

Minutes of a meeting of Chelsham and Farleigh Parish Council held on 6th July 2026 in Farleigh Hall, Farleigh Court Road at 7.00pm

Present: Cllr Linda Fullerton-Batten (in the Chair) Cllr Alex Andrews Cllr Jeremy Pursehouse Cllr Cindy Steer

In attendance: Samantha Head (Clerk) Cllr Jacquie Thomson (SCC) Cllr Ryan Bloomfield (ESC)

And 1 parishioner

The meeting commenced at 7.00pm

1. Apologies for absence

0447/0726 Cllr Moore, Cllr Deefholts and Cllr Chambers had sent their apologies. These were received and accepted by members.

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.

0448/0726 Cllr Fullerton-Batten declared an interest in item 11i – Down to earth Trees Ltd – quote for other tree work. She took no part in discussion or agreement on this item.

3. Public Participation

- A local resident reported that she had attended the Local Plan consultation meeting in Warlingham. She had spent some time discussing this with one of the TDC officers present. She had pointed out some of the errors with the HEELA sites and the lack of mention of footpaths and bridleways.
- Mention of the appeal hearing on 7th July. It was noted that the appellant was comparing the access to Pony Paddock with the access to their site.

4. To approve and sign the minutes of the council meeting held on 1st June 2026

0449/0726 Members resolved that the minutes reflected a true and accurate record of the meeting held on 1st June 2026. They were duly signed by the Chair.

5. Officer's report

- Following the installation of the dual bins on Chelsham Common, the Clerk has asked TDC for them to be added to the collection schedule. They will be emptied every Wednesday.
- The Clerk confirmed that the AGAR was submitted to the external auditor ahead of schedule.
- Mill House easement – the Clerk has emailed the PC's solicitor to request the quote provided last November for the PC's legal fees be reviewed. Once this has been confirmed, the Clerk would send it to the new owners of Mill House. If they accept the quote, the Clerk would instruct the solicitor and draft terms for the easement. The PC would also need to agree their fee.
- The Clerk has again emailed TDC regarding application 2026/303 as the PC's comment has still not been published on the public portal.

6. Matters arising (for information only)

- Cllr Fullerton-Batten congratulated George, Lidia and the team at Tandridge District Council on the fantastic result reading Hill View Manor.
- Cllr Fullerton-Batten noted the appeal hearing being held on 7th July. Cllr Andrews agreed to attend to present the PC's objections.

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

Councillor Thomson noted that Cllr Moore had recently driven her round the parish, indicating the key sites. Cllr Thomson commented that she couldn't believe the outstanding beauty of the area and was glad that the PC was doing all it could to protect it.

b) District Councillors i) Cllr Jeremy Pursehouse, ii) Cllr Anna Patel, iii) Cllr Perry Chotai

- i) Cllr Pursehouse noted the recent chaos of the garden waste collection service. He also noted the Local Plan consultation which had launched today – more on that later under agenda item 9.
- ii) No report.
- iii) No report.

c) Shadow East Surrey Councillor(s)

Cllr Bloomfield would be attending a Standards Committee meeting on 7th July and had attended an Audit and Governance meeting today.

Cllr Pursehouse noted that the shadow council had almost appointed an auditor. The executives have decided on a single fire authority and a single pension provider.

d) Report from Chairman, Jan Moore

Cllr Moore had sent the following report:

9th June – along with the Clerk, Cllr Moore met Ian from Tatsfield Aquatics and Landscaping to discuss strengthening the edges of Chelsham Common.

15th June – Cllr Moore met with Cllr Thomson (SCC) for a chat and catch up.

18th June – along with the Clerk, Cllr Moore met with Aran from Down to Earth Trees to discuss various sites around the parish.

20th June – Cllr Moore represented C&F PC at Warlingham Fair.

22nd June – Cllr Moore drove Cllr Thomson (SCC) round Chelsham and Farleigh.

8. Land North of Chelsham Road application - update

Cllr Fullerton-Batten read out an email that had been received from Cllr Perry Chotai following an objection to the application from Surrey Wildlife Trust.

The Planning Working Group met on 29th June.

0450/0726 The group has requested the Clerk follow up on the FOI request made on or about 12th May.

The PWG noted that the Fire Brigade's comment was poor. The PWG requested the Clerk forward the PC email on recent fires near the site to the Fire Brigade

9. Tandridge District Council Draft Local Plan consultation

The consultation was launched today. The deadline for comment is 17th August. It was proposed that the PC holds an extraordinary meeting on 3rd August in order to be able to agree and submit its comments before the deadline.

