

MINUTES of a Meeting of Tatsfield Parish Council held on the 13th September 2021 in the Village Hall, Westmore Green, Tatsfield TN16 2AG commencing at 8.00 p.m.

Present: Mr David Pinchin (in the chair)
Mr Jason Syrett Mr Ian Hayman

In Attendance: Samantha Head (Clerk)

And 15 parishioners

The meeting commenced at 8.00 pm

1. APOLOGIES

3394/0921 Alex Davies, Ashley Clifton, Stephen Mittens and Kim Jennings had sent their apologies. These were received and accepted by members.

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

3395/0921 Jason Syrett declared an interest in item 10a – Tatsfield Green, Boundary Dispute. He took no part in the discussion for this item.

3. Approve and sign the MINUTES of the previous meeting held on 23rd August 2021

3396/0921 It was resolved that the minutes reflected a true and accurate record of the meeting held on 23rd August 2021. They were duly signed by the Chair.

4. Public Participation

- A long-term resident of Tatsfield commented on the number of articles published in the Parish Magazine regarding overflying. He was surprised by the large number of complaints. He did not feel that the village had been adequately consulted on this position (which he believed also reflected the parish Council's views). He noted that many residents enjoy seeing the planes flying overhead.
- Several parishioners expressed concerns and raised objections to the planning application for the Grasshopper Inn (ref: TA/2021/1505). They included the following points: the application was not a minor variation (it in fact included 7 new doors, a children's playground, changes to parking and landscaping, repositioning of the restaurant to be used as a function room with an outdoor breakout area. No elevations had been submitted making it very difficult to judge the application. The floor plans appear to be photographs and are not easy to read. Concerns over road safety with new doors on the front elevation opening onto the A25 frontage (an issue for Highways?). There did not appear to be a fire assembly point or escape space. The Grasshopper sits in an AONB – is this affected by the proposals? The application has been signed by someone different to the original applicant – does this affect the validity of the application? Neighbours and local residents questioned the business aim of the venue – is it moving away from a pub and more towards an event / wedding venue or nightclub? This would have a big impact on the neighbours. All agreed that they wished to see the pub up and running again but not if the current proposals were approved.
- A resident presented his application (ref: TA/2021/1125) – to vary the conditions of his approved plans. The architect had made unauthorised changes to the original brief and the owners of the property had applied to have these changed. The render colour – changed from grey to cream. x3 Silver Birches had been suggested to replace x1 Cherry tree (with three stems). The owners would prefer a Eucalyptus to match the neighbour. Also wanted to change an Air Source Heat Pump to a wood pellet boiler as this was a more robust / proven heating system.

5. Officer's report

- The annual waste compliance notes (Biffa) had been renewed.
- Legionella water sampling had been carried out in both the AMB and VH – no issues to report. It had been agreed with the auditor that the audit would now take place bi-annually.
- The Rentokil-Initial contracts for the AMB and VH had been signed and installation had taken place.
- The CCTV system (ADT) had undergone its annual maintenance check.
- The fire alarm and fire extinguishers had all been serviced.
- The direction sign on Clarks Lane (junction with Approach Road) had been reported as missing by the Clerk. A new sign has been ordered by Highways but an installation date had not yet been confirmed.
- Now that the AMB meeting room was open for hire, the booking calendar was available on the PC website.

6. PLANNING:**(a) Planning Team for September: Jason Syrett and David Pinchin**

3397/0921 It was resolved that the planning team for September would be Jason Syrett and David Pinchin.

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

The Chairman read the recent planning results into the minutes.

The Parish Council then considered the following planning applications.

TA/2021/1372 14 The Square, Paynesfield Road, Tatsfield TN16 2AS

Erection of hip to gable roof extension and dormer to rear roof slope in connection with conversion of resultant roof space to habitable accommodation. (Certificate of Lawfulness for a Proposed Development).

A roof conversion to this semi-detached house with the reprofiling of the roof and inclusion of a rear dormer.

3398/0921 Comment: No comment

TA/2021/1505 The Grasshopper Inn, Westerham Road, Westerham, Surrey TN16 2EU

Variation of Condition 2 (Plans) of planning permission ref: 2019/894 (Variation of condition 2 of planning permission ref: 2017/1946 dated 18/12/2017 for alterations to the elevations including changes to the number of dormers, resizing of building and window reconfiguration (Part demolition of northern wing and erection of replacement wing containing restaurant on ground floor and guest rooms on the first and second floor) to allow for alterations to the design.

Firstly, it is recognised that the drawings uploaded to the planning portal are photographs of hand marked up large plans. The whole plans are not visible and there are no elevations provided.

Though this latest application is described and marked up on drawings as a few changes to windows and doors, it is evident that on the ground floor, there has been some fairly significant re-planning since the last approved plans under TA/2019/894.

Changes and pergola structures are proposed to the principal Westerham Road A25 elevation.

Five ground floor bedrooms and the restaurant have been re-configured with the restaurant now re-labelled as a function room and moved westward in the plan. To the north of the function room, a significant outside terrace and pergola have now been shown with large opening sliding/folding window doors. This is evidently an outdoor breakout space for the function room.

