

Minutes of the Parish Council Meeting

Held on Tuesday 2nd September 2025 at 7.30pm at Tandridge Village Hall, Tandridge Lane, Tandridge

Present:

Chairman: Mr Ivor Stamp

Clerk: Ms Clare Crouch

Councillors: Mrs S Pocock, Mr C Porter

In attendance: None

28.	PROCEDURAL MATTERS
28.1	Apologies: Apologies were received for absence from Cllr David, Cllr Nosworthy, Cllr Schmidt, Cllr McIntosh, Cllr Lockwood, Cllr Duggan and Cllr Killick
28.2	Disclosure of Interests: There were no disclosures made by Members of any Disclosable Pecuniary Interests (DPIs) and / or other interests arising under the Code of Conduct
28.3	Public questions: The first ten minutes of the meeting are available for members of the public to raise questions about and comment on items on the agenda – None Present
28.4	Minutes: Minutes of the Parish Council meeting held on the 1 st July 2025, were agreed and signed as a true record.

29.	REPORTS
29.1	County Councillor Report – none
29.2	<p>District Councillor Report from Cllr Lockwood <u>Barley Mow ACV</u> There is work being undertaken re the ACV at the Barley Mow ACV - I was canvassed by the legal team and sent my comments in support by return.</p> <p><u>Tandridge Transfer of Assets</u> An update regarding the Tandridge proposal to transfer assets to parish councils and community groups, a deadline has been issued by Tandridge that in order to allow time to process expressions of interest about assets, the cut off date has been set at 17th October. Tandridge owns the playground at the rear of the school; I think that's the only asset they have in your parish.</p> <p>Is it worth asking the school if they would take ownership, with a transition period where Tandridge agree to ensure it is fully operational before handing over if the parish council feel they don't want to take it on? Land transfers are free and have clauses they need to be kept as community facilities in perpetuity or any uplift from sale has to go back to the original owner, which is reasonable. Due diligence for running costs/liabilities would be the parish or new owner's responsibility but Tandridge is offering transitional financial and legal support.</p>

Any new unitary authority does not have a statutory obligation to maintain play areas/equipment - it will only have the legal obligation to maintain public open spaces they own. The worst case scenario is the play area is removed and maintained as just an open space, which is why I think it could be useful for the school to consider taking it on.

Otherwise, I suggest the parish council have a conversation with Amy Field, the officer helping coordinate parish engagement on asset transfers, at the council to see what guarantees can be put in place for the playground to continue to be supported by the new unitary after 2027. Amy is contactable at afield@tandridge.gov.uk or on 01883 732750. I also suggest the ownership of the car parking area is clarified - it may possibly be owned by Tandridge but in the Housing Register as many of the houses that back onto it are or were council houses. It would be useful for the school especially, to know what the council intends long term to do with the space.

Local Plan

The next planning policy meeting at the council is planned for the 18th of September, where I am hoping the HELAA sites will be published following the "first sift" which will rule out the sites which are undeliverable or are unsuitable to be taken forward. The agenda will be published on the 11th of September which should indicate if this is going to happen.

The green belt parcels should have been examined with site visits over the summer period. If the results are made public, I will let you know.

Local Government Reform (LGR)

As far as LGR is concerned, we still await the October announcement from the Secretary of State about whether it is to be 2 or 3 unitaries. In the meantime, the council are participating in a pilot for Neighbourhood Area Committees which will be quasi official bodies whose role is it to be intermediaries between the new unitary councils and the parishes/residents. They will comprise unelected as well as elected representatives, so not, in my opinion, a democratically elected body and potentially powerless as well. I am booked into a briefing about this next month and will feed back.

Further compounding my cynicism on the LGR is this piece in the BBC 🤦

<https://www.bbc.co.uk/news/articles/cj9wxnlrxdo>

Brickmakers Arms

I will check in on the planning officer about the progress being made by English Heritage on the Brickmakers Arms with regard the heritage assessment. Bearing in mind the new plans on the website haven't generated a rush of supporting letters or comments, I will ask the planning officer, if it could be determined at committee, as there could be a balance of judgement on the suitability of the proposal. In the comments so far, that the opinion is that there are either too many houses on the site, or they are too big or a combination of both and I think the committee would be a good place to test that balance.

Solar Farms

Beyond Tandridge Parish area there are 2 proposals so far. With significant reductions in farm subsidies, which kept farmland in production, though not necessarily providing an income for family

