

MINUTES of a Meeting of Tatsfield Parish Council held on the 12th January 2026 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 Jason Syrett Mr Dave Mitchell
Mr Martin Elmer Mrs Sue Dowse Mr Simon Cook

In Attendance: Samantha Head (Clerk)
Cllr Martin Allen (TDC)

And 3 parishioners

The meeting commenced at 8.01 pm

1. APOLOGIES

4278/0126 David Pinchin had sent his apologies. These were received and accepted by members.

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

4279/0126 Sue Dowse declared an interest in item 6b – Planning – application reference TA/2025/1328. She took no part in the discussion or agreement on this item.

3. Approve and sign the MINUTES of the previous meeting held on 8th December 2025

4280/0126 It was resolved that the minutes reflected a true and accurate record of the meeting held on 8th December 2025. They were duly signed by the Chair.

4. Public Participation

- A resident expressed concern about some potential development in the field opposite the bottom of Ship Hill. It is owned by the resident of The Telephone Exchange. The resident had witnessed holes being dug (possibly 2-3 m deep) and using a bowser to test the water table. He asked if the PC had any knowledge of what was planned. The PC did not. The resident said he would send the PC photographs and further details.

5. Officer's report

- The Clerk confirmed that she had submitted the PC's 2026-27 Precept request.
- The Clerk noted she had submitted the Annual return for the King Edward VII Memorial Garden.

6. PLANNING:

(a) Planning Team for January: Jason Syrett and Martin Elmer

4281/0126 It was resolved that the planning team for January would be Jason Syrett and Martin Elmer.

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

TA/2025/1244 Kylemore, 59 Paynesfield Road, Tatsfield TN16 2BG

Demolition of existing conservatory. Erection of Orangery.

This property is located within the defined village and located off a short driveway off Paynesfield Road. The house has previously been extended to the side and rear under approval granted in 2011.

This application is to demolish the rear single storey conservatory and replace with a larger glass 'orangery' providing additional living and dining space.

The proposed extension is located away from boundary fences and neighbouring properties.

The design and proportions of the proposed addition are sympathetic to the existing dwelling.

4281/0126 Comment: No comment

TA/2025/1328 Grenaun, Parkwood Road, Tatsfield TN16 2LT

Demolition of the existing dwelling and erection of a self-build dwelling, with associated parking area and landscaping.

The site is located outside of the defined village of Tatsfield close to the borders of the parish with Westerham and Bromley. The location of the replacement dwelling is in the same location as the existing property. The proposals do not appear to negatively impact on existing mature trees.

The proposed volume of the house is only 3.3% larger than the existing house.

The proposed house is demonstrated to be 85% more energy efficient than the existing older house and is supported by a personal statement from the owners seeking a more sustainable way of life that they believe the old house can no longer provide.

Energy and Sustainability Summary:

'The proposed dwelling will transform an inefficient, oil-heated property into a modern, low-carbon home. Through the use of a timber-frame system, high levels of insulation, careful airtight detailing, and renewable technologies, the replacement dwelling will achieve an anticipated EPC rating of A and reduce regulated carbon emissions by more than 80%. The new home will exceed Building Regulations Part L (2021), comply with Tandridge District Council's environmental objectives, and deliver a comfortable, efficient and long-lasting dwelling for future generations.'

4282/0126 Comment: No comment

TA/2025/1285 3 Paynesfield Road. Tatsfield TN16 2AT

Demolition of the existing dwelling and erection of 4x dwellings, parking and landscaping.

This property is located within the defined village and located adjacent to Tatsfield Garage and close to the village centre. The application proposes the demolition of the existing house and replacement with 4 no. terraced houses – each 3 bed 4 person, 93 sq.m GIA. The houses each show solar PV panels on the rear elevations.

Each house is provided with a rear private garden with a bicycle shed. All houses demonstrate space for recycling bins. The two middle houses will only have garden access through the dwelling.

The application proposes 7 parking spaces across the front gardens of the houses, accessed by dropped pavement crossings across the public footpath.

