Cook

4365/0626 It was resolved that the Finance Team for June would be Sue Dowse and David Pinchin (who was replacing Simon Cook).

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

4366/0626 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 June.

(c) Receive the year end Internal Audit report and recommendations

4367/0626 Members received and accepted the Internal Audit report and the auditor's recommendations.

(d) Annual Governance and Accountability Return – Approval of Governance Statement for AGAR 2025-26

4368/0626 It was resolved to approve the Annual Governance Statement for the 2025-26 Annual Governance and Accountability Return (AGAR). All boxes were ticked appropriately, and the AGAR was signed as indicated by the meeting Chairman and the Clerk.

(e) Annual Governance and Accountability Return – Approval of Annual Accounts and Annual Return for AGAR 2025-26

4369/0626 It was resolved to approve the Annual Accounts for 2025-26 Annual Governance and Accountability Return (AGAR). The GAR was signed and dated by the meeting Chairman.

(f) Appoint Internal Auditor for 2026-27

4370/0626 Members agreed to appoint Mike Platten as the Parish Council's internal auditor for 2026-27.

(g) Receive monthly bank reconciliation reports

This item was deferred until next month.

(h) Receive Budget v Actual YTD spend report

As item 7g.

8. Notified Items

a) Furze Corner project - update

Sue Dowse reported: Biggin Hill FC is still interested in using Furze Corner for the coming season. The cricket club will be maintaining the cricket square. Jason Syrett attended the CIL committee meeting on 2nd June. A decision is due on 18th June.

b) Parish Council Risk Assessments

The Parish Council annual risk assessments are now due. Martin Elmer and Simon Cook would carry out the risk assessments and present the reports at the next meeting.

9 Reports from County Councillor, District Councillor, Village Organisations and External Organisations

a) County Councillor

Jacquie Thomson gave the following update: She decided to stand in the election as it was no good ' shouting at the TV'. So she joined Reform and has been elected as CC but recognises that the post is only for one year.

b) District Councillor

Cllr Allen gave the following update: Despite Cllr Allen predicting an underspend, which would have allowed a £nil rise in Council Tax, the DC is forecasting an underspend of £900k for the financial year just ended and the realisation that this money will pass to East Surrey Council. Added to this is £3m of reserves and £2.5m in contingencies. The DC has now put in place, along with the asset transfers, a set of works and spends to use up as much money as possible. Cllr Allen has made sure that the £160k pledged to TPC for the playground refurb is on the list rather than part of Phase 3. He has also included the fly tip off Clarks Lane (SCC land).

A full complement of councillors attended the Titsey Parish Meeting last week.

A meeting with the new Tandridge Borough Commander is scheduled for 17th June in the village. David Pinchin has confirmed his attendance. Cllr Allen encouraged other councillors to also attend.

Cllr Allen has a proactive meeting with the developers for the proposed development on Ship Hill this week. They have agreed to keep the PC and residents up to date as the application progresses. The application is in but not yet validated. Cllr Allen is going to Lingfield next week to view a development there that Chartwell has already completed. Cllr Allen has stated to the developer that he will call in the application to the planning committee.

The Titsey Estate application for 6 padel courts, café etc has been validated and there are many comments on the website.

After reports at the Titsey Parish Meeting and the Grasshopper meeting, Councillor Allen has reported the Titsey roundabout sight lines, potholes on The Ridge, suspicious activities at the bus stop just before the roundabout and a missing 50mph road sign.

Cllr Allen has written to the elected leader of the new East Surrey Council asking for a reason as to why the Warlingham Ward and the wider Tandridge area has not got any representation at senior levels in both officers and councillors.

Business as usual continues at TDC. Cllr Allen has meetings scheduled with the CEO, lunch with the CEO, an Independent Group meeting with the CEO and an officer dealing with the Article 4 directives on HMOs, followed by a meeting of the investment sub-committee.

Cllr Allen will be attending training for licensing and planning.

Cllr Allen continues to monitor over flying – there were 2 occurrences towards the end of May and 1 in the last few days.

c) Shadow Unitary – East Surrey Council – Councillor(s) reports

Ryan Bloomfield had sent his apologies.

Jeremy Pursehouse gave the following update: His day job is as Chair of the Housing Committee at TDC. There is a lot of work at present following the C4 rating given by inspectors. The DC is very busy trying to rectify this and facilitate a hand over to the new UA. TDC is the only district / borough council in the east to have any council housing stock.

At the ESC the new leader has selected members of the Executive Committee and most are coming from WS. There is no representation from Tandridge.

The new UA needs to be treated as an entirely new entity – not as a DC with some of SCC added on or vice versa. It is estimated that there will be no savings for the first 6 years and nothing will likely happen to the buildings as the same officers will be doing the same jobs from the same offices for the time being. The main meetings for the ESC will be held in Reigate and other committee meetings will be likely spread around the East Surrey area.

d) Police

Simon Cook had circulated a report prior to the meeting. David Pinchin noted that there had been one incident in Tatsfield – significant damage caused to the greens at Park Wood Golf Club on 1st June. This was caused by youths on electric bikes. The other matter of interest and concern was the increase in fly tipping.

e) VHMC

David Pinchin attended the VHMC meeting last week. There was nothing to report.

f) Fairtrade

Simon Cook had circulated a report prior to this meeting. David Pinchin noted the two salient points: the Fairtrade corner in Sheree's Store is up and running and working well. Also, the Fairtrade Fortnight has been agreed for September 2026 and tasks have been allocated.

10 Parish Council Land / Property

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

a) MUGA

- **MUGA refurbishment project - update**

Sue Dowse gave the following update: The MUGA project had now been completed. All funds have been spent. 2x pickleball sets have been left and can be accessed via a code and one of the tennis nets will be in place until the autumn. The other court will be used for football and netball. A locker will be put on the side of the AMB to store equipment.
There is an issue with unlocking / locking the MUGA and this is being reviewed by the PC.

b) Westmore Green

- **Playground refurbishment project**

Sue Dowse gave the following update: Fundraising is continuing. Martin Elmer, Simon Cook and Dave Mitchell are arranging a Golf Day to raise funds. Kim Jennings has booked the pub for a Music Bingo evening in September.

- **Tatol bed refurbishment**

This has been booked for the 2nd week in July.

11 Meetings to attend/ correspondence

- A meeting with he new Borough Commander on 17th June 12:00 – 14:00.
- There is a SALC Councillors forum on Wednesday 17th June at 19:30.

12 Matters for reporting or Inclusion in a Future Agenda

None

Final public participation:

- Why is the DC funding the playground refurbishment?
- Neighbourhood Plan review?
- Warlingham Fair – 20th June 11:00-16:00

The meeting closed at 9.12pm

The next Parish Council meeting will be held on Monday 13th July 2026 at 8pm.