	<p>farms, and with the threat of inheritance tax losses, many farmers are having to look elsewhere for an income. Renting land for solar farms on a medium term is potentially one way the funding gaps can be filled.</p> <p>The Speckled Wood application lies to the eastern boundary of the parish has been batted off with the requirement to undertake a full Environmental Impact Assessment, based on ecological matters, flood risk /drainage and impact to the Heritage Assets and their settings (2025/584/EIA). The full application for this is likely to come early next year.</p> <p>An application for a scheme almost as large as Speckled Wood, is currently out for consultation - 2025/644 Land at Haxted Farm. I have asked why this didn't have the EIA screening opinion like the other one, and was told the applicants were told to cover the same aspects that would have been flagged as essential in an EIA, within their application submission documents. That application site spreads from Dormansland Parish into Crowhurst Parish and both parish councils are going to submit comments. There are already more than 250 objectors, mostly from Edenbridge which lies downstream from the flood prone areas, and a common thread is they are not happy about the risk of increased flooding. Currently the Lead Flood Authority is not satisfied with the applications' flood risk management which is basically non-existent, and the Environment Agency is not happy with the proposal's mitigation for harms to the ecology and physical habitats. This is due to be decided by early November but the applicant is having to redo some of its reports as the statutory objections come in, so there could be a delay in the decision date as the council has to restart the consultation period for each new report.</p>
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30.	ADMINISTRATION
30.1	Councillors confirmed there was no training sessions they would like to attend at present

31.	FINANCIAL
31.1	<p>Council approved the September 2025 Clerks Salary: £1,318.85 Gross September Pay Less deductions of Tax and NI Less deductions of Tax and NI And approved the PAYE amount for the month of September 2025</p>
31.2	Tandridge Parish Council to noted the Local Government Services Pay Agreement 2025/26. The back dated pay from April to August 2025 due to the clerk is £204.75
31.3	Councillors approved the Clerks Expenses for August 2025 £26.00
31.4	Councillors approved David O'Mahony services £150.00 for September
31.5	Councillors approved Tandridge Village Hall – Hire of September Meeting Space £30.00
31.6	Councillors reviewed and signed off the August 2025 bank reconciliation
31.7	Tandridge Parish Council reviewed and approved the TEEC invoice for Web Hosting £194.39

32.	PARISH ENVIRONMENT
32.1	Tandridge Parish Council discussed the Parish Fields (Glebe, Jubilee & Millennium) and confirmed further actions required related to The Glebe – Rights of Way and The Jubilee – Maintenance Roger Lampard – request a sort out.
32.2	Councillors to note Tandridge District Council have not yet decided on the nomination for the Barley Mow to continue as an Asset of Community Value Status
32.3	Councillors to review the July party events held at Court Farm fields Cllrs noted that they did not hear of any disturbances or noise issues Advertisements were left on various poles etc for the next ones in Birmingham and London Communication still needs to be better prior to the event.
32.3	Tandridge Parish Council to discuss the plaque for Brian Knight- called the company for plaques and has been ordered – should be in the post this week. Then the blacksmiths to create a stand for it to go in the ground.

33.	NEIGHBOURHOOD PLAN
33.1	Councillors noted there was no update regarding the progress made by the Neighbourhood Plan Group

34.	PLANNING – Applications to be reviewed by Tandridge Parish Council and comments sent to Tandridge District Council
34.1	2025/671 Buttons Mead Farm Livery, Buttons Mead Farm, Tandridge Lane, Lingfield, Surrey, RH7 6LW Retrospective application for the Resurfacing of Field Tracks. Tandridge Parish Council does not object to this planning application Tandridge Parish Council does not have any further comments on this application
34.2	2025/924/TPO Tandridge Priory Lodge, Godstone Road, Oxted, Surrey, RH8 9JU T1- Eucalyptus tree- to prune back lateral branches over hanging highway by 2 metres, leaving a residual branch length of 6 metres. All pruning cuts to be made at suitable growth points and branch tracery maintained where possible T2- Eucalyptus tree- to prune back lowest limb on south side of crown (growing over highway) reducing in length by 3.5 metres, leaving a residual branch length of 15 metres, pruning back to suitable growth points Tandridge Parish Council does not object to this planning application Tandridge Parish Council does not have any further comments on this application
34.3	2022/557/Cond1 Newhouse Farm, Tandridge Lane, Tandridge, Oxted, Surrey, RH8 9NW Details pursuant to condition 3 (Construction and Environmental Management Plan) of panning permission 2022/557 dated 31/08/2022 (Erection of an agricultural granary building with batch dryer and associated hard standing) Tandridge Parish Council does not object to this planning application Tandridge Parish Council does not have any further comments on this application
34.4	2025/870 4 Rose Cottages, Tandridge Lane, Tandridge, Oxted, Surrey, RH8 9NS Erection of single storey rear extension and insertion of flush fitting roof window into existing roof slope. (Certificate of Lawfulness for a Proposed Use or Development) Tandridge Parish Council does not object to this planning application Tandridge Parish Council does not have any further comments on this application
34.5	2025/458 Tandridge Golf Club, Godstone Road, Oxted, Surrey, RH8 9NQ New water storage lake, with associated security fence and landscaping Tandridge Parish Council does not object to this planning application Tandridge Parish Council does not have any further comments on this application

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35.	INFORMATION FOR COUNCILLORS <i>(for noting and including on future agendas)</i>
35.1	Councillors to note the sad passing of Dr Peter Morley in July 2025

36.	MEETING DATES
36.1	Tuesday 7 th October 2025 Tuesday 4 th November 2025 Tuesday 2 nd December 2025 Tuesday 6 th January 2026 Tuesday 3 rd February 2026 Tuesday 3 rd March 2026