4283/0126 Comment: Tatsfield Parish Council object to this application on the basis of overdevelopment of the proposed site resulting in:

- The creation of an inappropriate urban street scene with 8 parallel parking spaces crossing over and adjacent to the public footpath
- loss of 4 no. existing on street parking spaces serving local residents, the village centre and Tatsfield Garage (a long-established local business).
- Lack of provision of parking space for visitors on site.
- Inferior provision of refuse and recycling storage for residents of plots 2 and 3 due to cramped front gardens.
- Inferior provision of cycle storage for residents of plots 2 and 3 due to lack of space in front gardens

Informatives:

We note an error in the Planning, Design and Access Statement which states parking provision for 8 cars (paras 1.1 and 3.2) whereas submitted drawing HJ 2504-01 clearly currently only shows 7 no. parking spaces in total. There is reference made in the DAS to a possible revised layout of parking that provides 8 no. car parking spaces but this is not available on the planning portal as a drawing submitted for approval.

The applicant has cited the precedent of an earlier development at 10 Westmore Road (application ref. 2015/1334). This provides for 3 similar sized dwellings with two parking spaces each. This is not shown on the drawing submitted.

Even if 8 no. spaces can be safely and reasonably provided on the front of the property, then there is still the shortfall of a visitor space. The parking survey submitted as part of the application suggests that there is ample provision in surrounding streets for a visitor car to be accommodated.

The parking across the whole of the plot frontage would create an unacceptable uncharacteristic urban street scene over approx. 25m length of street frontage. This will result in the loss of biodiversity including two existing trees and the existing fence line. This does not comply with 'Good Design' defined through Tatsfield Neighbourhood Plan policy TNP04C. When combined with the existing adjacent garage frontage it creates an unacceptable street scene condition.

Local residents are fully aware that this part of Paynesfield Road is regularly fully parked with cars on working days due to the presence of the local shops and Tatsfield Garage. This application if approved would lead to a loss of four on street parking spaces in front of the existing dwelling due to the excessive length of dropped kerb required to accommodate the proposed parallel off street spaces.

The refuse storage for units 2 and 3 is remote from the houses and requires them to walk out onto the public footpath and around car parking to reach their bins.

The cycle spaces for units 2 and 3 requires residents to take bicycles through their houses to access the rear gardens where these are located.

It was further noted that the Parish Council had queried with TDC planning officers that there was no site notice displayed for this application. One of the planning officers had responded to say that displaying a site notice was not a requirement for a minor development. The Parish Council has queried whether a proposal to demolish 1x dwelling and build 4x dwellings on the same site is considered a small development in Tatsfield. The Parish Council asked Cllr Allen to follow up with TDC.

7. FINANCE:

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

4284/0126 It was resolved that the Finance Team for January would be Sue Dowse and Simon Cook.

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

4285/0126 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

4286/0126 Members received the monthly bank reconciliation reports. These were signed and dated by two parish councillors.

(d) Receive Budget v Actual YTD spend report

4287/0126 Members received the budget v. actual YTD spend report.

8. Notified Items**a) Furze Corner project - future**

Jason Syrett gave the following update: Jason noted that members of the Furze Corner Steering Group (FCSG) had been invited to this meeting. None had attended.

An overview: The PC had taken a lease for Furze Corner (FC) from TDC. Last year, the PC had applied for planning permission to build a new pavilion. Permission was granted. The PC took on this project in order to safeguard this sports facility in the parish – to replace the pavilion and improve drainage and overall condition of the field. In applying for planning permission, the PC engaged with TDC to acquire some CIL funding and Your Fund Surrey (YFS) for some funding from the £100m common fund. It took the PC a lot longer than expected to secure the lease with TDC. The PC applied for £900k from TDC's CIL fund and £900k from the YFS scheme. TDC offered £450k. In late 2025, YFS informed the PC that due to not receiving the full request of £900k of CIL funding, they would not be granting any funds.

