

Horne Parish Council

www.horne-pc.org.uk

Clerk: Clare Kennedy, Red Tiles, Newchapel Road, Lingfield, Surrey, RH7 6BJ

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Meeting of Horne Parish Council

Date: Monday 15th February 2021 at 7.30pm

Location: Held by video conference on the Zoom Platform

Present:

Parish Councillors:

Mrs. A Brown (Chair)

Mr D Brown

Mr G Marks

Mrs A Michie

Mr M Sherwood

Mrs C Wickington

Mr R Williams

In attendance:

County Councillor Steeds

District Councillor Fitzgerald

District Councillor Bourne

Clare Kennedy

Alice Brock, Andrew Jackson, Jackie Connelly, Richard Horley, Tony Cusano,

Sian Clutterbuck, Andy Clutterbuck, Jonathon Mosely, Tom Ogden, William

Sarah Dayus, Ralph Godney, Sarah, Lorena Cusano, Tom Grist, Chris Grist

James Thurbin, Sharyl Horley, Mark Ridge, Andrew Jackson

NB	<p><i>During the current Covid-19 Pandemic the following emergency measures have been put in place for conducting the business of the Parish Council:</i></p> <p><i>Horne Parish Council delegates authority to the Clerk in consultation with the Chairman Alison Brown in conjunction with ideally the Vice Chairman, but in absence any one of the remaining Parish Councillors, to take any actions necessary with associated expenditure to protect the interests of the community and ensure council business continuity during the period of the pandemic Coronavirus. All decisions, expenditure and business will be recorded by minutes, and confirmed as a true record at the next allowable meeting.</i></p>
50.	<p>Procedural Matters</p> <p>50.1 Cllr Colin White sent apologies for absence</p> <p>50.2 Cllr Mark Sherwood disclosed that he has a pecuniary interest in the planning application at Little Woodbury which is to be discussed under Planning. There were no other disclosures made by Members of any Disclosable Pecuniary Interests (DPIs) and / or other interests</p> <p>50.3 The minutes from the January full council meeting and the Cricket Club Sub Committee Meeting held on 8th February 2021 under the Public Bodies (Admission to Meetings) Act 1960 s2 were approved as a true record. Council is to note that apologies were received from clerk due to incorrectly detailing the Subcommittee Meeting as an Extraordinary Meeting on the agenda.</p> <p>50.4 Public Questions: Ten minutes available for the public to express a view or ask a question. The public are welcome to stay and observe the rest of the meeting. Tom Ogden confirmed appreciation for confirming the error regarding the subcommittee</p> <p>50.5 Updates from County and District Councillors: Cllr Lesley Steeds advised that there was a 2.49% rise from Surrey County Council in council tax and they are successfully balancing their budget. Surrey County Council are also moving from Kingston to a base in Reigate. Cllr Steeds also confirmed she has been made aware of the current state of West Park Road. She has requested that once Southern Water have completed their work, it is repaired as soon as possible It was reported to the Parish Council that Birchenwood Farm on West Park Road now has an Enforcement</p>

officer Ian Gray assigned to the situation. Cllr Steeds has had correspondence on the issue with him and it is in process but it takes time to enforce.
 Cllr Kevin Bourne advised that Tandridge District Council are increasing their council tax.
 Cllr Harry Fitzgerald told Parish Council that there are numerous planning applications being made. He did say though that there were no preplanning applications being accepted until the end of march. In addition Tandridge District Council are still recruiting for a new Chief Executive. Furthermore there is a Flytipping problem in Hare Lane that Cllr Fitzgerald is trying to improve.
 Cllr David Brown asked about Eulyn Farm and was advised that there was no movement on the appeal at yet. Owner of Polo field has declined to meet Cllr Fitzgerald. However according to Claire Coutinho's email the polo pitch is up to the height deemed in the planning application. Cllr Bourne advised there is a limit however this is subjective to land movement and earth settling

It was reported that the footpath alongside the Polo Pitch development has become impassable. The Clerk will contact Mary Ann Edwards from Surrey County Council regarding the situation and copy Cllr Bourne into correspondence. The feeling is that the mounds of earth are contributing to the problem due to rain running down them and the silt being deposited at the base which is the footpath.

50.6 Councillors agreed all matters arising from previous minutes would be covered under the agenda items

51. Planning

51.1 Councillors noted planning decisions and other information to date from Tandridge District Council:

2020/2156 Yew Tree Cottage, Smallfield Road, Horne, Horley, Surrey, RH6 9JP
 Proposal Demolition of existing single storey extensions and outbuildings. Erection of two storey side and rear extensions.
 Decision Refused
The reason(s) for REFUSAL are:- 1. The proposal would result in a disproportionate addition over and above the size of the original building which is by definition, harmful to the Green Belt. There are no very special circumstances that would clearly outweigh the harm identified. As such, the proposal constitutes inappropriate development in the Green Belt which is contrary to the provisions of the NPPF (2019) and Policies DP10 and DP13 of the Tandridge Local Plan Part 2: Detailed Policies (2014).

