

MINUTES of a Meeting of Tatsfield Parish Council held on the 8th July 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)
Cllr Martin Allen (TDC)

And 4 parishioners

The meeting commenced at 8.01 pm

1. APOLOGIES

4011/0724 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 26th June 2024

4012/0724 It was resolved that the minutes reflected a true and accurate record of the meeting held on 26th June 2024. They were duly signed by the Chair.

4. Public Participation

- A resident thanked the Parish Council for cleaning the direction sign and the noticeboard at the bottom of Ship Hill.

5. Officer's report

- The Clerk has thanked the WI for their generosity in waiving the hall hire fee for the recent Hustings.
- The Clerk confirmed that the external audit was submitted to the audit before the deadline.
- The Clerk confirmed that the Made Neighbourhood Plan and Adoption Statement were on the PC website.
- The Clerk said that the scrub and reseal for the VH floor is now booked for February 2025 half-term holiday.

6. PLANNING:

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

4013/0724 It was resolved that the planning team for June would be Jason Syrett and David Pinchin.

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

TA/2024/630/NH Ashkirk, Maesmaur Road, Tatsfield TN16 2LD

Erection of new single storey rear extension which would extend beyond the rear wall of the original house by 8 metres, for which the maximum height would be 2.87 metres, and for which the height of the eaves would be 2.5 metres. (Notification of a Proposed Larger Home extension)

This is one of three current applications on this property to extend (upwards by an additional storey and two large extensions to the rear). **TA/2024/630/NH**, **TA/2024/635/NH** and **TA/2024/590/NH** – reviewed last month.

This application is for a long thin room added to the back of the property with only two single doors shown in elevation for ventilation.

4014/0724 Comment: Objection. This application (TA/2024/630/NH) sits alongside two other current applications (TA/2024/635/NH and TA/2024/590/NH) for large extensions to the existing single storey property.

This application is for a 8m long thin room with a flat roof added to the back of the property – on the back of one of the existing rooms termed a playroom. Firstly, the plans and elevations do not align with each other. On the elevations, the new room (function not given) has been provided with only two single doors shown in elevation for light and ventilation. This leads to sub-standard accommodation. Secondly the flat roof extension is added to the back of an existing pitched roof and this should be designed to extend the existing pitched roof to be harmonious.

When considered alongside parallel application TA/2024/635/NH where a further 8m very skinny kitchen extension is proposed, the two extensions, if both built out, would lead to an unacceptable narrow slot of space being left between the two extensions blocking daylight and ventilation to the new spaces and existing rooms including the playroom.

As a result, the proposals put forward in this application represent poor design and provision of substandard living accommodation. They are contrary to the NPPF, Tandridge Local Plan and the Tatsfield Neighbourhood Plan Policy TNP04a.

We would urge the applicant to withdraw these three very disjointed parallel applications and put forward a collective view of their proposals for this house that are well designed, harmonious to the existing house and street scene and provide good quality design and living accommodation.

TA/2024/635/NH Ashkirk, Maesmaur Road, Tatsfield TN16 2LD

Erection of a single storey flat roof extension which would extend beyond the rear wall of the original house by 8.00 metres, for which the maximum height would be 2.87 metres, and for which the height of the eaves would be 2.50 metres. (Notification of a Proposed Larger Home extension)

This is one of three current applications on this property to extend (upwards by an additional storey and two large extensions to the rear). **TA/2024/635/NH**, **TA/2024/630/NH** and **TA/2024/590/NH** – reviewed last month. This application is for a long and very thin room to be used as a kitchen added to the back of the property with only one small window shown in elevation for ventilation.

4015/0724 Comment: Objection. This application (TA/2024/635/NH) sits alongside two other current applications (TA/2024/630/NH and TA/2024/590/NH) for large extensions to the existing single storey property.

This application is for an 8m long very thin room with a flat roof added to the back of the property to provide a long thin kitchen space. The elevations and plans do not match for the location of the side door. On the elevations, the new room has been provided with only one small window shown in elevation for light and ventilation (inadequate for a kitchen of this size) and completely obstructs the light to the adjacent bedroom and playroom side windows. The new wall is placed on 500mm from the existing windows.

