

MINUTES of a Meeting of Tatsfield Parish Council held on the 10th February 2025 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 Dave Mitchell Mr Simon Cook Mrs Sue Dowse Mr Martin Elmer

In Attendance: Samantha Head (Clerk)

And 2 parishioners

The meeting commenced at 8.05 pm

1. APOLOGIES

4100/0225 Jason Syrett had sent his 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 13th January 2025

4101/0225 It was resolved that the minutes reflected a true and accurate record of the meeting held on 13th January 2025. They were duly signed by the Chair.

4. Receive and Accept the Minutes of the Furze Corner Steering Group meeting held on 10th December 2024

4102/0225 Members received and accepted the minutes of the Furze Corner Steering Group meeting held on 10th December 2024.

5. Public Participation

None

6. Officer's report

- The Clerk reported that the ICO had increased its fees. This meant the PC's renewal would cost £52 (as opposed to £40 in recent years).
- The Clerk noted that she had been liaising with Down to Earth Trees regarding the urgent work. The cost of the lime tree which needed extremely urgent work on 23rd January had been removed from the quote issued on 9th December. However, SCC Highways had quoted a higher figure than first realised for the road closure and the suspension of two bus stops. The Clerk, on rereading the quote, and seeing that 5 of the 13 trees flagged in the survey only required monitoring until the next survey in 18 months' time, asked DtE to add the one remaining tree on Rag Hill Road to the schedule of work. This would be done FOC. DtE then flagged a further tree on Ricketts Hill Road that had deteriorated since the survey was carried out. This would also be added to the works schedule and be carried out FOC. The anticipated date for the work was 20th March.
- The Clerk had arranged a new gas and electricity contract as the current one expires on 24th February. The PC had been signed up to a new 24m fixed Green tariff with Octopus Energy. Electricity would be 24.46p/kWh (down from 29.04p) and the daily standing charge would drop to 48.40p (from 53.11p). Gas would be 6.86p/kWh (down from 7.91p) and the daily standing charge would drop to 13.53p (from 32.38p).

7. PLANNING:

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

4103/0225 It was resolved that the planning team for February would be Jason Syrett and David Pinchin.

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

TA/2025/85/TPO 56a The Dome, Paynesfield Road, Tatsfield TN16 2BG

T16) - Horse Chestnut - 20 metres in height. 8 metres in width. Reduce height of the tree by 30%, leaving the tree 13 metres in height. Situated on the left hand side of the driveway.

T17) - Lime Tree - 22 metres in height. 6 metres in width. Reduce height of the tree by 30%, leaving the tree 14 metres in height. Situated on the left hand side of the driveway.

T18) - Horse Chestnut - 20 metres in height. 6 metres in width. Reduce height of the tree by 30%, leaving the tree 13 metres in height. Situated on the left hand side of the driveway.

T19) - Lime Tree - 22 metres in height. 5 metres in width. Reduce height of the tree by 30%, leaving the tree 14 metres in height. Situated on the left hand side of driveway.

T20) - Horse Chestnut - 22 metres in height. 7 metres in width. Reduce height of the tree by 30%, leaving the tree 14 metres in height. Situated on the left hand side of the driveway.

T21) - Triple stemmed Lime Tree - 24 metres in height. 12 metres in width. Reduce height of the tree by 30%, leaving the tree 16 metres in height. Tree situated on the left hand side of the driveway.

T22) - Horse Chestnut - 16 metres in height. 8 metres in width. Reduce height of the tree by 30%, leaving the tree 11 metres in height. Situated on the left hand side of the driveway.
T23) - Lime Tree - 24 metres in height. 12 metres in width. Reduce height of the tree by 30%, leaving the tree 16 metres in height. Situated on the right hand side of the driveway.
T24) - Lime Tree - 24 metres in height. 10 metres in width. Reduce height of the tree by 30%, leaving the tree 16 metres in height. Tree situated on the right hand side of driveway
T25) - Lime Tree - 24 metres in height. 10 metres in width. Reduce height of the tree by 30%, leaving the tree 16 metres in height. Situated on the right hand side of the driveway.
T26) - Horse Chestnut - 16 metres in height. 6 metres in width. Reduce height of the tree by 30%, leaving the tree 11 metres in height. Tree is situated on the right hand side of the driveway.
T27) - Lime Tree - 20 metres in height. 10 metres in width. Reduce height of the tree by 30%, leaving the tree 13 metres in height.