The current situation: while £450k is a lot of money, it is not sufficient to cover the costs of the original project. Therefore the PC is struggling to deliver the project. The PC is unable to rebid to YFS as the fund has now closed. With the Local Government Reorganisation, it is unclear what the funding situation will be in the future. The PC has investigated other funding streams but there are no substantial funds available at the present. The Cricket Club (CC) has said that it will not play home games at FC in 2026. There is a recall clause in the lease which can be enacted in June 2026 in the event the PC has not been able to secure funding for the project. Membership of the FCSG has been a bit thin on the ground, despite being widely advertised, with just 2 or 3 residents attending meetings. Although the CC has spent a lot of time maintaining the cricket square, it has nonetheless been difficult to engage them in this project.

Solution: one option would be to hand the lease back to TDC. This would be done with a heavy heart as the PC wanted to bring this project to fruition for the whole parish but there does not appear to be any appetite for it from the residents. It was also acknowledged that even if the CC remained at FC, that would not be enough to sustain the project. It was further noted that there was still the £450k CIL funding, however, this had been granted with conditions.

4288/0126 Members agreed that Jason Syrett would engage in a conversation with TDC to see if the CIL funds could be added to or if it could be reallocated. If neither option were possible, then the PC would need to surrender the lease.

b) EV Charging

Simon Cook gave the following update: he had received a response from SCC to confirm that it has no plans to for locations of EV charging points in Tatsfield. SCC does not install charging points in private car parks or on private land. Simon Cook has emailed the TDC planning policy department to explain the situation and propose the 3x parking spaces in the AMB / VH car park as a potential site for EV charging points.

c) Annual Parish Meeting – date to be agreed

4289/0126 Members agreed that the APM would be held on Monday 23rd March in the AMB. Suggested guest speakers: Claire Coutinho MP, Tatsfield's clubs and societies and the MUGA project.

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

It was noted that Cllr Becky Rush had resigned at the end of 2025.

b) District Councillor

Cllr Allen gave the following report: Following on from last month's report, the review of allocation of seats for 2025-26 was taken to Full Council on 18th December. By this time, with the backing of the Independent Group, Cllr Allen was able to offer Cllr Lewis Sharp (Chaldon), the new Reform candidate, an opportunity to join the Independent Group. This would enable him to be allocated a committee seat and to be able to represent his residents. Cllr Sharp accepted this invitation. The Independent Group now has 6 members, the Conservatives have 5, the Liberal Democrats have 12 and the RA is still the main party with 20 members. There was mass confusion regarding an alternative 'motion' Cllr Allen had wished to propose. Initially being advised that he had put forward the motion too late, the Chairman (with approval from the Monitoring Officer) allowed it and so it was put to the vote. In order to maintain the correct proportionality through the committees, it was proposed that the Planning Committee be reduced to 5 members and Standards Committee be increased to 4. However, the vote was lost as the Liberal Democrats either voted against, for 'constitutional reasons' or abstained. The Monitoring Officer then also reversed their initial decision to allow the Chairman to use their discretion to allow the vote. Cllr Allen has offered to meet the Monitoring Officer to discuss but has received no response. He has asked the CEO to raise this matter.

Cllr Allen is seeking clarification on whether Cllr Rush's resignation will trigger a by-election. It was noted that Tatsfield would not be represented on the Neighbourhood Area Committee due to her resignation.

Cllr Allen's dialogue with the TDC officer regarding the flooding issue on Westmore green has broken down. Cllr Allen has asked the DCE to arrange a meeting with the officer. The PC has resolved the tree felling issues directly with TDC.

Planning – Aston Acres – Cllr Allen noted that despite the case officer confirming that they would ensure all relevant policies and CIL were applicable, a complaint was made to TDC about the need to pay CIL.

Overflying – there have been 6 overflies in the past few weeks (not auto tracked) and Cllr Allen, along with Cllr Pinchin, would take this up with the BHA CEO David Winstanley at a meeting later this month.

