

Minutes of a meeting of Chelsham and Farleigh Parish Council held on 24th August 2026 in Farleigh Hall, Farleigh Court Road at 7.00pm

Present: Cllr Jan Moore (in the Chair) Cllr Linda Fullerton-Batten Cllr Chris Deefholts Cllr Jeremy Pursehouse Cllr Cindy Steer

In attendance: Samantha Head (Clerk)

And 1 parishioner

The meeting commenced at 7.00pm

1. Apologies for absence

0459/0826 Cllr Andrews had sent his 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.

None

3. Public Participation

None

4. To approve and sign the minutes of the council meeting held on 6th July 2026

0460/0826 Members resolved that the minutes reflected a true and accurate record of the meeting held on 6th July 2026. They were duly signed by the Chair.

5. Land North of Chelsham Road application - update

For information – this application 2024/1325 was refused on 23rd July.

6. Tandridge District Council Draft Local Plan consultation

Following the working planning group meeting, Cllr Andrews had drafted a response to Tandridge District Council's Draft Local Plan 2024-2044 which had been circulated to all councillors.

Cllr Steer suggested that the points in questions 10 and 17 should be re-listed numerically. Cllr Pursehouse asked if the Parish Council should consider providing an explanation to the answer it has given in question 9. The question asked if the PC agreed with the approach used to assess sites (HEELA) and the PC responded 'disagree'. It was suggested that further explanation could be provided. It was suggested that this could be included as part of the response in question 19 to say that the PC disagreed because the approach is inaccurate and incomplete and fuller details could be found in the PC's response to question 12.

0461/0826 Members agreed, subject to the minor amendments listed above, to submit

7. Remembrance Services 2026

The Parish Council has ordered two wreaths. There will be two services which are usually attended by representatives of the Parish Council. They would be on Sunday 8th November.

0462/0826 Cllr Steer offered to attend the Warlingham Parish Council service and Cllr Fullerton-Batten offered to attend St. Leonard's Church if Cllr Andrews was unable to attend.

8. Grass cutting – Chelsham Common – horse ride

The horse ride is usually cut only when needed. This was not done last year but needs to be done this year. It would cost between £180 - £200.

0463/0826 Members agreed the above.

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

TA/2026/821 Elm Farm, Farleigh Common, Warlingham CR6 9PE

Listed Building Consent for demolition of former storage building (curtilage listed).

0464/0826 Comment: Chelsham and Farleigh Parish Council strongly objects to this proposal. We previously objected to the demolition under application 2026/712, which was withdrawn. Having reviewed the applicant's new Heritage Statement, we remain of the view that the building should be retained. Elm Farmhouse is Grade II listed and dates from 1630. Historically, the site comprised a barn, stable, outhouses, two courtyards, a garden and two orchards. The original farmstead lies north of the farmhouse, while modern agricultural barns, built in the 1990s to meet current farming standards, stand to the west. The farm is also within the Green Belt, an Area of Great Landscape Value and a Conservation Area. We welcome the acknowledgement that the building and wider farmstead are curtilage listed. However, we consider that the building's significance has been understated. Its historic and functional relationship with the listed farmhouse, its contribution to the evolution of the farmstead, and its visibility from Old Farleigh Road all demonstrate that it forms an important part of the historic farm. We find the evidence presented in the Heritage Statement inconsistent as while they accept that the building predates 1948, they rely on a map published in the 1950s—which is actually a 1939 revision, to suggest that only the flint wall was present and that the current building is a later addition.



Historical mapping taken from 1950 to show that the wall was in situ but not the building that the applicant is now seeking to remove

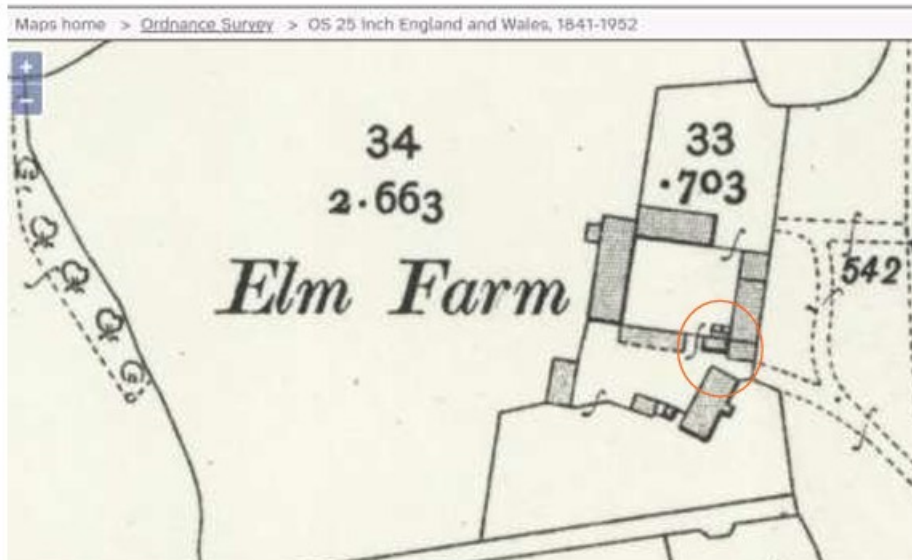
Kent Sheet XXVII.NE

Revised: 1939, Published: ca. 1950

Size: map 31 x 46 cm (ca. 12 x 18 inches), on sheet ca. 43 x 58 cm (ca. 17 x 23 inches)

We disagree with that conclusion. The available historic mapping and photographic evidence below indicate that the storage building is over 114 years old. It was originally used as a Copper House, or washroom, for the main farmhouse. While we support the repairing of the flint wall between the Copper House and the yard where the new tenant West Fisher, is relocating his winery and tasting area, we 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. The 1912 OS below is the same map provided by Christopher Reynolds, SCC Historic Buildings Officer, for the previously withdrawn

application 2026/712, to demonstrate that the building formed part of the curtilage listing and historic farmstead.

