

MINUTES of a Meeting of Tatsfield Parish Council held on the 9th June 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 Simon Cook Mrs Sue Dowse Mr Jason Syrett

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

And 5 parishioners

The meeting commenced at 8.00 pm

1. APOLOGIES

4179/0625 Martin Elmer and Dave Mitchell had sent their 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 19th May 2025

4180/0625 It was resolved that the minutes reflected a true and accurate record of the meeting held on 19th May 2025. They were duly signed by the Chair.

4. Receive and Accept the Minutes of the Furze Corner Steering Group meeting held on 29th April 2025

4181/0625 Members received and accepted the minutes of the Furze Corner Steering Group meeting held on 29th April 2025.

5. Public Participation

- **A long-term Tatsfield resident asked about CCTV and the recent decision by the PC. Also asked if PC could share quotes, surveys etc. PC Chairman said she could give details about estimates but the quotes were now expired and so would need looking at again. The Village Club has turned their CCTV to face the pond. Would need local support (funding) and the ongoing maintenance costs met. Issues around GDPR and location of recording equipment. Cannot now go on the PC agenda for discussion until November 2025 meeting.**
- Another resident asked if any footage which caught the recent incident with the ducks the Village Club's could be shared with the police.
- It was noted that there is already an active NHW group in Tatsfield.
- A query if any areas in Tatsfield had been allocated or earmarked for development / housing.

6. Officer's report

- **The Clerk confirmed that the VAT reclaim of £2947.17 had been paid by HMRC.**

7. PLANNING:

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

4182/0625 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/2025/497 61 Paynesfield Road, Tatsfield TN16 2BG

Erection of a first floor addition to form a house from a bungalow. Prior approval of a proposed: Enlargement of a dwellinghouse by construction of additional storeys. Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) – Schedule 2, Part 1, Class AA.

This is an existing bungalow with attic rooms located within the defined village on Paynesfield Road.

The proposal is to add a second storey through a prior approval notice.

This adds around 2.4m to the height of the dwelling. Upper side elevations have been designed to avoid neighbour overlooking with no new side windows. From a resident comment on the planning portal it seems that work may have already commenced.

The proposals seem to follow the Permitted Development rules set out under the latest guidance in Class AA.

4183/0625 Comment: No comment

TA/2025/358 Meadow Bank, Goatsfield Road, Tatsfield TN16 2BU

Erection of self-build dwelling with demolition of existing outbuildings, and hard and soft landscaping.

This site has a history going back to 1991 and 1992 when proposals for the construction of a dwelling on the site were refused.

However in 2024 a lawful development certificate was granted for the use of the existing building for agricultural purposes. In 2025, prior approval was then granted to convert the existing building into a residential property.

This new application comes forward to demolish the existing agricultural buildings on the site and replace them with a new dwelling.

The site has a steep change in level downhill from front to back. The new dwelling would appear only single storey to the street but two storeys to the rear.

The existing footprint of buildings is 101 sq.m which would reduce to 80sq.m. The existing built volume is 315 sq.m which would increase to 497 sq.m – around a 57% increase.

Taking on board the recent approvals on this site, the new dwelling will tidy the plot and provide a more sustainable dwelling.

4184/0625 Comment: Though we do not object to the broad principle of this development, we ask that the applicant revises the proposed plans and is required to provide renewable energy provision on site in line with Tatsfield Neighbourhood Plan policy TNP08b: d) *All new development should incorporate on-site energy generation from renewable sources such as solar panels*. This is in addition to the proposed Air Source Heat Pump proposed in the Energy Statement.

TA/2025/484 Furze Corner Playing Field, Tatsfield Approach Road, Tatsfield TN16 2JT

Demolition and replacement of sports pavilion with associated landscaping works.

This is Tatsfield Parish Council's own planning application. It is therefore inappropriate for us to comment on this application.

4185/0625 Comment: No comment

APP/W2275/W/25/3358947 Covers Quarry, Westerham, Kent

Appeal against a refusal to grant planning permission for the stabilisation and restoration of Covers Farm Quarry using imported engineering materials to restore the site to grassland, including landscape planting and an ecological receptor area together with a temporary road and ancillary buildings (Planning Application Reference: SE/18/3435).

This planning application has been running for 7 years, was refused in July 2024 by KCC and is now at appeal.

TPC have made representations a number of times throughout this time, and these will be on record.

There are now many hundreds of documents on KCC planning website for this appeal including proofs of evidence, objections and layers of application documents and revisions over time.

The latest submitted by the applicant is an Environmental Statement Addendum dated May 2025. This picks up queries from the Inspector about whether the baseline data (from 2017-2018) is still up-to-date.

On transport which was the main concern of TPC, local road traffic volumes have been reassessed and the baseline number of vehicles on local roads seems to have generally fallen since 2017/2022 previous surveys to 2025. This concludes that the assessments made in the ES are still robust.

'Given the reductions in traffic flows across the majority of the network relative to the 2017 surveys and 2022 forecast, it is clear that the ES has assessed a robust position with higher total traffic volumes than will actually be experienced.'

4186/0625 Members agreed no further action was required.

8. Finance:

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

4187/0625 It was resolved that the Finance Team for June would be Jason Syrett and David Pinchin.

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

4188/0625 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 June.

(c) Receive Internal Audit report and accept Internal Auditor's recommendations

4189/0625 Members received and accepted the Internal Audit report and the Auditor's recommendations.