0451/0726 Members agreed, subject to enough councillors being available, to hold an extraordinary meeting on 3rd August.

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

TA/2026/646/TPO 20 Parkside Mews, Chelsham, Warlingham CR6 9PU

G1) – Cherry x2 – Prune crown of Cherry on 20 Parkside Mews lawn by 1-1.5m, remove crossing branches with neighbouring tree. Prune back neighbouring Cherry by 1-1.5m where required to prevent crossing branches and to reform 2 separate canopies.

0452/0726 Comment: Chelsham and Farleigh Parish Council leaves this to the Tree Officer.

TA/2026/750/TPO 9 East Parkside, Chelsham, Warlingham CR6 9PY

T1) – Horse Chestnut – To crown reduce mature Horse Chestnut located in the front garden back to previous reduction points (approx. 2.0m). All branches will be pruned to appropriate growth points.

0453/0726 Comment: Chelsham and Farleigh Parish Council leaves this to the Tree Officer.

TA/2026/712 Elm Farm, Farleigh Common, Warlingham CR6 9PE

Conservation Area Consent for demolition of former storage building.

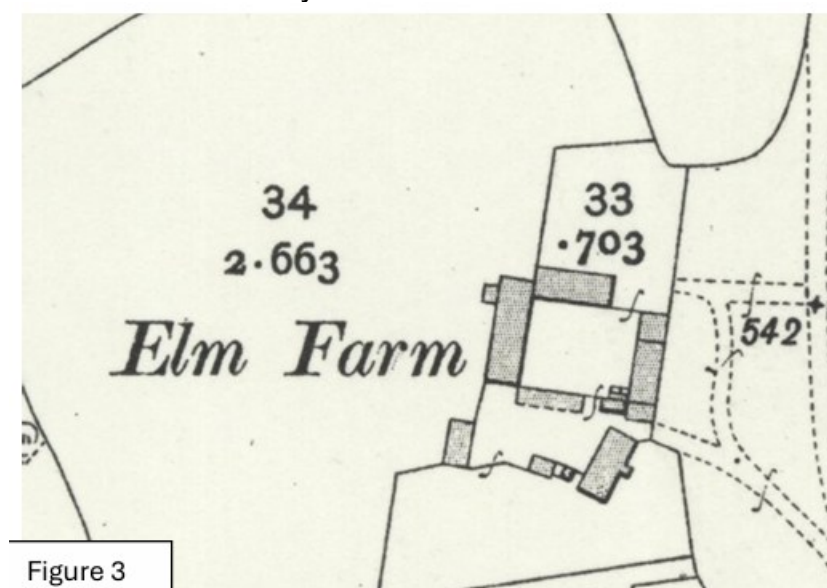
0454/0726 Comment: With reference to the above application for consent for demolition of a former storage building, Chelsham and Farleigh Parish Council (C & FPC) wish to strongly object to this proposal.

Elm Farmhouse is Grade II listed and was built in 1630. Historically, the site includes a barn, stable, outhouses, two courtyards, a garden and two orchards. The original farmstead lies to the north of the farmhouse, while modern agricultural barns, built in the 1990s to meet current farming standards, stand to the west. This farm is also in the Green Belt, an Area of Great Landscape Value and Conservation Area.

Figure 1 is from the 1871 OS map, which displays the three main barns, north of Elm Farmhouse, which are still in situ today (Figure 2).



Figure 3 shows the 1912 OS map, with the three main barns still in situ, together with the storage building that is the subject of this planning application. Further buildings were added before 1st July 1948.



White & Sons Design and Access Statement of 9th June 2026 comments that this is “a more modern ad hoc addition to the farmstead”, believing that it was built after the 1950s

and that “the farm buildings have not previously been considered curtilage listed within the planning history”.

The above statements are of great concern due to the comments made by SCC, Christopher Reynolds, Principal Historic Buildings Officer, which we fully support. This building dates from before the 1st July 1948, has a shared ownership with Elm Farm and has a clear functional relationship with the building. He considers this building to be “curtilage listed” and work requires “listed buildings consent”.

The building in question is over 114 years old and was originally used as a Copper House, or wash room, for the main farmhouse. We agree that the retaining wall between the Copper House and the yard where the new tenant West Fisher, is relocating his winery and tasting area, should be repaired but see no reason for the rest of the building to be demolished. The roof tiles do need resetting, but the interior of the building is dry and strong, including the roof supports.