These are the Lime and Horse Chestnut trees that line the access driveway to the house.
Reduction proposed to all trees by 30% as they have become overgrown and are blocking sunlight.

4104/0225 Comment: No comment

TA/2024/1396 Colegates, Edgar Road, Tatsfield TN16 2LL

Replace 3x first floor dormer windows in disrepair. (Retrospective – Listed Building Consent)

These works have already been undertaken and photos are included in the Design and Access Statement. The new windows are complementary to the existing listed house and replace earlier Crittall metal windows.

4105/0225 Comment: No comment

TA/2024/609 Kingswood, Goatsfield Road, Tatsfield TN16 2BU

Demolition of existing building and replacement for the ancillary use of the host property.

This is a proposal to replace Rose Cottage, a derelict building on the property at Kingswood with essentially a new one bedroom house. This was supposed to have been demolished under a planning condition requirement 10 years ago when the new house was built.

4106/0225 Comment: Tatsfield Parish Council objects to this application.

Under TA/2023/1134, TDC recently agreed the retention of three further outbuildings added to the main house of this property. This planning application is now for the retrospective retention of Rose Cottage, the previous original dwelling on the site that was required to have been demolished under the TA/2014/980 consent for the current replacement house. Rose Cottage remains on the site in a derelict state and directly adjacent to the neighbouring property boundary. This was raised as a potential enforcement issue by TDC Councillor Martin Allen in his comments on previous application TA/2022/1276.

In the event that TDC consider allowing this application, Tatsfield Parish Council request the following:

- a) The inclusion of renewables such as PV solar panels and energy efficiency measures to meet the requirements for sustainability (in line with Policy TNP08B of the adopted Tatsfield Neighbourhood Plan)
- b) The inclusion of a planning condition to ensure it remains ancillary to the main dwelling as follows:

Proposed Planning Condition:

The replacement building hereby permitted shall not be used at any time other than for purposes ancillary to the residential use of the dwelling known as Kingswood, Goatsfield Road, Tatsfield.

Reason: To ensure that the outbuildings remain at all times incidental to the main use of the property as a single-family dwelling, to safeguard the appearance and character of the countryside and to ensure the impact on the openness of the Green Belt is minimised in accordance with Policy DP14 of the Tandridge Local Plan: Part 2 – Detailed Policies 2014.

TA/2024/1287 Tatsfield Cottage, Ricketts Hill Road, Tatsfield TN16 2NA

Proposed outbuilding for recreational room / garage to be used ancillary to main dwelling on land. (Certificate of Lawfulness for Proposed Use or Development)

There is relatively little information other than a block plan and plans/elevations of the proposed outbuilding which appears to replace existing outbuilding(s) in the same location in a field to the back of the property.

4107/0225 Comment: More information is required from the applicant to properly assess this application.

This is a substantial proposed additional outbuilding that is located remote to the existing dwelling (in a field behind other neighbouring properties). The existing property was granted permission previously for large garages and outbuildings adjacent to it in 2017 under TA/2017/862. The size proposed under this application is equivalent to a new two-bedroom bungalow, so it is difficult to justify that it would be 'ancillary' to the existing dwelling.

- There is no information on any existing outbuildings that this proposed building is to replace in this location to assess any applicable change of scale/volume and whether there is harm caused to the Green Belt.
- There appears to be a new substantial access driveway proposed as part of the application that is not described.
- There are no details on materiality or sustainability of the proposed replacement building.

8. Finance:

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

4108/0225 Jason Syrett was absent from the meeting. It was therefore resolved that the Finance Team for February would be David Pinchin and Kim Jennings.

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

4109/0225 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 February.

(c) Receive monthly bank reconciliation reports

4110/0225 Members received the monthly bank reconciliation reports. These were signed and dated by two parish councillors.

(d) Items for expenditure: Lloyd Gulley Gardening Services: various quotes for maintenance work on PC owned land.

Details of the quotes had been circulated to all PCllrs. Most of the jobs had a small price increase on this year's prices. There was one item which was additional to work in previous years. The Clerk had asked Lloyd Gulley for further details but these had not been received ahead of this meeting.

4111/0225 Members approved all items save for the one for which the Clerk had requested additional information.

(e) Approve Ear Marked Reserves for VH

4112/0225 Members approved ear marked reserves for the VH of £10,000.

