

Minutes of a meeting of Chelsham and Farleigh Parish Council held on 8th April 2024 in Farleigh Hall, Farleigh Court Road at 7.00pm

Present: Cllr Jan Moore (in the Chair)

Cllr Barbara Lincoln Cllr Jeremy Pursehouse Cllr Alex Andrews Cllr Linda Fullerton-Batten Cllr Neil Chambers (arrived at 7.25pm) Cllr Peter Cairns (arrived at 8.40pm)

In attendance: Samantha Head (Clerk)

Cllr Perry Chotai (TDC) (arrived at 7.07pm)

And 1 parishioner

The meeting commenced at 7.03pm

1. Apologies for absence

None

2. Declaration of Disclosable Pecuniary Interest by Councillors of personal pecuniary interests in matters on the agenda, the nature of any interests, and whether the member regards the interest to be prejudicial under the terms of the new Code of Conduct. Anyone with prejudicial interest must, unless an exemption applies, or a dispensation has been issues, withdraw from the meeting.

None

3. Public participation

- Martin Strzebrakowski - candidate in the forthcoming District Council elections - introduced himself. He lives locally (he has lived in Warlingham since he was 6 years' old) and is standing as an Independent candidate. He stated that he was very opposed to development of the Green Belt. He was standing primarily on planning issues. He said he understood the need for housing but felt that Warlingham was not a suitable place for affordable housing.

4. To approve and sign the minutes of the previous council meeting held on 4th March 2024

0145/0424 Members resolved that the minutes reflected a true and accurate record of the meeting held on 4th March 2024. They were duly signed by the Chair.

5. Officer's report

- The Clerk reported that she had written to the owner of 6 Chelsham Road following her request regarding the pot holes on her access road. There had been no response.
- Pond - the works have been completed. The Chairman and Clerk were due to meet with Ian from Tatsfield Aquatics next week for a walk through and to address the snagging list. Two items which will need work are: the branch hanging over the new bark chip footpath (the PC has had a quote for £180 to remove the branch) and the drainage ditch that runs parallel to the school's land. Members agreed, in principle, spending of up to £300 fo clear the ditch. Both items would be ratified at the May meeting.

6. Matters arising (for information only)

- Cllr Moore had emailed Cllr Rush (SCC) to enquire about an update on the road leading to St Mary's Church. Cllr Rush had responded that she would follow up with Highways.
- Cllr Fullerton-Batten noted that there was a large amount of mud at the bottom of Church Lane. She would contact Cllr Rush about this.

7. Reports:**a) County Councillor**

None

b) District Councillors

ii) Cllr Chotai spoke about Farleigh Common and the ongoing lease discussions. He asked what progress had been made and whether a committee was being set up. The Chairman asked Cllr Chotai what he had done personally towards the negotiations etc. She asked whether Cllr Chotai had contacted the officer at TDC for an update. He confirmed that he had not. The Chairman then asked what Cllr Chotai had done recently on behalf of the district. Cllr Chotai responded that before he started attending the C&F PC meetings there was no Lib Dem representation at the meetings.

i) Cllr Pursehouse reported that TDC was looking into the renewal of the Grounds Maintenance Contract. TDC had realised that it did not know what land it owned, what grass is was actually having cut and how often cutting was actually done. What had become clear during the tendering for the contract is that no one contractor actually wanted to whole contract. TDC therefore decided to put it out to tender in smaller packages. One option might be for one company to take the whole contract but outsource some parts of the contract. There was a possible impact on the PC's grass cutting arrangements for Chelsham Common.

iii) Cllr Patel was not at the meeting and there was no report.

8. Farleigh Common update

Cllr Pursehouse had provided an update via email prior to this meeting. TDC officer Alex Webber had sent the update via Cllr Pursehouse. At Cllr Pursehouse's suggestion, feedback would go through him to TDC. Cllr Pursehouse had been chasing Alex Webber for updates on the progress of the negotiations with John Gloag from Merton College. Alex Webber had been directed by the Community Services Committee to look into options 4 and 5 from the list of possibilities provided to the committee. The Heads of Terms had been sent to John Gloag but there had been no response.

Cllr Andrews asked if Alex Webber had included all parties in the negotiations and if information had been copied to all. Some clarification was needed on some parts of the Heads of Terms. Who would Chairman the group? To whom would the group be accountable? Would it be a lease or a licence?

Cllr Moore noted that following the meeting between TDC and Merton College on 22nd February there had been no feedback.