This leads to sub-standard accommodation in both the extended space and two adjacent rooms. Secondly the flat roof extension is added to the back of an existing pitched roof house and this should be designed to extend the existing pitched roof to be more harmonious.

When considered alongside parallel application TA/2024/630/NH where a further 8m very skinny unnamed extension is proposed, the two extensions, if both built out, would lead to an unacceptable narrow slot of space being left between the two extensions blocking daylight and ventilation to the new spaces and existing rooms including the playroom.

As a result, the proposals put forward in this application represent poor design and provision of substandard living accommodation. They are contrary to the NPPF, Tandridge Local Plan and the Tatsfield Neighbourhood Plan Policy TNP04a.

We would urge the applicant to withdraw these three very disjointed parallel applications and put forward a collective view of their proposals for this house that are well designed, harmonious to the existing house and street scene and provide good quality design and living accommodation – in line with the requirements of the national and local planning policy documents noted above.

TA/2024/558 1 Park Farm Cottages, Rag Hill Road, Tatsfield TN16 2LS

Erection of two storey rear extension and proposed loft conversion with rear dormer and 3x rooflights. (Certificate of Lawfulness for Proposed Use or Development)

This application is for a two-storey rear extension and a loft conversion with the addition of rooflights to the front and a box dormer on the back of the house. This will create overshadowing impact on the neighbouring property.

Permission was granted in 1978 (TA/78/301) to extend the house sideways with the addition of a double garage, cloakroom, kitchen and utility room. Further, in 1996, under application TA/96/764 permission was granted to erect a detached double garage.

It would now appear that the previous 1978 garage extension has been turned into bedroom accommodation as part of the house. (No drawings are available on the TDC website for the two previous applications).

4016/0724 Comment: Objection.

Taking into account previous planning approvals granted for a ground floor extension and a detached garage and as built out under application refs. TA/78/301 and TA/96/764, this further extension would lead to the cumulative overall built form of the house being 'disproportionate additions' to the built form of the original house and therefore contrary to TDC Local Plan Detailed Policy DP13 (E) on the Green Belt as follows:

DP13: Buildings in the Green Belt

Unless very special circumstances can be clearly demonstrated, the Council will regard the construction of new buildings as inappropriate in the Green Belt. However, subject to other Development Plan policies, exceptions to this are as follows:

Extension & Alteration

E. The extension or alteration of buildings within the Green Belt (outside the Defined Villages), where the proposal does not result in disproportionate additions over and above the size of the original building as it existed at 1 July 1948 (for non-residential buildings) or 31 December 1968 (for residential dwellings), or if constructed after the relevant date, as it was built originally.*

Further, we believe that the proposed two-storey rear extension, which is partly built right up to the neighbouring fence of no. 2 Park Farm Cottages and is located to the south-west of it will have an unacceptable shadowing impact on the neighbour's garden impacting on their amenity and beneficial use of the garden area adjacent to their home. IT is therefore contrary to TDC Local Plan Detailed Policy DP7 on Safeguarding Amenity.

APP/M3645/X/24/3345565 TA/2024/457 Tavira, Parkwood Road, Tatsfield TN16 2LT

Erection of a two-storey rear extension. (Lawful Development Certificate for a Proposed Use or Development)

This is an appeal for the refusal of an application reviewed by TPC in May 2024. We returned 'No Comment' on the application. The reason for refusal seems to be on a technical point down to the description of the development.

4017/0724 Recommendation: No further representation required.

APP/M3645/W/24/3343472 TA/2023/775 Stables, Manor Livery, Manor Road, Tatsfield TN16 2ND

Demolition of existing buildings and erection of three no. single storey dwellings with associated parking and landscaping.

This is for the redevelopment of the existing livery and stables. The Parish Council previously objected to this application in February 2024 and attended and made representations at TDC Planning Committee in March 2024 where this application was refused on the grounds of the loss of the existing viable and busy livery business.

