

MINUTES of a Meeting of Tatsfield Parish Council held on the 10th March 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
Mr Jason Syrett

In Attendance: Samantha Head (Clerk)

And 1 parishioner

The meeting commenced at 8.02 pm

1. APOLOGIES

None

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

4115/0325 Jason Syrett declared an interest in item 11a – Boundary Dispute. He took no part in discussions or agreement for this item.

3. Approve and sign the MINUTES of the previous meeting held on 10th February 2025

4116/0325 It was resolved that the minutes reflected a true and accurate record of the meeting held on 10th February 2025. They were duly signed by the Chair.

4. Receive and Accept the Minutes of the Furze Corner Steering Group meeting held on 21st January 2025

4117/0325 Members received and accepted the minutes of the Furze Corner Steering Group meeting held on 21st January 2025.

5. Public Participation

None

6. Officer's report

None

7. PLANNING:

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

4118/0325 It was resolved that the planning team for March would be Jason Syrett and Kim Jennings.

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

TA/2025/192/NC Gorsey Down Farm, Ricketts Hill Road, Tatsfield TN16 2NB

Conversion of an agricultural building to single 'larger' dwellinghouse (Application to determine if prior approval is required for a proposed: Change of Use of Buildings on Agricultural Units and former Agricultural Buildings to Dwellinghouses (Class C3), which may include extension of the building and/or building operations reasonably necessary for the conversion. The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 3, Class Q)

This is a resubmission of one of two applications that were reviewed last year to convert barns into dwellings on Gorsey Down Farm. We are re-submitting our previous comments and an additional one about minimum ceiling height.

4119/0325 Comment: Though in principle this application would appear to follow the expectations under Class Q of the Permitted Development Rights for the conversion of an agricultural building into a residential dwelling, we would highlight the following points which should be addressed in this application to ensure compliance with the Tatsfield Neighbourhood Plan and relevant Tandridge District Council planning policies:

- a) The design of the building should reflect local distinctiveness and comply with Tatsfield Neighbourhood Plan policy TNP08A in terms of design, use of materials and boundary treatment to the plot.
- b) Sustainability and energy generation measures (Solar panels and ASHP) should be incorporated into the design of the dwelling in line with Tatsfield Neighbourhood Plan policy TNP08B.
- c) Parking, cycle parking and refuse storage provision for the proposed dwelling should be defined on the application drawings and meet TDC parking standards and Tatsfield Neighbourhood Plan policy TNP04C.
- d) Private amenity space should be defined for the proposed dwelling in the red line boundary.
- e) We are genuinely concerned that the interior of the dwelling does not have sufficient head height with the inclusion of a new mezzanine floor and the layout shown. It certainly appears that it is not achieving minimum 2m at the head of the stair shown in the submitted section drawing. If this is the case, then the current design represents unsuitable living accommodation and will not comply with UK building regulations.
- f) We assume that this project represents residential development for sale and will be liable for payment of CIL.

Appeal: APP/M3645/W/25/3359711 TA/2023/938 The Grasshopper Inn, Westerham Road, Westerham TN16 2EU
Demolition of the existing building and erection of a new 63 bed care home.

It has been some time since this application was refused in July 2024. The Parish Council issued a detailed objection to this application back in 21st May 2024 – this is on record with TDC.

The reasons for refusal were based on scale, massing and design:

The proposed development by virtue of the scale, layout and appearance of the proposed building, would have an unacceptably harmful impact on the Surrey Hills National Landscape ... and would have an unacceptably harmful impact on the setting of nearby listed buildings of Moorhouse Cottages and Moorhouse Farmhouse.

There are however errors in the Appellants Statement of Case which refer to the Limpsfield Neighbourhood Plan.

4120/0325 Comment: We have previously objected to this application as the local Parish Council. Our submitted objection of 21st May 2024 and previous earlier objection of 12th September 2023 are on the record with the local authority. We would ask the inspector to review these is determining the outcome of this appeal. We recognise that our objections on the grounds of poor scale, layout, design and appearance are also reflected in the refusal letter and responses received from the Surrey County Council Historic Buildings Officer, Surrey Historic Buildings Trust and the Arts and Crafts Movement in Surrey. We also wish to raise notable errors that have been made in the Appellant's Statement of Case. In Appendix 2: Cooper and Withycombe '*Statement of Significance and Response to Reasons for Refusal with Regard to the Built Heritage*', the Appellant refers at paras 4.44 to 4.47 and 5.1 to the Limpsfield Neighbourhood Plan citing a lack of reference to the building's heritage significance. This is because the building is not in the Parish of Limpsfield – it is located in the Parish of Tatsfield. In the Tatsfield Neighbourhood Plan (made 2024) the Grasshopper is referenced 5 times and it states at section 02.2: *Church Farm Cottages, Tatsfield Court Farm, The Grasshopper and The White House are all locally listed by Tandridge District Council as Buildings of Character, in other words, buildings of heritage interest.* We respectfully request that a copy of the adopted Tatsfield Neighbourhood Plan (Made 2024), referenced in the decision letter is reviewed by the Planning Inspector.