9. Notified Items

a) Furze Corner

Jason Syrett gave the following update:

A meeting of the Furze Corner Steering Group was held on 21st January. A set of first draft architect's plans were reviewed for the new pavilion to ensure visibility of the cricket game (currently the pavilion is lower than the playing field). Progress has been made on the planning application drawings and drafting of the initial funding application to Your Fund Surrey. It was agreed that the adjoining neighbours would need to be consulted to update them on developing plans. The next meeting was scheduled for 18th February.

A few questions were raised regarding the proposed drawings. In a very early draft there had been an umpires / officials changing room. This was perhaps an essential requirement given that there may be female umpires / junior umpires who would need a separate changing room from the teams. The location of the toilets would probably need to be reviewed as it was quite a long walk from the main area and would involve passing through the changing rooms. Also raised, in the draft document, that there is the possibility of wedding receptions / birthday parties at the pavilion – given the size of the main area, this would probably not be big enough to host receptions. This also may be a sticking point with near neighbours.

b) EV Charging

Simon Cook had looked into an alternative company. This new option had so far provided 75% of rapid chargers across London. He was trying to arrange a site survey for March. Martin Elmer agreed to assist at the site survey.

c) VE Day 80th anniversary

Kim Jennings had done some research and shared that the nationwide plan was to light beacons at 21:30 and sing 'I vow to thee my country'. Possible suggestions would be a fish and chip supper at The Ship and maybe to ask Tina to arrange a singer. Simon Cook would ask the Tatsfield Singers to attend the beacon lighting and join in the singing at 21:30. Sue Dowse would ask if the Cadet Band would be available. Kim Jennings would look at ordering a VE 80th anniversary Tommy (lady) and VE post signs. The VE flag would be needed as well as bunting and posters. Sue Dowse would assist Kim Jennings with the organising for the event. Kim Jennings would publicise it in the Parish Magazine.

d) Criminal damage and vandalism in village centre (CCTV)

Following the recent spate of vandalism of the pond and the village green, there have been calls to see what could be done to prevent further incidents. The PC thanked Dave Mitchell for retrieving the signs from the pond and reaffixing them. Simon Cook confirmed that the Village Club had realigned its CCTV to focus on the pond. Footage of the vandalism to the green had identified a car being driven repeatedly in circles on the green. The Golf Club had been similarly targeted but with quad bikes involved. It was agreed that CCTV would not be effective.

Another issue raised was the disturbances at The Bakery and the increasingly erratic opening times / disgruntled customers.

e) SCC Countryside Visitor Survey

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

f) Covid Memorial Day

This would be held on 9th March. Kim Jennings had purchased yellow ribbon and would invite residents to tie yellow ribbons to a tree in the village. It would be a very low key commemoration and there would be small posters giving further details.

g) Use of Land Consultation

The Government had launched a consultation on a new strategic approach to managing land use in England. The consultation would run for 12 weeks. Kim Jennings suggested that Jason Syrett would be best placed to respond to this on behalf of the Parish Council.

h) TDC Parish Assembly follow up actions – Community Resilience

Kim Jennings and Martin Elmer had attended the last Parish Assembly meeting at TDC in the autumn. This was a follow up action from that meeting. Martin Elmer would respond with details of the community facilities that could be used in case of an emergency response.

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: Cllr Allen reported that two sets of overdue TDC accounts had finally been signed off (2021/22 and 2022/23). However, both would have a 'modified opinion' and a disclaimer of opinion in line with the adherence to the Government's deadline for publishing final accounts before the backstop date of 28th February 2025. The 2023/24 accounts had been approved subject to a few further agreements being reached between the auditor and TDC officers. Past audit fees of £427k are still being discussed between TDC and the auditor. The CFO at TDC is forecasting a £165k surplus for the 2024/25 budget.

Full Council will meet on 13th February to agree the 2025/26 budget which Cllr Allen would vote against. Whilst understanding that a balanced budget is required by law, TDC has failed to bring down staffing costs which still represented 66% of the turnover. The meeting will propose an increase of £7.33 pa for a Band D property.

The other big matter is the Local Government Reorganisation. Last week the Government confirmed that Surrey would be one of the first areas to take part in the reorganisation. Regular meetings between the district / borough councils and SCC are ongoing. Council leaders across Surrey have agreed to rule out making a proposal for a single unitary authority. A preference for a 3 tier authority has been declared to try to avoid having to take on debts from the south of the county. There has been some uproar due to the announcement to cancel to SCC elections in May.