4018/0724 **Recommendation:** To submit the following statement to the Planning Inspectorate:

The following statement by Tatsfield Parish Council was read out at Tandridge District Council Planning Committee in March 2024 and sets the broader context to our previous objection to this application that is on record. We also advise that the Tatsfield Neighbourhood Plan has now been adopted as planning policy following public referendum and should be afforded full planning weight accordingly:

'This application is for the construction of three new large detached houses in a piece of very rural green belt down the end of an unmade narrow bridleway with poor highways access, outside of the defined village settlement, away from any public transport or village amenities. This is one of the most unsuitable locations for new residential dwellings in the whole of Tandridge.

Further it results in the loss of 42 semi mature trees and the loss of an active and viable rural business with a history of livery and stabling of horses on this site for 50 years.

Manor Livery provides an essential local service and the loss of this will mean a number of people losing their jobs and their livelihoods. It will also mean a number of local horse owners left without local stabling for their horses when these facilities are already scarce.

Tatsfield Parish Council objects to this application on the grounds that this fundamentally represents inappropriate development in the Green Belt.

The demolition of the livery stables, change of use and construction of new residential dwellings within the Green Belt is not supported anywhere in Tandridge Green Belt Planning Policies or the NPPF. There are no Very Special Circumstances that support an exception to this.

The current viable Equestrian use is supported by your own policy DP17 which states: Such enterprises can positively contribute to the maintenance of a prosperous rural economy.

The adopted Tandridge Core Strategy seeks to protect the rural environment: TDC Core strategy 3.5 'it is important that the economy of the District both in the built up and rural areas is supported through the Core Strategy'

There are also significant issues about overlooking and loss of private amenity to adjacent houses to the east which are located adjacent to the premises and currently have clear line of visibility of the back of the existing stables (which is an opaque wall) which will, if permitted, become the back of the proposed new dwellings with new doors and windows.

The Tatsfield Neighbourhood Plan has now been through independent examination and is going to Referendum in May. It places significant weight to the protection of the rural feel of the outer village and farmland setting, preserving local rural established businesses, and avoiding existing developed land spreading towards Biggin Hill. We agree that this should now be given considerable weight as noted in your supplementary papers for this committee and does impact the recommendation in the committee report.

The loss of these facilities and their replacement with new residential dwellings will be contrary to the NPPF para 149, TDC Adopted policies DP13 and DP17 and the TDC Core Strategy AND our Neighbourhood Plan.

In approving this application, you will cause Harm to the Green Belt, you will set significant precedent and open the floodgates for any rural farm buildings/stables similarly remotely located across Tandridge to be demolished and replaced by new detached houses. This cannot be allowed to happen. This is contrary to Green Belt planning policy.

We urge you to refuse this application for all the genuine planning policy reasons stated.'

The planning results since the June 2024 meeting were also noted.

7. Finance:

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

4019/0724 It was resolved that the Finance Team for July would be Jason Syrett and David Pinchin.

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

4020/0724 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 July.

(c) Expenditure requiring authorisation

- JS Window Cleaning: Old Bus Shelter cleaning - £250.00

4021/0724 Members approved the expenditure.

(d) Internal Auditor report and recommendations

4022/0724 Members received and agreed the Internal Auditor's recommendations.

8. Notified Items

(a) Furze Corner

Jason Syrett gave the following report: The Parish Council had taken over the lease as of 1st June 2024. There had been interest from local residents in joining the Working Group. Jason Syrett had been in touch with those who had previously expressed an interest and had posted on Tatsfield Talk. So far, 3-4 people had come forward. The aim was for a working group of 10-12 people. The primary aim is to act on behalf of the Parish Council to progress the business plan / funding applications / to run the project to build a new pavilion and to run the pavilion / manage drainage of the grounds.

Jason Syrett had circulated some drafts documents for the PCllrs to read. It was hoped that the first meeting of the Working Group would be held towards the end of July. A draft Terms of Reference has been drawn up but it requires some rewriting. It will be shared with the Working Group and be presented to the PC at the September meeting for approval. The key objective is to recognise that this is a project for the community. The public will be consulted to understand what the wishes and ideas for the site are. It will be important to engage with the immediate neighbours.