There are rumours that TDC has been meeting with developers at Redhill Aerodrome.

Green Belt Assessments – as part of the Council’s Green Belt Assessments, the district has been divided up into sections and Councillors are being consulted on this. Parcel GBA 019 is located (in whole or part) within the Tatsfield and Titsey ward, south of the M25.

TDC’s draft budget for 2026-27 will be discussed at the Strategy and Resources Committee on 29th January.

Cllr Allen has been asked for advice on whether electric security gates could be installed by the new owners of the The Briars and Cedar Cottage.

Cllr Allen has, following the appeal refusal, made contact with the agents for The Grasshopper. They have advised that they have a pre-application which is likely to be submitted in the first week in February.

c) Police

Simon Cook gave the following report:

Reported in Tatsfield: index plate theft from a vehicle in Paynesfield Road and report of occupants of a small dark hatchback parked in front of a drive at The Square.

Fly tipping continues to be an issue locally, particularly in Beddlestead Lane and Gangers Hill. The CCTV camera at the top of White Lane has been cut down and stolen. The Titsey Estate has been informed.

Surrey Police are appealing for witnesses following the fatal collision in Hurst Green on Saturday 20th December.

There is a Surrey Police initiative to tackle violence against women and girls.

There are the usual information items regarding burglary prevention and online / telephone fraud.

Surrey police has launched an appeal to recruit Special Constables. Simon cook will put further details of this appeal in the Parish Magazine.

d) VHMC

David Pinchin had submitted the following report:

Following the PC’s recent request for a contribution towards the replacement of the gable ends at the VH, the management committee had written to the PC to say that they were in the process of applying for a grant to refurbish the toilets. If they were successful in obtaining this grant, they may be able to consider the PC’s request.

10 Parish Council Land / Property

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

a) MUGA

- MUGA refurbishment project

Sue Dowse gave the following update: Quotes are being sought for tennis nets, pickleball nets and equipment. Nothing further will likely happen until half-term when the weather has improved.

b) Westmore Green

- Christmas Lights – review

Kim Jennings gave the following update: The Christmas lights have suffered a lot of squirrel damage. Dan Burr from Acacia Trees had stepped in and provided a lot of assistance to get the lights functional for this Christmas. He then set up a GoFundMe page and raised £1.5k in just 4 days. Lilleys in Biggin Hill has offered to donate all new lights on the condition of a switching on ceremony. One suggestion was that a Christmas tree could be planted on the green rather than having a new cut tree each year. Ken Thurgood had put up a really good display on the green. The Father Christmas visit was very well attended. 88 children visited Father Christmas and received a present. Similar will be planned for next year.

c) Village Hall

- Potential Grant Application for Village Hall works

Sue Dowse was investigating the possibility of a grant for the roof work. However, the minimum amount was £10k. It had been suggested that the drop down bollards at the front of the VH were in need of being replaced. Could this be added to the application?

11. Meetings to attend/ correspondence

- SALC Councillors’ Forum – 21st January 19:30 (online)
- Kim Jennings was attending meetings with a local resident who was interested in hosting a kids’ crafting club in the AMB / MUGA in the school holidays.
- Kim Jennings was meeting with the vicar to discuss a joint Church / PC Remembrance Service on Remembrance Sunday.

12. Matters for reporting or Inclusion in a Future Agenda

None

Final public participation:

- A resident thanked Kim Jennings and Martin Allen for acting on their concerns regarding the access to FC sports field and the FC corner being an accident hotspot. There were H&S concerns as the Scouts used this spot a crossing point from the car park to the Scout Hut. The resident had written to SCC, Highways and others but no one has engaged. It was noted that the road markings have deteriorated and the chevron signs installed in October 2025 are incorrectly

positioned. The road camber and signage could be improved, as well as having a speed limit reduction along this stretch of the road.

- Christmas Tree recycling at the Composting Site was very successful.

The meeting closed at 9.39pm

The next Parish Council meeting will be held on Monday 9th February 2026 at 8pm.