

MINUTES of a Meeting of Tatsfield Parish Council held on the 13th January 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 Dave Mitchell Mr Simon Cook Mr Jason Syrett Mr Martin Elmer

In Attendance: Samantha Head (Clerk)

And 0 parishioners

The meeting commenced at 8.08 pm

1. APOLOGIES

4087/0125 Sue Dowse and David Pinchin had sent their apologies. These were received and accepted by members.

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

4088/0125 Jason Syrett declared an interest in item 11a – Boundary Dispute. He took no part in the discussions or agreement for this item.

3. Approve and sign the MINUTES of the previous meeting held on 9th December 2024

4089/0125 It was resolved that the minutes reflected a true and accurate record of the meeting held on 9th December 2024. They were duly signed by the Chair.

4. Receive and Accept the Minutes of the Furze Corner Steering Group meeting held on 15th October 2024

4090/0125 Members received and accepted the minutes of the Furze Corner Steering Group meeting held on 15th October 2024.

5. Public Participation

None

6. Officer's report

- The Clerk reported that the interest on the PC's savings account had gone down in line with the BoE interest rate reduction last year.
- The Clerk had followed up with Down to Earth Trees regarding the urgent work needed following the tree survey. There was a slight delay due to needing to seek road closure licences.

7. PLANNING:

(a) Planning Team for January: Jason Syrett and Kim Jennings

4091/0125 It was resolved that the planning team for January would be Jason Syrett and Kim Jennings.

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

TA/2024/975 20 Lusted Hall Lane, Tatsfield TN16 2AE

Replacement of existing shed with new garden room.

Application to place a single storey garden room - approx. 4x4m - at the end of a long back garden. Photos provided of previous shed location. There should be no negative impact on neighbour amenity due to height and location.

No prior planning history on TDC website. Location is outside of the defined village in the Green Belt.

4092/0125 Comment: No comment

TA/2024/1241/NC Meadow Bank, Goatsfield Road, Tatsfield TN16 2BU

Conversion of an agricultural building into a residential dwelling. (Prior approval Schedule 2, Part 3, Class Q)

TPC reviewed a very similar application on this property in October 2024 – 2025/944/NC which was subsequently refused.

A certificate of lawfulness was granted in July of this year to confirm the use of an outbuilding and adjacent land at this private house as having been used for 'agricultural purposes'. The applicant claimed at the time that the land and buildings that formed the application (located to the side of Dell Cottage) have been used for agricultural purposes (the keeping of animals) for a continuous period of more than 10 years.

The applicant now proposes to extend the outbuilding to the rear by around 2.5m, add a driveway and one parking space and turn it into a self-contained two bedroom house.

The previous application was refused because *the proposal fails to accord with the requirements of Schedule 2, Part 3, Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) in that the size of the red line of the site as demonstrated on the location plan exceeds that permissible within the legislation as set out within the definition of 'curtilage' within the interpretation of Class Q.*

The key difference with this application seems to be the reduced driveway area and the reduction of one parking space and hence a reduced red line area. The proposed house is otherwise the same plan and elevations.

4093/0125 Consistent with the PC response to 2024/944/NC - Comment: No comment

TA/2024/1311 Tavira, Parkwood Road, Tatsfield TN16 2LT

Erection of two storey rear and single storey side extensions. (Certificate of Lawfulness for Proposed Use or Development)

In the Green Belt outside of the defined village.

An existing c. 1970s house which has been extended over time to in the region of double its original size.

Previous applications to extend refused at appeal in 2020, refused in 2023 and refused again in 2024.

This proposal is larger than the refused 2024/457 application which is currently also being appealed.

It is also different to recent application ref. 2024/1103 whereby the proposals now create two separate dwellings.

4093/0125 Comment: Objection. We firstly would refer TDC to the planning history on this site and previous refused applications.

Though it is recognised that the proposals under this application seek to demolish parts of the existing dwelling prior to the addition of side and rear new extensions and conversion and building over of the garage, this application sets out a number of large extensions that further increase volume to a building that has previously already been extended substantially in the green belt.