The Parish Council requested that the Clerk submit the above comment to the Planning Inspector, also copying in TDC planning.

Appeal: APP/W2275/W/3358947 KCC/SE/0495/2018 Covers Quarry, Westerham, Kent

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.

Tatsfield Parish Council have previously submitted concerns and objections against this long running application – mostly on the grounds of local traffic impacts from the large number of trucks carrying fill material.

We understand now that Westerham Town Council have applied to be a formal party to the appeal and support them acting in this role.

4121/0325 Members agree no further action was required at this time.

8. Finance:

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

4122/0325 It was resolved that the Finance Team for March would be Jason Syrett and Kim Jennings.

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

4123/0325 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 March.

(c) Receive monthly bank reconciliation reports

4124/0325 Members received the monthly bank reconciliation reports. These were signed and dated by two parish councillors.

(d) Receive Budget v Actual YTD spend reports

4125/0325 Members received the budget v Actual YTD spend reports.

(e) Approve pay rise for Derek Rose from 1st April 2025

Kim Jennings and the Clerk held the annual review meeting with Derek Rose on 5th February. All went well. One recommendation from the review meeting was to increase Derek Rose's hourly rate to £12.50 from 1st April 2025.

4126/0325 Members approved the hourly rate for Derek Rose to £12.50 from 1st April 2025.

(f) Grant requests: i) St Mary's Church Flower Festival ii) Citizens Advice Tandridge

- i) The Parish Council sponsored a display each year at St Mary's Church.

4127/0325 Members agreed a grant of £50.

- ii) The Parish Council has, in previous years, given a small grant to the local branch of Citizens Advice.

4128/0325 Members agreed a grant of £50.

(g) VE 80th anniversary

Kim Jennings outlined the plans for the celebrations to mark this important anniversary. The parish celebrations would take place on 8th May. The beacon would be lit at 21:30 and the Tatsfield Singers had agreed to join to sing the National Anthem and the hymn 'I Vow to Thee My Country'. The Olde Ship would be serving fish and chips all day and have arranged a singer from 18:30.

Jason Syrett would test the sound system ahead of 8th May and advise if both microphones were working.

Sue Dowse has asked the Air Cadets to attend. She was waiting to hear back.

Kim Jennings had purchased new flags. Dave Mitchell agreed to have them flying at 09:00 on 8th May.

Kim Jennings would arrange for posters to be displayed advertising the event.

Members agreed to order a new Tommy soldier set. It was suggested that the existing Tommy soldier could be donated to the church.

9. Notified Items

a) Furze Corner

Jason Syrett gave the following update:

A meeting of the Furze Corner Steering Group was held on 18th February 2025.

An adjoining neighbour attended the beginning of the meeting to set out concerns about relocation of the pavilion and ground drainage and the impacts these might have on their property. They also reiterated their concern about late night parties being allowed to occur again on the site.

Further progress has been made on the planning application drawings and our initial funding application has been made to Your Fund Surrey. The Parish Council are in correspondence with YFS about the programme for submitting our full funding application.

We have been advised that Tandridge DC are re-opening their CIL funding on 1st May 2025. The PC will be making an application to part fund the project.

The latest draft of the Architects plans have been submitted to both adjacent residential neighbours for their comment (copy of drawings appended to this report). A response has been received from one of the neighbours so far. The plan is to submit the planning application in April and then undertake a further consultation event with the local community on the plans. If we miss this date we run the risk we will not be able to secure YFS funding.

The next meeting is on Tuesday 25th March 2025.

b) EV Charging

Simon Cook reported that after trying to book a site survey, TFL explained that they did not actually cover Tatsfield. Simon Cook had then enquired with SCC regarding their scheme. He had subsequently received an application form which was 800 pages long. It suggested that the PC contacts Becky Rush to see if there was anything that could be done to avoid having to complete the ludicrously long application form. One other option would be to look into the possibility of using a private company. However, care would need to be taken as there were often costs associated with this option.

c) Vern D'Anjou 50th anniversary plaque

Kim Jennings had received a request for a plaque to commemorate the 50th anniversary of the twinning to be taken and presented on the forthcoming visit to Vern D'Anjou. It had been suggested that the message should be written in French and English. The Parish Council was happy to support this. Jason Syrett suggested that a second, identical plaque be produced and given to the parish to recognise the event. Perhaps the Parish Council could fund the second plaque? Kim Jennings said she would check to see if this was something that was already being arranged.

