

MINUTES of a Meeting of Tatsfield Parish Council held on the 14th April 2025 in the Village Hall, Westmore Green, Tatsfield TN16 2AG commencing at 8.00 p.m.

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

In Attendance: Samantha Head (Clerk)

And 60 parishioners

The meeting commenced at 8.01 pm

1. APOLOGIES

None

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

4130/0425 Jason Syrett declared an interest in item 11a – Boundary Dispute. He took no part in discussions or agreement for this item.

4131/0425 Sue Dowse declared an interest in item 7b – TA/2025/307. She took no part in discussions or agreement for this item.

3. Approve and sign the MINUTES of the previous meeting held on 10th March 2025

4132/0425 It was resolved that the minutes reflected a true and accurate record of the meeting held on 10th March 2025. They were duly signed by the Chair.

4. Receive and Accept the Minutes of the Furze Corner Steering Group meeting held on 18th February 2025

4133/0425 Members received and accepted the minutes of the Furze Corner Steering Group meeting held on 18th February 2025.

5. Public Participation

None

6. Officer's report

None

7. PLANNING:

(a) Planning Team for April: Jason Syrett and David Pinchin

4134/0425 It was resolved that the planning team for April would be Jason Syrett and David Pinchin.

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

TA/2025/307 The Flint Barn, Rag Hill Road, Tatsfield TN16 2LS

Erection of a first floor side extension.

This property has planning history dating back to 1994 through to most recently 2022. This includes loft space conversions and extensions to the property and the construction of an outdoor swimming pool.

These proposals extend the property at first floor extending one bedroom and adding a further bedroom, bathroom and storage cupboards.

The proposed extension appears to be proportionate to the existing house and represents only a 14% increase in volume.

4135/0425 Comment: No comment

TA/2025/277 Land at Shaw Road, Tatsfield

Erection of 1x detached dwelling.

A new dwelling was allowed on this site under Appeal under planning application 2022/1336. This application is now to increase the size of the previously approved proposed dwelling.

4136/0425 Comment: Tatsfield Parish Council object to this application.

We recognise that a smaller single 'limited infill' dwelling has been previously allowed on this site by the Planning Inspectorate under TDC ref. 2022/1336. However, this application now proposes to increase the size of that dwelling approved under appeal. This takes the proposals outside of 'limited infilling' and appropriate in scale to a much more substantial larger dwelling proposal.

It is our belief that the proposed dwelling is materially larger than the approved dwelling and as a result of its size and scale causes harm to the openness of the Green Belt under the TDC Local Plan DP13. It will also impact on existing trees and habitats established on the site.

Since the previous approval, the Tatsfield Neighbourhood Plan has also been adopted by TDC and this proposal does not demonstrate that it meets the various adopted policies in terms of design, local distinctiveness, renewable energy/sustainability. It is our interpretation that this application does not comply with adopted policies TNP03A, TNP04A, TNP08A and TNP08B under the adopted Neighbourhood Plan.

The drawings and supporting information provided with this application are also of very poor quality and there is no Design and Access Statement, No Biodiversity Checklist, Biodiversity Survey, CIL forms, Arboricultural Statement, Green Belt calculations or demonstration that min. 10% on site Renewable Energy are met in line with TDC CSP14. These documents must be properly drawn to scale, additional information submitted and re-consulted for the application to be reviewed properly in line with Planning Guidance by officers and other consultees.

4137/0425 It was further agreed that the PC would review with Cllr Martin Allen (TDC) about whether to have this application called in to Planning Committee should it look like the officer is minded to approve.

TA/2025/217 Land Between Downalong and The Retreat, Kemsley Road, Tatsfield TN16 2BH

Change of use of the land for the stationing of 1x self-build mobile home for Gypsy Traveller occupation together with ancillary parking and bin storage facilities.

This application proposes the erection of a three bedroom new dwelling on this site in Kemsley Road. This is not an application that represents a temporary 'mobile home' standing as the proposed building is fully grounded onto the ground.

4138/0425 Comment: Tatsfield Parish Council object to this application.

Firstly, officers should be directed to previous application ref. TA/2019/24 on this same site. The application was refused by TDC and then the appeal dismissed by the Planning Inspectorate under APP/M3645/W/19/3232423. The Planning Inspector's decision and reasons for refusal are clear in the appeal decision paras.11-53 of his decision dated 03 March 2020 (copy attached) and are directly relevant to this application.