The existing and proposed drawings are also inconsistent. There is an additional attached lean-to garage shown on the existing elevations but not shown on the existing plans or proposed plans/elevations. The existing plans in application TA/2024/1103 had this shown on the existing plans.

Though the plans suggest the conversion of the large garage into a number of habitable rooms, the elevation do not show any windows to those rooms, instead keeping the large metal garage door on the front elevation. There is also no indication of roof windows to the bedroom over the former garage – only one window to the rear. The large extended bedrooms to the first floor rear of the property will lack sufficient light and ventilation. The new side extension is incongruous and inappropriate as a flat roof box added onto the side of the existing house elegant 1970s house.

Of particular concern and clearly different to recent planning application ref. TA/2024/1103, the link between the large garage and main house is now removed from the plans, now effectively creating an additional separate dwelling from the main house.

It is our consideration that the current proposals represent poor design that is out of keeping with its rural context and the character of the existing house. The proposals are therefore contrary to TDC Adopted Policies DP7 and CSP18 and policy TNP04a of the adopted Tatsfield Neighbourhood Plan (see extract below). We would ask that the applicant reconsiders the composition of the proposals to result in a far better, proportionate and respectful design and composition with the existing house – and not with the creation of a separate second dwelling.

Tatsfield Parish Council have raised similar concerns on previous applications on this property.

Extract from Tatsfield Neighbourhood Plan policy TNP04a:

Extensions to dwellings

Development proposals for extensions and/or alterations to existing residential buildings should respect the design and character of the existing building.

In addition, they should respond positively to the following design criteria:

- a) use original or sympathetic materials, components, and vernacular detail to match as closely as possible to those on the existing building;*
- b) reflect the original building's characteristics in proportions of windows to walls and in the design of the roof form;*
- c) avoid use of flat roofs, or UPVC components; and*
- d) ensure that conservatories are designed and located with particular care to avoid undue prominence from public vantage points, main elevations, or any impact on heritage features.*

8. Finance:

(a) Finance Team for January: Jason Syrett and Kim Jennings

4094/0125 It was resolved that the Finance Team for January would be Jason Syrett and Kim Jennings.

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

4095/0125 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 January.

(c) Receive monthly bank reconciliation reports

4096/0125 Members received the monthly bank reconciliation reports. These were signed and dated by two parish councillors.

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

Jason Syrett gave the following update:

A meeting of the Furze Corner Steering Group was held on Tuesday 10th December 2024. Five members attended – many were unable to attend due to pre-Christmas commitments.

A 1-2-1 Teams meeting was held with Samantha Mills from Your Fund Surrey on 12th December 2024 to discuss our project. It was clear that the YFS fund is coming to an end in late 2025 and that we need to progress quickly now with our formal Ideas Application and follow up with a Full Application by the spring to stand any chance of securing funding. This Full Application would require planning approval to have been secured for the project.

YFS would be looking to fund only up to 50% of any project and unlikely no more than £1m. They would like to see TDC put in some funding as land owner. They want to see the fund spread across as many projects as possible.

Overall they were positive about the project aspirations set out in our draft Development Plan.

Our next meeting is on Tuesday 21st January 2025.

b) EV Charging

Simon Cook had followed up with the progress on the application. He reported that it was very slow going so he had looked at other possible companies / organisations who could provide EV charging points. SCC, in partnership with Kerb Change, was one of those. He would follow up with them, although he noted that there was such a waiting list for installation of charging points that it may take 2-3 years to complete.

c) Annual Parish Meeting 2025

It was agreed that the meeting should be held in the AMB this year. Members decided on 17th April 19:30 for a 20:00 start. Suggestions for guest speakers were SCC Highways and TDC's new tree officer.

d) NPPF

Jason Syrett had circulated an update on the Government's proposed changes to the NPPF before Christmas. He noted that there would be a lot of pressure on local authorities to meet the Government's housing targets. The Parish Council needs to keep a watching brief on the shifting planning rules and what impact they may have on the parish.

e) SCC Rights of Way Improvement Plan consultation

SCC had launched this consultation on the ROWIP to help the council to make sure that the public rights of way network will meet the needs of the public. It sets out priorities for public rights of way for the next ten years. The consultation closes on 9th February.

