

**MINUTES of an Extraordinary Meeting of Tatsfield Parish Council held on the 8th August 2024 in the Meeting Room, Aileen McHugo Building, Westmore Green, Tatsfield TN16 2AG commencing at 8.00 p.m.**

**Present:** Ms David Pinchin (in the chair)  
Mr Jason Syrett Mr Martin Elmer Mr Simon Cook Mr Dave Mitchell

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

And 1 parishioner

The meeting commenced at 8.00 pm

**1. APOLOGIES**

4024/0824 Kim Jennings had sent her 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 8<sup>th</sup> July 2024**

4025/0824 It was resolved that the minutes reflected a true and accurate record of the meeting held on 8<sup>th</sup> July 2024. They were duly signed by the Chair.

**4. Public Participation**

- The owner of Hill Cottage, Barnfield Road attended to introduce herself to the PC and detail how much she and her family enjoyed living in the village and takes an active part in keeping it a lovely place to live.

**5. PLANNING:**

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

4026/0824 It was resolved that the planning team for August would be Jason Syrett and David Pinchin.

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

**TA/2024/393 Lochiel, Ricketts Hill Road, Tatsfield TN16 2NB**

Demolition of existing dwelling and erection of new dwelling. (Amended plans submitted)

Amended plans and a Design and Access statement have been submitted on this application reviewed earlier this year.

4027/0824 Comment: Objection. Tatsfield Parish Council have reviewed the revised drawings and apart from the submission now of a design and access statement, our other original points of objection on this application remain.

We reiterate that this design is materially larger than the dwelling it is replacing. It is not representative of good design, not contextual with its neighbours and the street scene and therefore not compliant with the Tatsfield Neighbourhood Plan.

We particularly note that a renewable energy statement has still not been provided as required under policy CSP14. The house also proposes large areas of west facing glazing and is likely to suffer significant summer overheating without the provision of air conditioning. This needs to be addressed to comply with Building Regulations Part O and should be set out in the renewable energy statement to be submitted to TDC alongside demonstration of how this policy will be met.

Nb: This comment was ratified by the PC as it was submitted (at the request of the TDC planning on 30<sup>th</sup> July).

**TA/2024/725 Hill Cottage, Barnfield Road, Tatsfield TN16 2LG**

Demolition of the existing 2-bedroom dwelling and erection of a 4-bedroom dwelling. (Amended site location plan)

The replacement of an existing house with a larger house on Barnfield Road with no directly adjacent neighbours.

Broadly the design is acceptable in terms of character and includes some solar panels. The existing dwelling however has a floor area which totals 118.12m<sup>2</sup> and a volume of 389.64m<sup>3</sup>. The new dwelling has a floor area totalling 285.54m<sup>2</sup> and a volume of 842.96m<sup>3</sup>. This represents an area increase of 240% and a volume increase of 216%.

4028/0824 Comment: Objection. 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 is 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 118.12m<sup>2</sup> and a volume of 389.64m<sup>3</sup>. The new dwelling has a floor area totalling 285.54m<sup>2</sup> and a volume of 842.96m<sup>3</sup>. This represents an area increase of 240% and a volume increase of 216%. 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 plans include a small number of solar panels - though there are no calculations provided to demonstrate how these will meet the 10% minimum renewable energy required by planning policy. These should be provided and reviewed by the LPA.

#### **TA/2024/591 The Firs, Maesmaur Road, Tatsfield TN16 2LD**

Retention of works: Erection of a detached garage.

The house has a lot of recent planning history and enforcement over the past four years with significant modifications and extensions made to the house and plans for the significant large garage structure that is non-compliant with planning which has now been partially built.

4029/0824 Comment: Objection. Tatsfield Parish Council strongly object to this proposal as we did to the previous applications ref. TA/2023/207 and TA/2022/66. This proposed detached 'garage' structure includes multiple rooflights and two Juliet balconies and is obviously much more than a garage. The previous garage to this house was lost through extensions and alterations in consents granted in 2020/2021. This house has already been significantly extended and modified. This proposed garage building demonstrably causes harm to the openness of the Green Belt and should have been refused under TA/2022/66. This proposed significant garage structure directly contravenes TDC Local Plan detailed policy DP14: A1, A2 and A3 as underlined below:

#### **DP14: New Garages & Other Ancillary Domestic Buildings in the Green Belt (outside the Defined Villages)**

A. Where planning permission is required, new ancillary domestic buildings in the curtilage of dwellings located in the Green Belt (outside the Defined Villages) will be permitted provided they:

1. Do not constitute a dominant feature and are not excessive in size having regard to the size of the dwelling they are to serve;

2. Do not detract from the rural character or appearance of the locality;

3. Are not to replace any existing garage that has been converted to residential use; and

4. Will not be used for any purpose which is not incidental to the enjoyment of the dwelling. 38 TLP Part 2: Detailed Policies 2014-2029

#### **APP/M3645/W/24/3343472 TA/2023/775 1 Park Farm Cottages, Rag Hill Road, Tatsfield TN16 2LS**

Erection of a first-floor side extension, floorplan redesign and all associated works.

Appeal for an application reviewed by TDC in March 2024 which was subsequently refused. Our objection was on cumulative built form from a number of extensions. It was refused on similar grounds and determined as inappropriate development in the Green Belt.

4030/0824 Recommendation: We refer the Planning Inspector to Tatsfield Parish Council's objection from 13<sup>th</sup> March 2024, which has been supported by the case officer in their report and reason for refusal

### **6. Finance:**

#### **(a) Finance Team for August: Jason Syrett and David Pinchin**

4031/0824 It was resolved that the Finance Team for August would be Jason Syrett and David Pinchin.

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

4032/0824 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 August.

**(c) Grant request – Fairtrade Group**

The Fairtrade Group had requested a grant of £350 to fund the Fairtrade Breakfast which would be held in the Village Hall during Fairtrade Fortnight (September 2024).

4033/0824 Members approved the grant and also payment of the grant in advance – to be ratified at September meeting.

**7. Meetings to attend/ correspondence**

- Simon Cook would be attending a Fairtrade Group meeting on 28<sup>th</sup> August.

**8. Matters for reporting or Inclusion in a Future Agenda**

- EV Charging
- Furze Corner
- Biggin Hill roadworks and 246 diversion – how this will impact Tatsfield
- \*police may also attend the September meeting

Final public participation:

None

The meeting closed at 8.34pm

The next Parish Council meeting would be held on Monday 9th September 2024 at 8pm.