The primary reasons for objection to this application from the Parish Council are:

- 1) that it represents inappropriate development in the Green Belt under DP13 and the NPPF.
- 2) That the site, as an established and undeveloped nature habitat with significant mature trees and undergrowth on the site, evidenced in the applicant's own surveys will be decimated by this proposal.
- 3) That the supply of space for Gypsies, Travellers and Travelling Show People is required to follow the Interim Planning Policy Statement agreed at TDC Planning Policy Committee Wednesday, 2 April 2025.
- 4) This is clearly designed as a permanent grounded new dwelling and in our view does not fall under this category of a site for the Gypsy Traveller community.

Kemsley Road is located outside of the defined village of Tatsfield within the Metropolitan Green Belt. It has a very rural feel and is remotely located away from local services and access to public transport. It is surrounded by and interspersed by mature woodland areas and then farmland. The road is unmade and unadopted and vehicle access is very limited.

The application site is currently free of any buildings or structures and comprises sloping land with a dense covering of mature trees and underplanting. Other residential properties in Kemsley Road generally form a loose knit layout of existing development interspersed with green and wooded open spaces. The presence and footprint of the proposed lodge/dwelling would adversely impact upon the openness of the Green Belt and these distinct wooded separations between existing dwellings.

The applicant proposes to take down 8-9 mature trees from this established woodland habitat to build the proposed dwelling. There has been long established presence of badgers, bats, deer and nesting woodland birds within this land and on other adjacent land. This application would, if approved, have a significant detrimental impact on a range of protected species and established nature habitat.

For new development to be 'not inappropriate' in the Green Belt, it must pass the following tests:

- The site is in a sustainable location
- The site is grey belt
- Development on the site would not fundamentally undermine the purposes of the other green belt
- There is demonstrable unmet need for the development proposed
- The site provides Golden Rules where applicable.

On the first three points it is very evident that this site due to its remote location and current mature woodland state does not pass the first three tests.

On the point of demonstrable unmet need, the applicant claims this is for Gypsy Traveller occupation. The TDC Interim Planning Policy Statement for Gypsies, Travellers and Travelling Show People was agreed and adopted for use in the determination of gypsy travellers and travelling show people planning applications with authority delegated to the deputy chief executive to finalise the site list'.

In terms of meeting the 5 year supply for Gypsy Traveller accommodation, the TDC IPPS concludes that 64 pitches can be met on existing sites where intensification is considered to be acceptable in planning terms. These sites are, therefore, considered to be acceptable locations for Gypsy and Traveller development in principle. The residual need for 17 pitches largely derives from sites where development is unacceptable in principle meaning that need from those sites will be required to be met elsewhere in the district.

In terms of meeting the 5-year need, there are 3 sites with permission for 12 pitches that are currently inhabited by non-Gypsy and Travellers:

- TAN-07 Hillview Manor Park
- TAN-08 Field 2472
- TAN-09 Land adjacent to Beech Farm Road

The Council will take appropriate action to ensure these sites are brought back into Gypsy and Traveller use, and the pitches will be made available to those with a demonstrable need. The above sites, therefore, form part of the Council's five-year supply position. This would then reduce the 5-year need to only 5 pitches. The remaining need is proposed to be met either as appropriate windfall sites or through working with the existing landowners of suitable sites such as at Green Lane, Outwood where there is additional capacity for the remaining 5 pitches to be met.

It is our conclusion from the adoption of the IPPS on 2nd April 2025 that TDC have sufficient sites identified as noted above to meet their 5 year supply for Gypsy Traveller accommodation.

In terms of meeting the final point of providing the 'Golden Rules' under the NPPF, this proposal does not provide affordable housing, contributions to local infrastructure or improvements to Green Spaces. It therefore does not meet these either.

The proposals under this application are further not compliant with Policy TNP02C of the adopted Tatsfield Neighbourhood Plan where this piece of woodland on Kemsley Road is identified as an important Woodland area, mapped on page 36 of the adopted Neighbourhood Plan. The previous undeveloped nature of this land together with its established mature trees and diverse nature habitat should remain protected as part of protecting the openness of the Green Belt.

For all of the sound planning reasons above and the previous planning inspector's decision on the previous application on this land, we urge TDC to refuse this application.

4139/0425 It was further agreed that the PC would ask Cllr Martin Allen (TDC) to call this application in to Planning Committee.

The Chairman, recognising that the majority of parishioners present at the meeting were in attendance to speak to this application, she opened the floor to questions.