4097/0125 Members agreed that Sue Dowse and Kim Jennings would complete the survey on behalf of the Parish Council.

f) Emergency Plan review

Martin Elmer had checked the list of volunteers for the EmPlan. The Clerk had reviewed the document and updated any information as required, including the updates from Martin Elmer regarding the volunteers.

4098/0125 Members approved the plan and requested the Clerk update the telephone tree card.

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

No report.

b) District Councillor

Cllr Allen had sent the following report: The Christmas / New Year period had been quiet at TDC due to lots of staff taking annual leave. Since the last report at the December meeting, the emphasis has been on the Medium Term Financial Strategy and the setting up of the Budget, which will be agreed at a full council meeting on 13th February. Cllr Allen will continue to object to the budget as long as requires an annual increase from residents to make it work. Fees and charges will increase by about 5% and council tax by the permitted 2.99%.

Cllr Allen will attend investment training and an Independent meeting to consider strategy for the budget and other matters. The Independent Group intend to raise a motion at the next council meeting in support of our local farmers.

The BHA meeting with David Winstanley was cancelled due to operational matters but has been rescheduled for 21st January. Cllr Allen continues to try to get an assisted brown bin collection for a resident who lives off Paynesfield Road. He is also chasing officers regarding the flooding on Westmore Green. Officers have reported that they cannot see an immediate solution. When they visited, the drain was only slightly covered by some debris (twigs) which were removed and the drain itself was running freely.

TDC news: while the council is currently consulting on increases to its car park charges, there has been no changes to the 2/3/4 hour free parking available. The 'unitary' issue is gaining opposition to the suggestion to cancel / postpone the May elections. Cllr Allen has advertised the job fair and other information in the Parish Magazine. The planning application for McDonalds in Caterham, which has caused some uproar from local councillors and residents, was approved by 6 votes to 5, with an amendment to some conditions relating to waste collection and deliveries to site.

c) VHMC

David Pinchin has sent his apologies for the recent meeting. The Clerk noted the request from Little Acorns to put a name plaque on the outside of the VH. Members had no objection to this. The Clerk also raised the leaking flat roof and Dave Mitchell offered to look at it to assess what repairs were required.

d) Police

Simon Cook gave the following update:

Crime in Tatsfield to end of November: ASB 2, Violent Crime 2 and Vehicle Crime 2. There is a marked increase in fly tipping in the district, in particular in Beddlestead Lane. The Police, under Operation Limit had resulted in: 196 arrests (140 for drug driving and 56 for drink driving). Officers completed 8,847 vehicle stop checks, up from 5,023 in the previous year's campaign. There were 474 drug wipe tests carried out, with 140 returning a positive result. There were 2,310 breath tests carried out, with 84 that were positive, refused or failed to provide. A particularly worrying burglary occurred in Warlingham when two men broke into a house where the owner was upstairs. On being confronted, the intruders exited the property and were driven away by another man. 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.

12. Meetings to attend/ correspondence

- Enquiry re defibrillators in the parish – A resident asked the PC for a list of defibrillators located in or near the village and how to access them. She also asked whether the PC would be able to educate people on when to use them and what to do in the event of an emergency.
- Vern D'Anjou Association – 50 years – Kim Jennings had received an invitation to visit Vern D'Anjou for the 50th anniversary of the twinning with Tatsfield. Kim Jennings confirmed she was unavailable to attend and asked if any of the other councillors were available.
- Covid Day of Reflection – On 12th December 2024, the government confirmed that on 9th March 2025, there would be a Covid-19 Day of Reflection to remember the pandemic and its impact on communities.

13. Matters for reporting or Inclusion in a Future Agenda

- Covid-19 Day of Reflection

Final public participation:

None

The meeting closed at 9.34pm

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