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

Following the discussion at the last meeting re the Bakery, Kim Jennings confirmed that she had not spoken to the owner as the Parish Council does not have any influence over what the owner does with his property.

Members queried that if the business does fail, could it then become suitable to be listed as an Asset of Community Value?

Regarding recent vandalism, members further agreed that CCTV was not viable but advice from the police had been to encourage all owner / occupiers to get a Ring doorbell for their property.

e) Devolution (Surrey)

Kim Jennings noted that this would be on the agenda monthly so that any updates on this face paced schedule could be received by members.

f) TPC to review TDC land assets in the parish

In line with the Devolution, many parishes are looking to 'purchase' TDC land / assets within their own parish. Members noted The Square and the 5/6 garages at the Square. Members agreed to submit an expression of interest for the playground / outdoor gym on Westmore Green and Furze Corner. The Clerk suggested that Martin Allen should be copied in.

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

No report.

b) District Councillor

Cllr Allen was not at the meeting but had sent the following report: Since the last PC meeting, the focus of the DC has been the unitary issue. Regular meetings have been held between the district and borough councils across Surrey, alongside SCC. Agreement has now been made not to pursue 1 UA and work is now being undertaken on 2 or 3 UAs to cover the whole of the county. The Government suggests unitary authorities of around 500k residents so this needs to work with Surrey's population of 1.2 million. There will be a full special council meeting on 18th March to discuss / approve the initial response to Government. Cllr Allen has additional committee meetings to attend this month.

Parking issues at The Square – parked cars are impacting Biffa's ability to carry out bin collections. The Biffa vehicles are having to mount the grassed kerb which has led to damage and complaints. This has led to the unintended consequence that Biffa will no longer access The Square to collect the bins if access is blocked by parked vehicles.

The Independent Group raised a motion at the previous council meeting in support of local farmers. The motion was won. The evening saw the public gallery full to bursting and multiple tractors parked outside the council offices.

Cllr Allen and David Pinchin met Colin Hitchens the previous week and, whilst certain matters have stalled, others have progressed well, particularly the falling number of overflying incidents.

Cllr has circulated information regarding his meeting with the Chief Planning Officer and the DCE and has reported and chased repair of potholes across the village beyond.

c) VHMC

David Pinchin said there was no report. Little Acorns had asked for details regarding the maintenance of the defibrillator at the VH.

d) Police

Simon Cook gave the following update:

Crime in Tatsfield to end of January: ASB 3, Violent Crime including domestic violence 1 and Vehicle Crime 3, driving offence 1 and theft 2. There have been reports locally of attempted theft of number plates, and 4x4, one arrest for explicit material sent to a minor. Damage by track bikes to Park Wood Golf Course. 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, bike thefts.

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.

b) Westmore Green

- Trees planted on the green by TDC – Kim Jennings and David Pinchin had met the TDC tree officer on 6th March. He was very apologetic as he had understood that the green was owned by the DC, not the PC and so had not sought permission from or consultation with the PC regarding the planting of trees on the green. As a result of the meeting, it was agreed that the trees would be moved – some to the land opposite the allotments and some near the playground. The remaining trees would be relocated to near the Lusted Hall Lane track. The replanting would take place in the next two weeks.
- Ducks crossing signs – Following the death last year of a mother duck, a request had been made to put duck crossing signs on the road near the green / pond. Members agreed to the signs (one in each direction) subject to them being approved by highways.

12. Meetings to attend/ correspondence

- TDC CIL bid for Furze Corner.
- Simon Cook would be attending the Fairtrade Committee meeting on 11th March.
- Litter Pick – 6th April 10:30 meet at the old bus shelter. Fairtrade would provide biscuits. Teas and coffees would be £1.
- The Charity Sponsored Walk would now not be taking place.
- A fallen tree in Kemsley Wood needed to be cleared. The cost for this work had been quoted at £180.

13. Matters for reporting or inclusion in a Future Agenda

None

Final public participation:

- Simon Cook had been approached to head up a Neighbourhood Watch scheme in the parish.
- A suggestion had been made to provide copies of the Tatsfield Neighbourhood Plan to all local estate agents.

The meeting closed at 9.53pm

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