Questions included: As the applicant owns the land, does that affect how TDC will make their decision? As the applicant has alternative, permanent accommodation, does this matter in respect of the planning application and potential decision? Do any of the trees on the site have a TPO? What constitutes demonstrable need?

The Parish Council was thanked for their comprehensive, diligent and thoughtful response.

TA/2025/291 Hill Cottage, Barnfield Road, Tatsfield TN16 2LG

Variation of Condition 2 (Plans) and Condition 8 (obscure glass) of planning permission ref: 2024/725 (Demolition of the existing 2 bedroom dwelling and erection of a 4 bedroom dwelling) to increase the dwellings ridge height and make other fenestration changes including the obscure glazed windows to apply only to the first-floor flank bathroom window.

This replacement dwelling was approved under 2024/725. The applicant is now returning with a revised design that lifts the eaves height of the building further, removing dormer windows and the upper storey being within the roof and now making it a full height upper storey – an increase of around 1.5m.

4140/0425 Comment: Objection.

Recognising that a replacement dwelling in this site was approved under 2024/725, this proposed revised design means an increase in the height of the dwelling of another 1.5m by changing from a dormered upper storey to a full height upper storey.

The proposed replacement dwelling is materially larger than the dwelling it is replacing and is therefore contrary to the NPPF and Policy DP13 of the adopted Tandridge Local Plan Part 2: Detailed Policies 2014-2029.

As a result, it represents inappropriate development in the Green Belt and Very Special Circumstances have not been demonstrated to outweigh this.

The existing dwelling has a floor area which totals 118.12m² and a volume of 389.64m³.

Under approval 2024/725, the proposed new dwelling was shown to have a floor area totalling 285.54m² and a volume of 842.96m³. This application now raises the height of the dwelling by a further 1.5m approx. Area and volume calculations have not been provided with this application, but this now represents a volume increase well in excess of 250% of the volume of the existing dwelling. This is, without question, 'materially larger'.

Broadly the proposed design appears to be acceptable in terms of character and local distinctiveness (as required by the Tatsfield Neighbourhood Plan). The new plans do not now show solar panels and there are no calculations provided to demonstrate how these will meet the 10% minimum renewable energy required by planning policy TDC CSP14. These should be provided and reviewed by the LPA.

TA/2025/249 Middle South, Tatsfield Approach Road, Tatsfield TN16 2JT

Erection of ground floor single storey rear infill extension and extension of roof.

There appears to be no recent planning history on this property.

This involves some minor extensions within the middle of this T shaped property to better link the two halves together with a larger hallway at ground level and the creation of a bathroom at first floor level within the roof.

The massing adjustment is minor compared to the overall property and complimentary.

4141/0425 Comment: No comment.

TA/2025/229 Tavira, Parkwood Road, Tatsfield TN16 2LT

Demolition of existing side extension and rear elements and erection of single storey side addition and two-storey rear extension.

This is the sixth planning application on this property in the past 5 years.

This represents a series of demolition and new additions to the property that take it from 408cu.m to 885 cu.m – a 117% increase in volume compared to the existing property. The applicant is arguing that the various permitted development applications granted, when added together cumulatively help provide justification for this substantial increase.

4142/0425 Comment: Objection.

Within the applicant's own Design and Access Statement they provide the following calculations:

- Original dwelling 408.25m³
- Previous additions (to be demolished) - 282.14m³
- Proposed extensions 180m³ (playroom) + 230m³ (rear extension) + 67m³ (side addition) = 477m³ Total
- Total new volume = 885.25m³

This equates to a 117% increase in volume compared to the existing dwelling.

Tatsfield Parish Council object to this application on the grounds that a 117% increase in volume of an existing dwelling located within the Green Belt represents a 'disproportionate addition' to the existing building and is therefore not compliant with TDC Adopted policy DP13E. It represents inappropriate development and therefore causes harm to the openness of the Green Belt.

4143/0425 It was further agreed to ask Cllr Martin Allen (TDC) to call this application in to Planning Committee should it appear that the planning officer was minded to approve.

c) Approve plans and associated documents for Parish Council planning application for Furze Corner

Jason Syrett had circulated plans to members of the PC and the Furze Corner Steering Group, as well as design and access statements. He noted that the cost of submitting the application would be £1261 (a reduced price as the Parish Council was the applicant).

4144/0425 Members agreed the plans and associated documents and the cost of submitting the planning application to the LPA.

8. Finance:

(a) Finance Team for April: Jason Syrett and David Pinchin

4145/0425 It was resolved that the Finance Team for April would be Jason Syrett and David Pinchin.