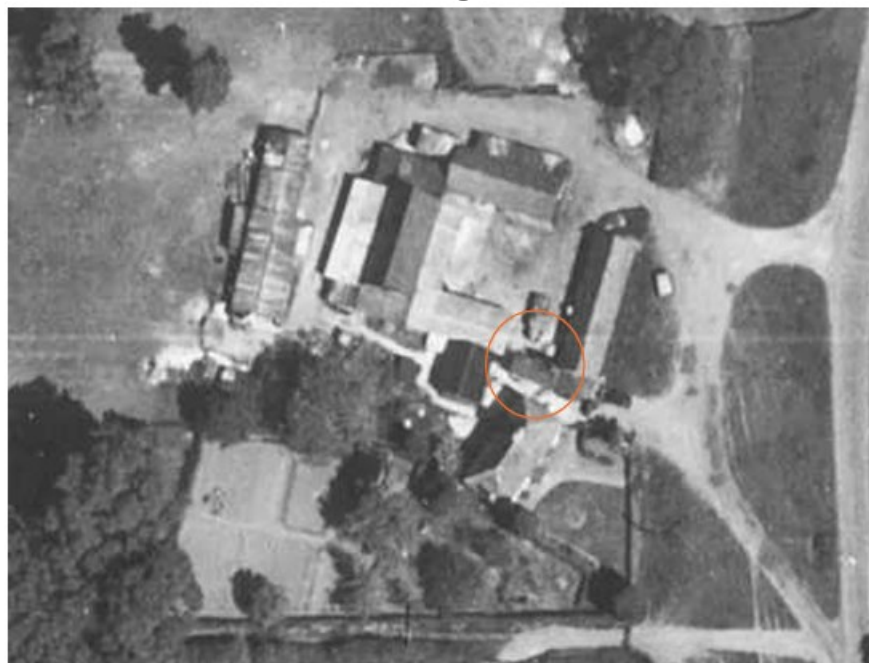


This revised 1943 map, published in 1947 shows the same storage building in situ.



Historic England Archive holds RAF aerial photography from a flight over Farleigh and Elm Farm on 30th May 1947, which again shows the storage building in place.

Sortie: RAF/CPE/UK/2121



https://historicengland.org.uk/images-books/archive/collections/aerial/photos/record/raf_cpe_uk_2121_v_5144

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. While the historic flint wall should be properly repaired and conserved, we do not feel that the applicant has demonstrated why it would require the complete removal of the historic building. The objective should be the conservation of the historic farmstead as a whole, rather than the removal of one historic component to preserve another. The August 2026 NPPF policy HE4 states that heritage assets are an irreplaceable resource and that proposals affecting their significance should avoid or, where that is not possible, minimise harm. It also states that any harm to or loss of the significance of a designated heritage asset should have a clear and convincing justification. Policy HE9 states that development proposals affecting Conservation Areas should retain and conserve buildings and other features which make a positive contribution to their character or appearance where possible. Where loss is proposed, the relative significance of the element affected and its contribution to the Conservation Area must be considered. We consider that its contribution to the Conservation Area has been underestimated and that it would result in the loss of a heritage asset of significance in a Conservation Area.

10. Finance

i) Items for expenditure

- **Golden Spruce Tree Surgeon – cut back Yew, Sycamore and Hazel trees to clear footpath and overhang to houses behind – Holtwood - £250.00 (to be ratified)**

0465/0826 Members ratified the expenditure.

- **Tatsfield Aquatics and Landscaping Ltd – to install x2 picnic benches and FastDek including levelling ground for installation, removal of old existing bench, removal of old existing concrete base on common - £796.00 plus Vat**

The Parish Council has been awarded a grant from SCCllr Jacquie Thomson for two new benches and FastDek pads - £2214.00. These have been ordered and will be delivered w/c 18th September.

0466/0826 Members agreed the above expenditure.

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

0467/0826 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

0468/0826 Members received and accepted the budget v. actual YTD spend reports.

iv) Payment of invoices:

Samantha Head	Salary- July	£ 447.20**
Mrs E Cooper	Kelly Bread	£ 10.40**
DAC Beachcroft	Settlement of insurance claim	£ 250.00**
Lloyds Bank	Fees	£ 4.25*
Alex Andrews	Expenses - parking	£ 7.20**
Down to Earth Trees	TPO admin fee	£ 72.00**
Tatsfield Aquatics Ltd	Pond paths work and bunding works	£ 5496.12**
Nick Dance	Chelsham Common cut and sight lines	£ 1320.00**
Geosphere Ltd	Parish Online renewal	£ 76.80**
Farleigh Church Council	Hall hire 2026	£ 325.00**
Golden Spruce TS	Tree work Holtwood	£ 250.00**
Samantha Head	Expenses – wreaths	£ 46.00**
Down to Earth Trees	Tree work	£ 1080.00

*already paid by DD

**to be ratified

0469/0826 Members approved the payments.

11. Meetings and Correspondence

- Parish Assembly meeting – TDC Council Offices 30th September 17:30 – Cllrs Moore and Deefholts to attend.

12. 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.

The meeting closed at 7.35pm

The next Parish Council meeting would be held on 7th September 2026 at 7pm.

The next Planning Working Group meeting would be held on 31st August (tbc).