The concern with this change is that this new function room break out space is directly adjacent to the neighbouring house (The Bounds). The function room is also closer to the neighbouring house and does not have the buffer of 5 guest rooms in between (though there is a stair and WCs.)

We are concerned that there is a genuine risk of the neighbours' amenity being adversely affected by this change – live/DJ music and party noise travelling from the relocated function room through the open doors and noise/smoking of people gathering on the terrace very close to their boundary.

TDC Local Plan Detailed Policy DP7 states:

Amenity: The proposal does not significantly harm the amenity of neighbouring properties by reason of pollution (noise, air or light), traffic, or other general disturbance;

3399/0921 Comment: Tatsfield Parish Council **objects** to this application and request that further drawings and supporting information are submitted by the applicant and reconsulted before this application is determined by Tandridge District Council.

The Grasshopper Inn is an important building designated as a 'Building of Character' in our parish and is located in the Surrey Hills AONB. We look forward to seeing the long-delayed construction works completed at this significant property, however, this must be with the consideration of sufficient information and without detriment to the neighbours.

The drawings uploaded to the planning portal for this application are poor photographs of hand marked up large plans. Whole plans are not visible and there are no elevations provided. There are a significant number of elevational changes proposed and these cannot be properly determined with the drawings made available.

Though this latest application is described and marked up on drawings as a few changes to windows and doors, it is evident that on the ground floor, there has been significant re-planning and elevational changes since the last approved plans under TA/2019/894.

External pergola structures and elevational changes are proposed to the principal Westerham Road A25 street elevation. Five ground floor bedrooms and the restaurant have been re-configured with the restaurant now re-labelled as a function room and moved westward in the plan. To the north of the function room, a significant outside terrace and pergola have now been added with large opening sliding/folding window doors. This is evidently an outdoor breakout space for the function room.

The principal concern with this change is that this new function room break out space is directly adjacent to the neighbouring house (The Bounds). The function room is now also closer to the neighbouring house and does not have the buffer of 5 guest rooms in between (though there is now only a stair and WC.)

Tatsfield Parish Council is concerned that there is a genuine risk of the neighbour's amenity being adversely affected by this change - live/DJ music and party noise travelling from the relocated function room through the open doors and noise/smoking of people gathering on the terrace very close to their boundary.

We believe that the proposed amendments are contrary to TDC Local Plan Detailed Policy DP7 which states:

Amenity: The proposal does not significantly harm the amenity of neighbouring properties by reason of pollution (noise, air or light), traffic, or other general disturbance;

TA/2021/1125 Charmwood, Greenway, Tatsfield TN16 2BS

Variation of condition 2 (Approved plans) of planning permission ref: 2018/2481 (Erection of two-storey 4-bed dwelling with associated parking and amenity space) to allow for the cream render to be changed to grey coloured render, a pellet boiler will replace the air source heat pump and a Eucalyptus tree will be planted at entrance instead.

Tatsfield Parish Council is concerned that replacing an air source heat pump (ASHP) with a wood pellet boiler is a downgrade in sustainability terms. An ASHP is the most modern technology for generating low carbon heating and hot water. A wood pellet boiler is basically older technology that is burning fuel and releasing CO2.

Under TDC Policy CSP14 new build homes (and Condition 5 of the original planning consent on this property under TA/2018/2841) should demonstrate at least a 10% saving in Carbon Dioxide emissions through the provision of renewable energy technologies. There are no solar panels shown in the scheme, so the loss of the ASHP should not be supported without this renewable energy requirement being clearly otherwise demonstrated by the applicant.

We have no comments on the change of render colour from grey to cream or the proposed change of the tree.

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3401/0921 The Clerk was requested to inform Tandridge Planning of the Parish Council's decisions.

7. Finance:

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

3402/0921 It was resolved that the Finance Team for September would be Jason Syrett and David Pinchin.

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

3403/0921 Items on Appendix B were duly approved. Payments and supporting invoices were checked and signed by members of the Finance Team for September.

(c) TACG request to repurpose the 2021-22 grant

Following an application, TACG was granted £432 to purchase a new brush cutter. This grant was paid in April 2021. Subsequently, a brush cutter has been donated to TACG. The group has now asked the PC if it could repurpose the grant monies to install a toilet on the allotment site. The cost of this would be between £240 and £250.

3404/0921 Members agreed to the request but asked for the balance to be repaid.

(d) Approval of x2 quotes for various work to the exterior of the Village Hall

The VHMC had provided two quotes for essential exterior maintenance work.

3405/0921 Members approved these requests in light of the recent update that the VH floor issues would be resolved FOC. When writing to the VHMC to convey the news, the Clerk was requested to also mention the necessary drain clearing (blocked due to cooking fat / oil build-up) which the PC had funded and that the Committee should remind hirers to not pour away cooking fats or any other substances which may block the outside drains.