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

4146/0425 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

4147/0425 Members received the monthly bank reconciliation reports. These were signed and dated by two parish councillors.

(d) Receive Budget v Actual YTD spend reports

4148/0425 Members received the budget v Actual YTD spend reports.

(e) Interim Internal Audit Report

This item was deferred until the next meeting.

(f) Agree Parish Council application to TDC CIL bid 1st May – Furze Corner (for item 7c)

As part of the funding for a new pavilion at Furze Corner, the Parish Council would need to seek part funding for the project from the TDC CIL fund, which opens for applications on 1st May. The PC already has support from the District Cllr, the County Cllr and the MP for East Surrey.

4149/0425 Members agreed to submit a request to the TDC CIL fund for funding for the Furze Corner project.

(g) VE 80th anniversary

Kim Jennings outlined the plans for the celebrations which would take place on 8th May. A short service would start at 21:15, followed by the lighting of the beacon at 21:30 (to coordinate with national beacon lighting). The PC had purchased two new silent soldiers and these would be unveiled on the day. Tatsfield Singers would join for the signing of the National Anthem and the hymn, I Vow to Thee My Country. The village centre would be decorated with bunting and VE Day 80th post markers. Posters would be put up around the village advertising the event. The pub would provide fish and chip suppers and a live singer.

(h) TDC survey – Local Government Reorganisation

The Clerk had circulated an email from TDC detailing a survey on the Local Government Reorganisation.

4150/0425 Martin Elmer offered to complete the survey on behalf of the PC>

9. Notified Items**a) Furze Corner**

There was no update as Furze Corner had already been discussed in items 7c and 8f.

b) EV Charging

Simon Cook reported that an initial application has now been made to a private company for 2x EV charging point in the AMB car park.

c) Surrey Hills Management Plan

The Clerk had circulated details of this consultation for the Surrey Hills Management Plan which is offering a 75-year vision for a thriving future. The consultation runs until 6th June.

4151/0425 Sue Dowse agreed to complete the survey on behalf of the Parish Council.

d) CCTV in village centre – resident request

A local resident had asked the PC to consider CCTV in the village centre. This resident had also set up a local WhatsApp group. Simon Cook was in the process of setting up a Neighbourhood Watch Group for the whole village. Simon Cook gave his Police report which is detailed below in item 10e. The PC Chairman had made some enquiries into cost and feasibility of CCTV in the village centre. The club has said that their CCTV could be turned to face the pond area. Local firms have said that there are two options for CCTV. One option is for a Wi-Fi based system of 2x cameras which would be based on 4G cloud storage. There is a query about the power supply for the cameras and Wi-Fi. This would cost around £1.5k. A hard-wired, night vision system which would cost £5k. It would not be possible to have a number plate recognition system due to GDPR. Cameras could be sited on the wall of the charity shop which would cover the village centre. Coverage of any private property would need to be blocked out. CCTV would be a deterrent but its use as evidence of crime would be very limited. There is also a £300 a year maintenance cost. The PC has already set its budget for 2025-26 so this would require alternative funding and would need monitoring. The Police have suggested residents get RING doorbells and motion sensor lighting which covers their driveways and gardens. It was also noted that there is funding within Surrey police for a Special Constable (a voluntary role) – training is available. There are increasing concerns about ASB in the village. The advice is to report to 101 and on Tandridge Beat. There needs to be a further discussion with residents regarding expectations and funding.

e) Devolution (Surrey)

No update.

f) TPC to review TDC land assets in the parish

The PC Chairman and Clerk had attended a meeting with TDC officers to discuss a potential transfer of assets: play area, outdoor gym and Furze Corner. TDC had initially sent out very small maintenance cost estimates. Further investigation revealed that these costs were for bin collections only. More detailed costings have been requested.

g) Making formal requests to the Parish Council – proper procedure

The PC Chairman noted that the PC had been receiving requests via social media – Tatsfield Talk. The PC does not maintain a social media presence and does not monitor Tatsfield Talk. The proper procedure is to contact the Clerk via phone or email. The alternative contact is the PC Chairman.

h) Advertising boards for use on PC land

The PC may have to purchase 2x new boards or put a board up in the Old Bus Shelter. Another suggestion would be to put further fixing holes in the ground on Westmore Green for a board to slot into. The PC is receiving lots of requests for permission to advertise village events. It might be an idea to create a single poster with a list of upcoming events.

i) Annual Parish Meeting

The APM would be held on 17th April in the AMB. Reports from Kim Jennings (PC), Martin Allen (DC) and a presentation from Jason Syrett (Furze Corner project). Kim Jennings would organise refreshments. Poster to be displayed in the village centre and details have been posted on Tatsfield Talk.

j) Litter Pick

The litter pick was held on Sunday 6th April. It was very well attended and 20x sacks of rubbish / recycling was collected. The PC had received a thank you from TDC for organising. The PC Chairman thanked the Fairtrade Group for providing tea, coffee and hot chocolate. There were plans to hold another village litter pick later on in the year.