(b) Parish Council Risk Assessment

Martin Elmer and Simon Cook have carried out the risk assessment (at the beginning of June). There were a few outstanding matters. They will circulate the risk assessment to all to be reviewed at the September meeting.

(c) Little Acorns request to place a storage box for toys in an area outside Village Hall – to ratify

The Parish Council had received a request to place a freestanding storage container within the soft play area outside the Village Hall in order for the staff to store the outside toys each day.

4023/0724 Members ratified agreement for this request.

It was also noted that the PC had received a kind note of thanks from the outgoing Little Acorns Chair.

The new Chair, Katie Bath, was in attendance and she introduced herself and explained the future plans which included substantial fundraising.

9. Reports from County Councillor, District Councillor, Village Organisations and External Organisations

a) County Councillor

Becky Rush was not at the meeting and no report was given.

b) District Councillor

Martin Allen gave the following report:

- Since the District Council election, focus has been mainly on the General Election. Cllr Allen was asked to support an ex-Independent colleague who was standing for election. He attended 5 hustings and the count. As is now known, Claire Coutinho has been elected as MP for East Surrey. The turnout was 67.4%.
- Cllr Allen attended his first Investment sub-committee, as well as the Planning Policy committee and spoke to the fact that the Neighbourhood Plan was made on 20th June.
- Cllr Allen met the ICPO to discuss the Class E error on the Manor Stables application. There was an Independent Group meeting with the CEO to discuss issues around lack of planning and enforcement officers, among other things. Cllr Allen is due to meet him to discuss Tatsfield issues.
- Cllr Allen met a local resident to discuss errant golf balls in his greenhouse.
- Cllr Allen has written to the DCE regarding the closure of the cesspool emptying service that is affecting Tatsfield residents, in particular the short notice for the closure of this service.
- Cllr Allen has reported that tree felling at Parsons Shaw and the overdue non-determination of application 2024/439.
- Regarding the application at The Firs, Maesmaur Road, Cllr Allen has further investigated. The appeal was turned away by the Planning Inspectorate as the applicant was too late in submitting their appeal. As this application was for the retention of an unauthorised building, Cllr Allen has requested the enforcement team to follow it up.

c) VHMC

David Pinchin had attended the meeting last week but there was nothing to report.

d) Police

Simon Cook gave the following report: Neither Surrey Police nor the Neighbourhood Watch have updated their crime maps since the last meeting, so there is nothing to report in this respect. Reports from local areas mainly centre around Oxted and Godstone, with nothing to note in Tatsfield. In general, burglaries from sheds and garages is on the rise, as well as keyless car thefts. It has been noted that specific makes are more affected.

10. Parish Council Land/Property

a) Tatsfield Green

Boundary Dispute (Under Part 2)

There was no update.

b) Westmore Green

- Upkeep of new play area – Kim Jennings was to provide an outline plan but has sent her apologies for this meeting. The item will be deferred until the next meeting; however, Dave Mitchell has offered to purchase some shears on behalf of the PC and maintain the grass cutting.
- Dave Mitchell also offered to repair the flagpole by the Tatol bed.

11. Meetings to attend/ correspondence

- The Clerk had received a letter of thanks from the outgoing Chair of Little Acorns.
- Simon Cook would be attending a meeting with Rural EV Charging - the village club and the pub are also interested in EV charging points

12. Matters for reporting or Inclusion in a Future Agenda

- Re: Rachel Reeves – new Government planning intentions for the grey belt and housing targets

Final public participation:

- The PC was thanked for all its assistance and support with Manor Stables application and appeal.
- The PC was given a brief update re the status of the village Post Office as there have been rumours circulating that it may close. It is running at a loss as the Post Office has not kept up with inflation. At the recent AGM, the Village club who own the PO has stated that they would not wish to see it close but it does need to be self-sustaining and give something back to the community. The situation is being monitored on a month-by-month basis. It will continue to operate but on a reduced hours schedule.

The meeting closed at 9.00pm

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