8. Notified Items

(a) Covid-19 update / TDC Covid-19 Community Support

There was no formal report, only that a thank you event has been arranged for volunteers / volunteer groups.

This will be held on 22nd September (6.30-8.30 pm) on Westway Common in Caterham-on-the-Hill. The Lord Lieutenant in Surrey will open the event.

(b) Platinum Jubilee

The Platinum Jubilee will be held over four days next year – 2nd -5th June 2022. Members discussed possible ideas for marking the occasion in the parish: lighting a beacon, picnic on the green and/or street parties. The Clerk would look at guidance from SLCC and NALC. This item would be further discussed at the next PC meeting.

(c) East Surrey Dial-a-Ride

David Pinchin noted that posters advertising this service had already been placed in Sheree's and on the village noticeboard.

3406/0921 It was agreed that the Clerk would forward the poster to Trevor for the Village Website, Jason Syrett would post on Tatsfield Talk and Kim Jennings would place a supply of leaflets in Sheree's.

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

a) County Councillor

Cllr Rush was not at the meeting.

b) District Councillor

Cllr Allen was not at the meeting.

c) Village Hall Management Committee

David Pinchin gave the following report:

The VHMC had agreed to fully reopen the hall and numbers of attendees back to pre-Covid levels. Face masks and social distancing would still be encouraged. T&Cs would be updated. External decoration was discussed again but this had been put on hold pending the outcome of the investigation into the flooring issues. The chair of the VHMC and the PC Clerk were due to meet soon to discuss the discrepancies in the lease. The big gate to the side of the hall was now extremely difficult to open – the Clerk had arranged for Dave Mitchell to take a look at it. Farewell and thanks were expressed to Roger Sawyers.

d) TIB

Kim Jennings had sent the following report:

Kim Jennings met Jill Hancock and Pam Bishop on 6th September. In her report, she noted that TIB had decided not to enter SSEIB competitions for the foreseeable future. This was due to dwindling volunteer numbers. For the same reason, TIB would only be providing floral displays similar to this year's and will only tidy the village (as much as time and manpower will allow). The school will ask its contractor to maintain the flower beds in the school car park. It was agreed that the PC would monitor the cleaning of the village e.g., drain clearance.

e) Neighbourhood Plan

There was no update.

f) THS

The Autumn Show had been held on Saturday 11th September. It had been well attended.

g) Fairtrade

The Fairtrade Tea Tent would be in operation on Saturday 25th September from 10am.

h) Airport

David Pinchin gave the following report:

There was an Airport Consultative Committee meeting on 29th July. The issue of overflying Tatsfield was discussed. David Pinchin reiterated that Tatsfield was not a no-fly zone and pilots can breach boundaries in emergency situations. The issue is about aircraft from Biggin Hill Airport avoiding the Noise Sensitive Area (NSA). The main problem has been pilots turning sooner than they should. Examples of overflying are then noted over Lusted Hall Lane, the allotments and the school, and sometimes over the village centre. The effect has been accentuated by an increased number of Spitfire flights. Many of these flights appear not to have been registered on WebTrak and the CEO, David Winstanley, originally agreed that there must be some fault on the system, but he has now said that is not the case. Consequently, few pilots are reprimanded for entering the NSA despite local reporting of offending aircraft. David Winstanley has agreed to undertake an experiment involving some Tatsfield residents and staff from the airport including himself. This will take place shortly.

The hotel, which will be called 'The Landing Biggin Hill', has had some design amendments and is scheduled to be completed in November 2022.

The LSEC college is to be built on the Bromley campus. However, facilities for students will be provided at the airport and by local businesses.

Still unresolved is the Airport User's clause to permit individual fare-paying passengers onto corporate jets as LBB had turned down the proposal. The CEO has said he knows of no other airport that is not allowed fare-paying passengers on non-scheduled flights. He also stated that the allegations that it was the Airport's intention to operate scheduled flights, made by Flightpath Watch, were completely unfounded and untrue.

i) PFA

The lease has expired and the PFA is hoping to run the site on a temporary arrangement. Discussions are progressing around devising a business plan which will enable grant funding to improve the facilities. The PFA is liaising with TDC's legal department to allow cricket to continue at Furze Corner for the rest of the season.

j) Police

The Clerk had emailed PC Tom Warwick and PC Christian Mansfield to advise of the PC meeting and ask whether one could attend or send in a report. No response was received. David Pinchin noted that this was at odds with the message received at the Police meeting last December. He said he would be writing to the Borough Commander, Karen Hughes.

10. Parish Council Land/Property

a) Tatsfield Green

- Boundary Dispute (Under Part 2)
- This was discussed under Part 2.

b) AMB

- Redecoration – This item was deferred until the next meeting.

c) Shaw Road Triangle

- Fencing – This item was deferred until the next meeting.

11. Meetings to attend/ correspondence

None

12. Matters for reporting or Inclusion in a Future Agenda

None

Final public participation:

None

The meeting closed at 9.20 pm

The next Parish Council meeting would be held on Monday 11th October 2021 at 8pm.