Chelsham and Farleigh Parish Council 2026/047

Minutes of a meeting of Chelsham and Farleigh Parish Council held on 5th October 2026 in Farleigh Hall, Farleigh Court Road at 7.00pm

Present: Cllr Linda Fullerton-Batten (in the Chair) Cllr Chris Deefholts Cllr Jeremy Pursehouse Cllr Alex Andrews Cllr Neil Chambers (arrived at 7.23pm)

In attendance: Samantha Head (Clerk)
Cllr Jacquie Thomson

And 0 parishioners

The meeting commenced at 7.00pm

1. **Apologies for absence**

0482/1026 Cllr Moore and Cllr Steer had sent their apologies. These were received and accepted by members.
Cllr Perry Chotai (TDC) and Cllr Anna Patel (TDC) had also sent their apologies.

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.**

0472/1026 Cllr Andrews declared an interest in item 14. He took no part in the discussion or agreement on this item.

3. **Public Participation**

None.

4. **To approve and sign the minutes of the council meeting held on 7th September 2026**

0473/1026 Members resolved that the minutes reflected a true and accurate record of the meeting held on 7th September 2026. They were duly signed by the Chair.

5. **Officer's Report**
   - The Clerk noted that the AGAR results had been published on the PC website ahead of the required deadline.
6. **Matters arising (for information only)**
   - Cllr Fullerton-Batten noted that she was unable to represent the PC at the Remembrance Service at St. Leonard's Church.
   - Cllr Fullerton-Batten suggested that the proposed cut of the horse ride on Chelsham Common should be deferred.
   - Cllr Fullerton-Batten asked whether the letter to the local resident who cycles across Chelsham Common has been sent.
7. **Reports:**
   a) **County Councillor**

Cllr Thomson said that she had responded to residents' complaints regarding the ongoing gas works in the area and had been following up with SCC.

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

i) Cllr Pursehouse reported that the key issue at the moment was the draft Local Plan. Proposals are being reviewed by the Planning Policy Working Group on 6th October and

will then be sent to the Planning Policy Committee for review. Due for publication on 13th October. Two sizeable areas in Chelsham and Farleigh are being set aside for Bio Diversity. The main fly in the ointment is that if the proposed development on Redhill Aerodrome is not included, housing targets will not be met.

c) Shadow East Surrey Councillor(s)

Jeremy Pursehouse reported that he is undergoing training in areas that, as a district councillor, he has not worked in before.

8. Tree Survey – actions and recommendations

The Clerk has circulated the Tree Condition Report (TCR). There are a large number of trees that require work. They have been triaged into Extreme / High / Moderate / Low categories. The Clerk had already obtained a quote for the Extreme Risk tree work on Limpsfield Road - £1365 plus Vat.

0474/1026 Members approved the quote for the Extreme Risk tree work.

The Clerk suggested that the PC obtains a quote for the High and Moderate Risk work and then a second quote for the Low Risk work. The Clerk further suggested that should the Low Risk work, which involves only a dozen trees, comes in at a reasonable amount, maybe the PC could look to have all work done at the same time and perhaps ask for a further discount.

0475/1026 Members approved the above action.

9. Tree work on Chelsham Common by Land Rear of 1 Heathfield Cottages

The Clerk has obtained a quote to fell the Lawson and Leyland trees. This work would involve 4-way traffic management. The cost would be £2940 plus Vat.

0476/1026 Members agreed to defer this item until costs for item 8 have been received.

10. Land Registry / Easements update and draft letter for the Forest School

The Clerk has requested two additional copies of the plan detailing all PC land. The Clerk has also written to Tim Farrington to seek clarification on some areas of land / easements before being able to finalise the letter to local residents.

In addition, there have been complaints made to the PC about parking at the Forest School. The proposed is a letter to be sent to the organisers:

Dear Sarah Morgan,

The Parish Council is writing to you because a number of complaints have been received regarding the parking on the verge either side of the Forest School entrance gate.

As you are aware, the verge is land owned by the Parish Council and, whilst the Council has been understanding regarding the small number of cars that park on the verge on days the Forest School is in session, a recent session in mid-September resulted in several vehicles being parked either side of the traffic calming measure on Chelsham Road. These cars obscured the sight lines for vehicles travelling along the road and could have caused an accident. Drivers who parked irresponsibly by the traffic calming were witnessed entering and exiting the Forest School.

The Parish Council does acknowledge that during the recent gas works on Alexandra Road more cars than normal parked up on Chelsham Road. However, if there were no spaces available to park safely and considerately, then drivers should have parked elsewhere – Sainsburys, for example, has a large car park that is only a 5–10-minute walk away. Another option would be for cars to be parked on the land just inside the gates to the Forest School.