White and Sons state that the buildings “removal will enhance the legibility of the farmstead by reducing lower grade-built form and allowing the historic farmhouse to be better appreciated within its rural context and improving views between the farmhouse and courtyard of farm buildings”. However, removing the roof, would also affect the privacy of the inhabitants of the Grade II Elm Farmhouse, due to the winery having ‘tastings’ and other public gatherings within the courtyard.

This planning application cannot be looked at in isolation. White and Sons were the planning consultants for application ‘2024/1136/N’ for the ‘change of use of agricultural buildings to a flexible commercial use (light industrial) (Class E) within the provisions of Class R of Schedule 2, Part 3 of the GPDO 2015’. Which included the rest of the farmstead buildings except the front stable block. On the page 3 of the application form, ‘Part 4. Eligibility’ for 2024/1136/N, they answered ‘NO’ if “any part of the land, site or building: a listed building (or within the curtilage of a listed building)”. SCC Christopher Reynolds, Principal Historic Buildings Officer, was not consulted on this past application. Given his reservations about the current scheme, and the fact that he was unaware of 2024/1136/N, it would be inappropriate to grant this scheme permission.

Mr Reynolds talks of the significance of the historic farmhouse as well as its associated farmstead buildings and its use of traditional materials contributes to the character and appearance of the conservation area. Timber, brick and flint are present in these buildings. The farmstead north of Elm Farmhouse has existed before 1st July 1948 and has a clear functional relationship with the farmhouse, since the house would not be understood as a “farmhouse” without its associated farm buildings.

Due to White and Sons incorrect statement that this storage building is “modern”. It cannot be right that it “does not contribute positively to the special character or appearance of the Farleigh common conservation area” and that “it’s removal would not affect the setting or significance of the adjacent grade II listed farmhouse”. We completely disagree as its removal would be highly damaging. We therefore ask that the proposed demolition be reconsidered in light of the building’s historic context and heritage significance.

We recognise that Merton College, as owner, and its new tenant have not previously been made aware that the whole of the farmstead lies within the curtilage of a listed building, and that listed building consent is required.

This matter needs to be addressed urgently. Chelsham and Farleigh Parish Council does not oppose bringing these buildings back into use. However, we urge all parties to consult SCC’s historic buildings team before any further planning permissions are granted, any permitted development rights are relied upon, or any further works are carried out on the farmstead.

At present the demolition of this outbuilding will result in harm to the character and appearance of the Farleigh Common Conservation Area, and to the setting and significance of the adjacent listed farmhouse.

Further the other proposed works to the farmstead will also not preserve or enhance the character or appearance of the Conservation Area (Section 72). It is contrary to DP20 and NPPF 207, 208 and 209 as it would result in the loss of a heritage asset of significance in a Conservation Area unless proper procedures are followed.

11. Finance**i) Items for expenditure**

- **DAC Beachcroft – insurance claim settlement – £1,200.00**
- **Down to Earth Trees Ltd – tree survey - £2,600.00 plus Vat**
- **Down to Earth Trees Ltd – quote for other tree work – Oak and group of hawthorns behind Little Commons – fell, oak to rear of 2 Heathfield Cottage – remove deadwood and strip ivy from ground level to 2m, TPO submission - £1,020.00 plus Vat**
- **Tatsfield Aquatics and Landscaping Ltd – bunding, additional posts and other work on Chelsham Common - £3,593.70 plus Vat**

0455/0726 Members agreed all the above expenditure.

ii) Receive monthly bank reconciliations – to be signed by two councillors

0456/0726 Members received the monthly bank reconciliation reports. These were signed and dated by two parish councillors.

iii) Receive monthly budget v actual Year to Date report

0457/0726 Members received and accepted the budget v. actual YTD spend reports.

iv) Payment of invoices:

Samantha Head	Salary- June	£ 425.60
HMRC	PAYE / NI	£ 444.10
DAC Beachcroft	Settlement of insurance claim	£ 1,200.00
Lloyds Bank	Fees	£ 4.25*
Tony Norris	Repair work to Farleigh Common noticeboard	£ 60.00**

*already paid by DD

**to be ratified

0458/0726 Members approved the payments.

12. Meetings and Correspondence

- The PC had received an email from the Warlingham Scarecrow Festival organisers requesting that the PC promote the upcoming festival.

13. Matters for reporting or inclusion in a Future Agenda or Reports for Facebook or press

- HEELA email from Cllr Perry Chotai.

The meeting closed at 8.05pm

The next Parish Council meeting (extraordinary meeting) would be held on 3rd August 2026 at 7pm.

The next Planning Working Group meeting would be held on 27th or 28th July (tbc).