Cllr Pursehouse said that the ball was now in Merton College's court.

Cllr Chambers said that there was an expectation of a monthly report from Alex Webber. If there had been regular reports / updates then this may have stopped some of the speculation and doubt. It would be prudent to ask for a timetable.

Cllr Lincoln noted that TDC had walked away and it should have been left to Merton College to resolve.

It was noted that growing season was approaching. Cllr Pursehouse said that Alex Webber had promised that TDC would cut the common in 2024.

Cllr Andrews queried incursions by travellers and how this would be handled.

9. Planning Consultant

Cllr Andrews noted that there were several options:

- Tim Williams - First Plan - £230 p/h

- Gareth Evans - White & Sons
- Steve Tilbury - £60 p/h / £400 p/d
- The consultant being engaged by Save Warlingham Green Belt

The planning working group would look at these options closely at its first meeting and report back to full council with its recommendations.

Cllr Andrews would contact Gareth Evas and Steve Tilbury for further information / details. He would explain that the PC would seeking expert advice and possibly expert reports on various applications which could be submitted to the LPA. Cllr Andrews would report back at the May meeting.

The planning working group had, so far, the following members: Cllr Andrews, Cllr Chambers, Cllr Moore and Lauren Gates. Cllr Andrews would arrange the planning working group's first meeting - possibly via Zoom. The Clerk would look into Zoom Pro and would report back at the May meeting.

10. Planning - to determine the Parish Council's position on Appendix A

TA/2024/225 Newlands Barn, Little Farleigh Green, Farleigh Court Road CR6 9PX
Conversion and change of use from storage building to dwelling re-cladding works.

History - 6th January 2022 planning application 2021/1744 was submitted and subsequently withdrawn. Application 2023/199 was approved on 22nd June 2022. Recently - a hedge has been removed and a large gate installed. The hedge has now been replanted with whips. Cliff Thurlow (TDC) believes that some of TDC's common land may have been enclosed. As well as an access road having been created off an existing highway.

Members noted that the existing building will be retained, the floor level lowered and it will be re-clad. It was unsure what the plans were for sewage and waste water.

The decision date for this application is 19th April. Members asked the Clerk to request a small extension for comment so that the PC's comment can be appropriately formulated.

0146/0424 Comment: This site sits within an extremely well-preserved rural Green Belt landscape in the AGLV characterised by ancient woodland, an Area of High Archaeological Potential, an historic farm called Little Farleigh Green Farm (now Hazlewood Stud) and the ancient common Little Farleigh Green which is today owned by Tandridge District Council, but which was formerly part of a bequest of land by Walter de Merton that led to the foundation the University of Oxford (Merton College). There is a cluster of farm buildings and a terrace of two rural cottages, but local development is extremely limited. The proposed site is clearly visible from winding, unlit, ancient Farleigh Court Road, which has no pavement and runs westwards towards Farleigh Court manor house and Grade I listed St Mary's Church, and then north-eastwards along the visually beautiful Scotshall Lane. As such, limiting traffic and its impact in this area appears to be an important environmental and safety consideration. The site is flanked by footpaths and a bridleway (3b, 583, 2a and 584), and overlooks Little Farleigh Green and a track leading to Hazelwood Stud. There is an abundance of wildlife in this agricultural and wooded area, which retains a sense of settled peace and remoteness, whose amenity is valued by residents and visiting walkers and riders.

Chelsham and Farleigh Parish Council strongly objects to TA/2024/225, which it feels departs substantially from the earlier permission in TA/2022/199. TA/2022/199 was granted by the then planning officer because the replacement of the existing agricultural barn with a detached 4-bedroom residence would reduce the bulk and visual appearance of the barn in this sensitive landscape by creating a structure measuring 19m long by 9m wide, with an eaves height of 2.41m and a total height of 5.94m. This structure was to be accompanied by a modest parking/turning area and single gate entrance to the dwelling

and adjacent field, the house itself to be of a very high standard of design and material construction in the Surrey Arts and Crafts style so as to be in-keeping with its surroundings.