The Parish Council hopes that the Forest School will take the Parish Council's concerns seriously and advise parents to park more responsibly. The Parish Council will monitor the situation and, if visitors to the Forest School continue to park dangerously, members will consider removing the option of parking on the verge.

With best wishes,

Chelsham and Farleigh Parish Council

0477/1026 Members agreed to send the above letter to the Forest School.

11. Mill House Deed of Easement

The Mill House owners have now confirmed that they have engaged solicitors and would like to proceed.

0478/1026 Members agreed to pass the PC solicitor's details to the owners of Mill House. Once it has been agreed that they will pay the PC's legal fees, then the PC can work towards a Deed of Easement. It was suggested that the PC ask its solicitor for a suggested fee to request for granting the Deed of Easement.

12. The Civil Aviation (Consumer Protection Regulatory Reform) Bill – draft letter to Claire Coutinho MP

Cllr Fullerton-Batten requested this agenda item following an email she received advising that there is a bill shortly to be presented to the House of Commons which would give the CAA expanded rule making powers which, if passed, would make residents unable to challenge any decision made by the CAA. Cllr Deefholts has drafted the following and proposes that it is sent to Claire Coutinho MP and the transport minister:

Dear Claire Coutinho MP,

We, the Chelsham and Farleigh Parish Council, have been made aware that there is a Bill to be presented to the House of Commons shortly - The Civil Aviation (Consumer Protections Regulatory Reform) Bill - which in its present form, gives the Civil Aviation Authority (CAA) expanded rule making powers which would result in affected residents being unable to challenge any decision made by the CAA, such as that regarding the Airspace Change being considered countrywide at present.

The CAA are primarily concerned with aircraft safety and residents overflown do not appear to be considered with much importance. Unless this Bill is amended the CAA will "mark its own homework".

We are particularly concerned as our Parish is severely impacted by umpteen daily low flying and extremely noisy aircraft that are either taking off or landing at Biggin Hill Airport.

We are, therefore, requesting that you support an amendment to ensure strong safeguards for communities affected by Airspace Change by appointing an independent Airspace Change Ombudsman unconnected with the CAA.

Thank you for taking the time to read our email and we very much look forward to hearing from you.

Yours sincerely,

Chelsham and Farleigh Parish Council

0479/1026 Members agreed to send the above letter to Claire Coutinho MP and the transport minister.

13. Parish Council filing cabinet and files

This item was deferred until the next meeting.

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

TA/2026/1041 Old Rectory, Farleigh Court Road, Warlingham CR6 9PX
Variation of Condition 2 (Drawings) of planning permission ref: 2025/218 dated 13/05/2025 (Erection of first-floor side extension and alterations to the existing swimming pool extension fenestration) to allow alteration of drawings which include the increase depth of first floor side extension from 3.8 to 5m which would incorporate infilling a side window, existing external soil pipes to be internal boxing out, rear pool window amended to a single door and lowering of parapet level (at the front of the house).

0480/1026 Comment: No objections. Leave to planning officer.

15. Finance

i) Items for expenditure

Golden Spruce Tree Surgeon – Work to access road (Mill Common) to Cherry Tree Cottages to enable Biffa truck to enter and exit to collect rubbish and recycling waste - £100 (to be ratified)

0481/1026 Members ratified this expenditure.

ii) External Audit – AGAR – 2025-26

The audit had been passed with no matters raised.

0482/1026 Members noted the audit result.

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

0483/1026 Members received the monthly bank reconciliation reports. These were signed and dated by two parish councillors.

iv) Receive monthly budget v actual Year to Date report

0484/1026 Members received and accepted the budget v. actual YTD spend reports.

v) Payment of invoices:

Samantha Head	Salary- September	£ 440.80
Lloyds Bank	Fees	£ 4.25*
Golden Spruce	Work Mill Common (Cherry Tree Cttgs)	£ 100.00**
HMRC	PAYE / NI	£ 437.45
Jan Moore	Expenses – key cutting	£ 19.85
Down to Earth Trees Ltd	Tree survey	£ 3120.00**
PKF Littlejohn	AGAR fee	£ 252.00

*already paid by DD
**to be ratified

0485/1026 Members approved the payments.

16. Meetings and Correspondence

- Cllrs Moore and Fullerton-Batten will be attending a meeting with the manager of Farleigh Golf Club on 21st October at 10:30.

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

- Parish Council paperwork and filing cabinet at Cllr Moore's house.
- Tree work – to the rear of 1 Heathfield Cottage.
- Parish Assembly report – from 30th September meeting – Cllr Deefholts to provide.
- Draft budget 2027-28.

The meeting closed at 7.48pm

The next Parish Council meeting would be held on 2nd November 2026 at 7pm.
The next Planning Working Group meeting would be held on 25th October (tbc).