



## Minutes of the Parish Council Meeting

Held on Tuesday 3<sup>rd</sup> June 2025 at 7.30pm at Tandridge Village Hall, Tandridge Lane, Tandridge

### Present:

**Chairman:** Mr Andrew Nosworthy

**Clerk:** Ms Clare Crouch

**Councillors:** Mrs S Pocock, Mr C Porter and Mr A Schmidt

**In attendance:** One member of the public and David Cowan

<b>10.</b>	<b>PROCEDURAL MATTERS</b>
<b>10.1</b>	<b>Apologies:</b> Apologies for absence were received from Cllr McIntosh, Cllr Lockwood, Cllr Duggan, Cllr Killick, Cllr Stamp and Cllr David
<b>10.2</b>	<b>Disclosure of Interests:</b> There were no disclosures made by Members of any Disclosable Pecuniary Interests (DPIs) and / or other interests arising under the Code of Conduct
<b>10.3</b>	<b>Public questions:</b> 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. A member of the public wanted to bring to the attention of the Parish Council the planning application proposed at the Brickmakers Arms  Also the member of the Public raised the proposed Solar Farm development bordering Tandridge Parish and Crowhurst. Potentially it may be located to close to some residential housing, possibly noise aggravation and the lorries and nuisance potentially caused in the building of it all.
<b>10.4</b>	<b>Minutes:</b> Minutes of the Parish Council meeting held on the 13th May 2025, are to be agreed and signed as a true record. The Chairman is not present and the Vice Chair was absent at the previous meeting therefore not able to sign minutes. This has been postponed to next meeting

<b>11.</b>	<b>REPORTS</b>
<b>11.1</b>	County Councillor Report – none in attendance
<b>11.2</b>	District Councillor Report – none in attendance
<b>11.3</b>	David Cowan from Surrey Community Action – Rural Housing in Surrey The scheme is funded by DEFRA and 4 Districts in Tandridge to assist with providing Rural affordable housing. Affordable Housing is a technical definition meaning homes for people who can not access homes in the local area on the open market. The rental is 80% of the open market and therefore at a discount. The purchase element is slightly different such as Shared Ownership schemes. There is the Discount market sale which is literally to buy at a reduced cost and then when selling on there is a ceiling price which remains on going.  Surrey Community Action work with small developments – 6 to 15 houses or flats combining a mix of tenures – some affordable some at market value.

	<p>Furthermore the Rural Exemption Sites are ones where planning permission granted, in these circumstances gives the land at a more affordable rate which allows the housing then to be more affordable at the end point. £10,000 per unit for land currently is more affordable rather than the open market.</p> <p>Local housing need is the first thing that is considered when embarking on the schemes. There needs to be a Housing Need Survey done by SCA which assesses the size of households and affordability levels distributed and collated by SCA</p> <p>Then a group such as a Neighbourhood Plan / Community choses a registered partner, finds the land or exemption site and requests the Grants available eg from Homes England or local district or open market homes sold at full price to fund the scheme or part fund</p> <p>In return the rent and subsidies provides finance for the scheme</p> <p>SCA don't represent any party but work with all parties to bring it all together. Help with guidance and putting people in touch with each other. NP funding can also be used to fund the Housing Need Survey At the present time SCA have a 7-house site in Hambledon, 2 open market housing sites, 3 affordable rentals and 2 shared ownership housing locations.</p> <p>Another example shown was one in Brockham consisting of 17 homes in an Alms House scheme. There was funding sought from Mole Vally and they created 4 self build sites which were bought and provided 60% of the market value of the Alms house rental</p>
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<b>12.</b>	<b>ADMINISTRATION</b>
<b>12.1</b>	Councillors confirmed the Standing Orders to be adopted for the municipal year 2025/26
<b>12.2</b>	Councillors confirmed the Financial Regulations to be adopted for the municipal year 2025/26
<b>12.3</b>	Councillors confirmed the Code of Conduct to be adopted for the municipal year 2025/26
<b>12.4</b>	Councillors reviewed parish assets, buildings, land and equipment as a correct record for 2025/26 And approved the Fixed Asset Register
<b>12.5</b>	Councillors confirmed the insurance quotation circulated from Zurich is acceptable and to proceed with the for the current year
<b>12.6</b>	Tandridge Parish Council reviewed and confirmed the Risk Assessment is correct for this year
<b>12.7</b>	Councillors confirmed there was no training at present they would like to attend