If this development is still to proceed, then Chelsham and Farleigh Parish Council responds with its view that the requirement to reduce bulk and meet the highest standards of design and material, while also reducing in every way any urbanising impact on the area, should be very strictly monitored by Tandridge District Council. The present application to create a clad building using the existing barn, of greater size and inappropriate design than that originally permitted, cannot be supported. The council's concern is increased by the recent removal of ancient hedgerow by the applicant prior to an ecological survey of the area, and the installation of a large unpermitted gate off footpath 3b on common land apparently belonging to Tandridge District Council. Rather than detail the lengthy planning problems encountered elsewhere locally in connection with these particular events, the parish council refers the planning officer to Mr Cliff Thurlow both with this response and for further information as to the ongoing issues surrounding this site.

The parish council is adamant that every attempt should be made to minimise any urbanising influence from this development. Lighting should be minimised and of a suitable kind. Parking and associated hardstanding and other related paraphernalia should be minimised. The parish council is not aware that 6 or more cars or vans were ever parked on the site when the barn was used for carpet storage, and could not agree to any increase in hardstanding for vehicles. We would also disagree with the need for a caravan on the site during any construction because the applicant resides locally and, in any case, we do not consider that such a request should be permitted. The extent to which the proposed dwelling overlooks other properties, the common, nearby roadways or public footpaths or impinges on their amenity should, we feel, be strictly limited. We feel that the very highest standards of construction and sustainability should be applied throughout. We request that steps are now taken to prevent any further degradation of this area's habitat and character, and we are particularly concerned that archaeological remains in the vicinity are strictly safeguarded against disturbance. We expect that there are a number of ways in which such a development could be made less intrusive, and we seek action to ensure that it is.

Should the officer be minded to permit this application, Chelsham and Farleigh Parish Council requests that its ward councillors immediately bring the matter before the Planning Committee.

TA/2024/196/TPO Former Warlingham Park Hospital, Harrow Road, Warlingham
Willow - Remove and replace with new Willow.

Members discussed whether it would be cut down to a stump or whether the stump would also be removed. Where would the replacement be planted? Replanting should be a condition of approval with a specified replanting date.

0147/0424 Comment: Chelsham and Farleigh Parish Council would leave the decision to regarding the removal of the Willow. If approval is given for the Willow to be removed, the Parish Council would like to request that a condition is made that a replacement is planted by the end of the next tree planting window i.e., by the end of March 2025.

TA/2024/316 The Old Laundry, Ledgers Road, Chelsham, Warlingham CR6 9QA

Lawful Development Certificate application for the proposed provision of a twin unit mobile home (not operational development) within the garden of the lawful dwelling house

for use as additional accommodation by one household (not a material change of use)
(Certificate of Lawfulness for a Proposed Use or Development)

0148/0424 Comment: Chelsham and Farleigh Parish Council questions the impact of this proposal on the openness and permanence of the AGLV Green Belt in which the application site sits. The Parish Council believes that it constitutes inappropriate development for which no very special circumstances have been demonstrated. The council regrets that the installation of such built structure in the Green Belt is difficult to regulate might become permanent and lead to future increases of a similar kind in and around this location.

Aside from the Parish Council's concerns regarding the impact on the Green Belt, members feel unable to support such an application regarding the Lawful Development Certificate unless satisfactory evidence could be provided in a form to which the owner could be held where the unit's use could be proven to be ancillary to the house.

11. Finance

Payment of invoices:

Samantha Head	Salary	£ 504.00
James Malone	Gate handle extension	£ 50.00
HMRC	PAYE / NI	£ 331.20

0149/0424 Members approved the payments. The invoices were checked and initialled by Cllr Moore.

12. Meetings to attend and correspondence

- Cllr Moore had received and circulated an invitation to the Licensing of Alison Way as team vicar for Warlingham and Chelsham & Farleigh on 24th April. Cllr Moore and Fullerton-Batten would attend.
- APM will be held on 22nd April. The agenda will be published shortly. It will include reports from the Chairman, about Warlingham Library, district councillors' reports, a report from Save Warlingham Green Belt and a presentation by the CEO of Biggin Hill Airport, followed by a refreshment break and then an opportunity for questions & answers. 18:30 arrival for a 19:00 start.
- An enquiry has been received from Croydon Scouts to use Chelsham Common on 19th May (10:30-16:30) for walking and games. Members agreed the use provided that a copy of the Scouts PLI and a risk assessment were submitted to the Clerk beforehand.
- Ann Cooper from The Bull Inn has contacted the Clerk to request the use of the common for her classic car shows again this summer, starting on 28th April for 6 months. She has offered a total payment of £200 and has asked for her own key for the gate.

19. Matters for reporting or inclusion in a Future Agenda

None

The meeting closed at 9.25pm