Enforcement update: Cllr Allen is pursuing the outstanding enforcements in Tatsfield. To that end, Cllr Allen has arranged a meeting with DCE and Interim SPO to discuss PD rights being given 'very special circumstances' when determining planning applications.

c) VHMC

David Pinchin gave the following report: He attended a VHMC meeting on 5th February. The main item of concern was the number of cars not associated with the hall or AMB are apparently taking up car parking spaces which is frustrating users of the hall on busy days and several are routinely parked there overnight. The PC was asked about what it was going to do given that there are clear instructions about no overnight parking. Mention was made of what enforcement measures the PC has in place and if clamping could be an option.

The PC was thanked for organising the reseal of the hall floor. It was confirmed that the hall would be completely clear for that work for 5 days commencing 17th February. The VHMC confirmed that the a suggestion that some damage had been caused to the floor was not true. A cover fillet had come off and will be refixed. This would not be an issue for Renovate Contracts.

The Stragglers Green Belt Relay would be taking place this year on 17th /18th May and coming through Tatsfield on Sunday 18th. The VH toilets etc would be available for participants.

The VHMC raised the issue of antisocial behaviour again following several incidents in the village. David Pinchin reinforced the need to report anything witnessed and that the PC hoped that the police attend the next PC meeting. One particular issue relating to The Bakery was raised and the PC was asked what it proposed to do about it.

d) Airport

David Pinchin gave the following report: He attended a BHACC meeting on 6th February. A good proportion of the meeting was taken up by consideration of the application for membership of the committee by Keston Village Residents Association. The issue at hand is whether it is reasonable for another resident body from Bromley to be represented on the committee when the Bromley Residents Federation already has three representatives. A decision will be taken at the next meeting.

The 2021 Noise Action Plan Review was discussed in detail. The airport has now published a map of the NSAs as part of the revised Code of Conduct and both NSAs and TVAs (track violation limits) are shown routinely in responses to residents' complaints and observations.

The amended complaints handling procedures, bought in as a result of feedback from residents and detailed discussions with people like the PC and Martin Allen are now being well received across the area and provide a clear set of five stages through which residents can see the progression of noise and track complaints. The airport is also providing more detailed explanations to complainants rather than just making statements such as 'following Air Traffic Control instructions'. It is also committed to improving response times particularly when referrals are made to SANARB (the Safety and Noise Abatement Review Board) at stage 4 of the process. David Pinchin and Martin Allen would continue to meet on a monthly basis with the CEO of BHA.

Business at the airport is flourishing and there are many developments in the pipeline. Resurfacing of the runway is due to start next month and should be completed by August. The work will take place outside of operating hours, overnight Monday to Friday, and will involve removing the top layer and replacing it with a new top surface and adding centreline lighting. A temporary batching plant has been erected at the airport to create the runway material.

e) Police

Simon Cook gave the following update:

Crime in Tatsfield to end of December: ASB 4, Violent Crime including domestic violence 3 and Vehicle Crime 3, driving offence 1 and theft 2. There have been reports locally of attempted theft of number plates, criminal damage to the pond and the green, as well as suspicious activity with 3 individuals on bikes in balaclavas entering driveways in the village. There is an increase in fly tipping in the district, particularly in Beddlestead Lane and Gangers Hill. The general advice from the Police regarding fraud, particularly fraudulent communications by phone, keyless car theft and theft from sheds and outbuildings.

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.

- The PC has received a request from a local personal trainer who would like to use the green on 7th September for a charity fitness fun day. There would also be a craft fayre on the green inside the walking / running route.

4113/0225 Members agreed the request. It was queried that it was Westmore green and not Tatsfield Green. The organiser would need a one-day event insurance and risk assessment.

12. Meetings to attend/ correspondence

- TDC Chairman's Quiz – 1st March – none of the PCllrs would be available to attend.
- Parish Assembly meeting – 1st April 18:00 – 20:00– Kim Jennings and Martin Elmer would attend.
- Great British Spring Clean – 21st March to 6th April – Members suggested 6th April for a village litter pick. Martin Elmer would create posters, Dave Mitchell would collect litter pickers, rubbish sacks and Hi-Viz vests from TIB. Kim Jennings would ask Fairtrade if they would host their tea tent. David Pinchin mentioned that some village signs would benefit from being cleaned, especially along Ricketts Hill Road.

13. Matters for reporting or Inclusion in a Future Agenda

- ASB in the village.

Final public participation:
None

The meeting closed at 9.38pm

The next Parish Council meeting would be held on Monday 10th March 2025 at 8pm.