<b>13.</b>	<b>FINANCIAL</b>
<b>13.1</b>	<b>Council approved June 2025 Clerks Salary:</b> £1,277.90 Gross June Pay Less deductions of Tax and NI Less deductions of Tax and NI <b>And approved the PAYE amount for the month of June 2025</b>
<b>13.2</b>	Councillors approved the Clerks Expenses for May 2025 £36.80
<b>13.3</b>	Councillors approved David O'Mahony services £150.00 for June
<b>13.4</b>	Councillors approved Tandridge Village Hall – Hire of June Meeting Space £30.00
<b>13.5</b>	Councillors reviewed and signed off May 2025 bank reconciliation and budget report
<b>13.6</b>	Councillors confirmed and approved internal audit report
<b>13.7</b>	Councillors confirmed and approved the Annual Governance Statement
<b>13.8</b>	Councillors confirmed and approved the Accounting Statements
<b>13.9</b>	Councillors confirmed and approved the 2024/25 accounts
<b>13.10</b>	Councillors noted Tandridge Parish Council are not able to declare exempt from an external audit
<b>13.11</b>	Councillors approved the Internal Auditors invoice.

<b>14.</b>	<b>PARISH ENVIRONMENT</b>
<b>14.2</b>	Councillors noted Tandridge District Council have received, acknowledged and have processed the nomination for the Barley Mow to continue as an Asset of Community Value Status

<b>15.</b>	<b>NEIGHBOURHOOD PLAN</b>
<b>15.1</b>	Councillors noted the progress made by the Neighbourhood Plan Group. The AI system pulled together documentation and Cllr Schmidt has tweaked it. Group will change wording and put in photos etc. The group are meeting next week to pursue those points.

<b>16.</b>	<b>PLANNING – Applications to be reviewed by Tandridge Parish Council and comments sent to Tandridge District Council</b>
<b>16.1</b>	2025/467            Macconkeys, Tandridge Lane, Lingfield, Surrey, RH7 6LL Construction of a sub foundation (Certificate of Lawfulness for an Existing Use) Tandridge Parish Council do not have any objections to this application Tandridge Parish Council do not have any further comments on the application
<b>16.2</b>	2025/418            Gardenia, Tandridge Lane, Lingfield, Surrey, RH7 6LL Demolition of dwelling. Erection of replacement dwelling. Tandridge Parish Council do not have any objections to this application Tandridge Parish Council do not have any further comments on the application
<b>16.3</b>	2025/342            Brickmakers Arms, Tandridge Lane, Tandridge, Oxted, Surrey, RH8 9NS Demolition of the existing public house (Sui Generis) and erection of 2x three-bedroom and 2x four-bedroom dwellings (Use Class C3) forming access off Tandridge Lane, with associated parking and hard and soft landscaping. Tandridge Parish Council do not object to a development of residential houses at the location however they have further comments regarding the application. Tandridge Parish Council are concerned about the sightlines at the location and being so close to the bridge. Tandridge Parish Council have witnessed over many years the issues arising from the drainage problem under the bridge. This road 'floods' numerous times throughout the winter months creating a very deep pool that any cars get stuck in! The sewage facility does not seem an acceptable level for the number of properties suggested The density of building on the site is not creating a balanced ratio. The proposed development is located adjacent to the electrical sub-station and does not seem to give enough appropriate space to surround the transformer.

	The development has provided car parking however the number of spaces is insufficient and does not meet the Planning Policy guidelines.
16.4	2025/405 12 Park View, Crowhurst Lane End, Tandridge, Oxted, Surrey, RH8 9NT Erection of first floor extension over garage Tandridge Parish Council do not have any objections to this application Tandridge Parish Council do not have any further comments on the application
16.5	2025/584/EIA Speckled Wood, Crowhurst Lane, Lingfield, Environmental Impact Assessment (EIA) Screening Opinion in accordance with Regulation 6 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 from Tandridge District Council with regard to the proposed renewable energy generation station. Tandridge Parish Council do not object to a development of renewable energy Tandridge Parish Council have further comments and they would like the District Council to consider the following aspects. The size of the development in relation to the proximity of the residential properties nearby. This site is vast and covers many acres. The construction of such a site will impact the immediate neighbours and surrounding villages for some time in the process of setting up the solar panels. The rural roads are very small and can not sustain large lorries over a continuous period.

<b>17.</b>	<b>INFORMATION FOR COUNCILLORS <i>(for noting and including on future agendas)</i></b>
<b>17.1</b>	

<b>18.</b>	<b>MEETING DATES</b>
<b>18.1</b>	Tuesday 1 <sup>st</sup> July 2025 Tuesday 2 <sup>nd</sup> September 2025 Tuesday 7 <sup>th</sup> October 2025 Tuesday 4 <sup>th</sup> November 2025 Tuesday 2 <sup>nd</sup> December 2025 Tuesday 6 <sup>th</sup> January 2026 Tuesday 3 <sup>rd</sup> February 2026 Tuesday 3 <sup>rd</sup> March 2026