(d) Annual Governance and Accountability Return – Approval of Annual Governance Statement for AGAR 2024-25

4190/0625 It was resolved to approve the Annual Governance Statement for the 2024-25 Annual Governance and Accountability Return (AGAR). All boxes were ticked appropriately, and the AGAR was signed as indicated by the Chairman and the Clerk.

(e) Annual Governance and Accountability Return – Approval of Annual Accounts and Annual Return for AGAR 2024-25

4191/0625 It was resolved to approve the Annual Accounts for the 2024-25 Annual Governance and Accountability Return (AGAR). The AGAR was signed and dated by the Chairman.

(f) Receive monthly bank reconciliation reports

This item was deferred to the following month.

(g) Receive Budget v Actual YTD spend reports

This item was deferred to the following month.

(h) Valuations of PC owned buildings (VH and AMB)

This is a recommendation from the Internal Auditor. In his opinion these values should not have been revalued in 2022 but he accepts this now the proxy value for these assets.

4192/0625 Members confirmed that it accepts these proxy valuations for the Village Hall and the Aileen McHugo Building (£2,386,400 and £1,459,505 respectively) and further confirms that the values will not be changed in future, unless there are capital works.

9 Notified Items**a) Furze Corner**

Jason Syrett gave the following update: A meeting of the Furze Corner Steering Group was held on 20th May 2025. The full planning application has now been validated and is out to consultation. Target date for decision in July 2025. Applications for funding have been submitted to Tandridge CIL and Your Fund Surrey and are being followed up through correspondence. We now need to make the full application to Tandridge CIL by July 4th. Tandridge have started occasionally recutting the grass at Furze Corner without notice. This is causing issues for the Cricket Club as they leave the grass cuttings on the ground and have been spreading stones from the mole hills. Can the PC please ask TDC to cut more carefully and remove the cuttings or not to cut during the cricket season as this is difficult to manage by the Cricket Club team. Our next meeting is on Tuesday 17th June.

Martin Allen agreed to speak to TDC regarding the grass cutting.

b) EV Charging

Simon Cook reported that he asked the company to take the process forward to the next stage. He would follow this up.

c) Devolution (Surrey)

There had been no real updates since the last PC meeting, other than Tim Oliver (Leader SCC) had announced he would be setting up Community Boards and had indicated that Tandridge would be one of the pilots.

d) Potential transfer of TDC community assets in the parish

Following a meeting of PC Chairmen that afternoon, it had been noted that TDC had employed someone to deal specifically with looking at all request for asset transfers and land registry searches. No PCs had been given any costings for maintenance of their asset(s). The group had set up working parties specific to the different types of asset. Discussions centred around contractors and costs, legal fees and advice. The next meeting for Chairmen would be 14th July at 4pm in Whyteleafe.

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: The Local Government Reorganisation is being covered by multiple avenues and the Clerk has given a thorough recap. A continuing report will be maintained in the Parish Magazine with reference to the link: [Local government reorganisation \(LGR\)](https://www.gov.uk/government/publications/local-government-reorganisation-summary-of-feedback-on-interim-plans/local-government-reorganisation-summary-of-feedback-on-interim-plans) There is also an interesting read on the Local Government Reorganisation page on gov.uk: <https://www.gov.uk/government/publications/local-government-reorganisation-summary-of-feedback-on-interim-plans/local-government-reorganisation-summary-of-feedback-on-interim-plans>

Planning: There was a planning training session recently which pointed out the many differences brought about by the new Government vis a vis changes to the NPPF and the introduction of Grey Belt. Following recent communications with the PC and one of the planning officers, it has become clear that things are increasingly moving away from what we knew and understood in the past.

Police: Following on from an Independent Group meeting, Cllr Allen contacted Inspector Lindsey Whatley and has secured a visit to the August meeting of the Independent Group. Cllr Allen would be happy to try to negotiate a visit from the police to a TPC meeting.

At the Annual Council meeting on 15th May, apart from a small change caused by the departure of a Residents' Alliance candidate, the number of seats per committee and the personnel on those committees remains virtually unchanged. Cllr Allen continues as the Independent Group Leader, is a member of the Licensing, Standards and Investment sub committees and a substitute member to some of the Policy committees.

c) VHMC

Nothing to report. The Clerk has spoken to the VPMC Secretary regarding the weeds and litter in the enclosed fenced in area down the side of the VH (adjacent to the Old Police House)

d) Police

Simon Cook gave the following update:

In May there was a Surrey-wide Stop and Search initiative which was very successful.

Crime in Tatsfield in May: hardly anything was reported. Fly tipping continues to be a problem and there have been several incidents along Lusted Hall Lane. The general advice from the Police regarding fraud, particularly fraudulent communications by phone and email. Van theft / crime is on the increase. There has also been a marked rise in the amount of livestock worrying across the county.

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

No update

12 Meetings to attend/ correspondence

- TDC Settlement Survey – Kim Jennings to complete on behalf of the PC.

13 Matters for reporting or Inclusion in a Future Agenda

- Recycling at the AMB
- Plans for servicing of sit on mower

Final public participation: A request for residents who wish to pay THS subscription to do so via bank transfer.

The meeting closed at 9.20pm

The next Parish Council meeting would be held on Monday 14th July 2025 at 8pm.