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

No report.

b) District Councillor

Cllr Allen gave the following report: Since the last meeting, TDC has held a Full Council meeting to discuss the representation letter that was being prepared for submission to MHCLG on 21st March. It was stressed that TDC favours a 3 Unitary Authority

model for Surrey with 3x Councillors representing each ward. The full proposal is due by 9th May. The Government decision is expected in the autumn.

TDC has been awarded £3.26m from the Government's Warm Homes: Social Housing Fund Wave 3 to improve energy efficiency of its housing stock. Previously known as the Social Housing Decarbonisation Fund, the Warm Homes Fund supports social housing providers to insulate homes upgrade heating systems and improve overall energy performance. Together with match funding from the Council, this investment will support a major retrofit programme over the next three years. It will help reduce fuel poverty for tenants, lower carbon emissions and contribute to the Council's goal of reaching net zero by 2050.

Responsible Dog Licences are now needed for professional dog walkers and signs are now appearing on TDC owned land, whether leased or not.

Regarding the enforcement investigation (ENF/2023/8) in respect of the development at The Firs, Maesmaur Road, the appeal (Ref: APP/M3645/D/24/3352332) has been dismissed. Cllr Allen will be contacting the homeowner to ensure that the development is as per the approved plans under Ref 2024/1011.

Cllr Allen sat on the Licencing Committee for Mercers Park, Bletchingley, and granted their licence, with additional conditions, for alcoholic sales, as the hours of operation had been reduced.

Cllr Allen attended a Full Council meeting on 10th April where a recommendation had come to council regarding Councillor Allowances. An independent panel had recommended a reduction of the Public Service discount from 60% to 30% which will have the effect on increasing allowances. To offset these increases, it has been recommended that no one councillor should be paid more than one special allowance and that no allowances for Vice-Chairs should be stopped. This was carried almost unanimously. There was recognition of the much increased workload for councillors and that TDC allowances were at the bottom of the scale cp. Similar local authorities. Staff have been awarded a 3% pay increase.

At the same meeting, Cllr Allen objected to a six-figure debt write off as there was no ready explanation as to why the debt had been allowed to grow so large. Cllr Allen has requested a paper for the June committee to explain why the system seems to be failing.

The situation re The Square and bin collections appears to have improved.

c) VHMC

No report.

d) Fairtrade

Simon Cook reported that he had attended a fairtrade Group meeting on 11th March. Finances were discussed. There was an update on products stocked at Sheree's Store. Fairtrade agreed to host a tea tent at the Litter Pick. The upcoming Art Exhibition would provide refreshments using Fairtrade products. Fairtrade Fortnight would be held in September (date tbc).

e) Police

Simon Cook gave the following update:

Crime in Tatsfield to end of March: Vehicle thefts 4, arrests for manufacturing and distribution of Class A drugs 2 There have been reports locally of attempted theft of number plates. Damage by track bikes / ASB at Park Wood Golf Course. Theft of plants by AMB and VH and damage to the MUGA. There is just 1x PCSO covering Tatsfield and 8x other areas in the district. The general advice from the Police regarding fraud, particularly fraudulent communications by phone, keyless car theft and theft from sheds and outbuildings, bike thefts.

11. Parish Council Land / Property

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

a) Tatsfield Green

- Tatsfield Lodge – Boundary Dispute

This item would be discussed under Part 2.

b) Westmore Green

- Request to host Easter Egg hunt around picnic area – Kim Jennings and Sue Dowse had requested permission to hold an Easter Egg hunt and crafting session on Westmore Green on 19th April. This event would be for the under 10s and they must be accompanied by an adult. If the weather was inclement, the crafting would be moved to the AMB.

4152/0425 Members agreed the request.

12. Meetings to attend/ correspondence

- David Pinchin to attend an ARNAF meeting at BHA on 15th April.

13. Matters for reporting or inclusion in a Future Agenda

None

Final public participation: None

The meeting closed at 9.19pm

The next Parish Council meeting would be held on Monday 19th May 2025 at 8pm.