51.2 Horne Parish Council discussed and agreed comments to be submitted to Tandridge District Council on the following Planning Applications:

2021/102 Victoria Fields, Clay Lane, Newchapel, Surrey, RH7 6HX
 Proposal Erection of a chalet bungalow
 Decision Not yet determined
 Horne Parish Council object to this application
 Horne Parish Council have further comment on this as it contravenes planning on the Green Belt and previous application for residential was refused on this basis.

2021/34 Little Woodbury, Woodland Lane, Newchapel, Lingfield, Surrey, RH7 6NW
 Proposal Demolition of existing dwelling and erection of replacement dwelling
 Decision Not yet determined
 Horne Parish Council do not have comment this application
 Horne Parish Councillors will make their own comments individually to the planning department at Tandridge District Council

2021/28 Stubbs Grove Farm, Whitewood Lane, South Godstone, Godstone, Surrey, RH9 8JR
 Proposal Erection of single storey flank extension. (Certificate of Lawfulness for Proposed Use or Development)
 Decision Not yet determined
 Horne Parish Council do not object to this application
 Horne Parish Councillors do not have any further comment to make on this application

2021/138/N Honey Hill Farm , Brickhouse Lane, RH7 6HR
 Erection of agricultural building to provide secure storage for machinery (Prior Notification for agricultural or forestry use under Schedule 2, Part 6 of GPDO) (Prior Approval).
 Decision Not yet determined

Horne Parish Council after submitting holding comments, reviewed the application further and still objects to this application for the same planning reasons
 Horne Parish Council have these further comments, which are the same objections raised on the previous application submitted at the location (2020/1366/N):

HPC feel that the proposal would result in detrimental harm to the character of the area as the proposed barn would not be consistent in appearance and design to that of agricultural farming buildings in the countryside. The proposed development would constitute inappropriate development in the Green Belt resulting in harm by definition and harm to openness. No very special circumstances have been demonstrated which would clearly outweigh the harm to justify permission. The proposal is contrary to Policies DP10, DP13 and DP17 of the Tandridge Local Plan: Part 2 – Detailed Policies 2014 and the NPPF 2019

Neighbour amenities Policy CSP18 of the Core Strategy requires that development must not significantly harm the amenities of the occupiers of neighbouring properties by reason of overlooking, overshadowing, visual intrusion, noise, traffic and any adverse effect. Criteria 6 – 9 (inclusive) of Policy DP7 of the Local Plan Part 2: Detailed Policies seeks to safeguard amenities of neighbouring properties, including minimum distances that will be sought between existing and proposed buildings. The proposed development would result in harm to the amenities of September Cottage, a grade two listed neighbouring dwelling.

Highways Safety Policy CSP12 of the Core Strategy and Criterion 3 of Policy DP5 of the Local Plan Part 2: Detailed Policies seeks to ensure that development does not impact highway safety. The proposal would generate some vehicular movements to this site, some of which would involve heavy vehicles. These movements along with the already used roads of Horne and the surrounding areas, would add to the impact and stress on the already overburdened rural roads. The safety of pedestrians, equestrians and residents will all be at further risk from more HGVs using Brickhouse Lane. This development would be detrimental to the overall safety of the highway network.

Other matters Policy CSP17 of the Core Strategy requires development proposals to protect biodiversity and provide for the maintenance, enhancement, restoration and, if possible, expansion of biodiversity, by aiming to restore or create suitable semi-natural habitats and ecological networks to sustain wildlife in accordance with the aims of the Surrey Biodiversity Action Plan. Policy DP19 of the Local Plan Part 2: Detailed Policies advises that planning permission for development directly or indirectly affecting protected or Priority species will only be permitted where it can be demonstrated that the species involved will not be harmed or appropriate mitigation measures can be put in place. It is believed that Skylarks nest at the location and they would be hugely disturbed by this proposal, considering they are currently on the Red List, this would be inappropriate to sustain their habitat.

Conclusion The proposal would amount to inappropriate development in the Green Belt, which is, by definition, harmful. Substantial weight is attached to this harm. The proposal would also result in harm to openness. Whilst the potential contribution to the business and local financial contributions are of benefit, this would not be sufficient to outweigh the harm to the Green Belt.

Horne Parish Council believes this application contravenes the National Planning Policy Framework (NPPF) and the Government's Planning Practice Guidance (PPG), and feels that on behalf of its parishioners this application does not adhere to the policies within the Council's Core Strategy 2008 and the Tandridge Local Plan: Part 2 – Detailed Policies 2014 in accordance with paragraph 213 of the NPPF.

In addition it is noted that as an agricultural application, no formal notice was provided to the Parish Council and on a search it did not come up on the parish Planning Applications in Horne, hence the holding comments sent to Tandridge District Council. Horne Parish Council confirm their comments regarding application 2021/138/N and submit a further comment. It is believed that the land owned by the applicant would not be significantly big enough to sustain the intentions stated in the Planning Statement. Horne Parish Council would question the agreements which have been referred to as in place or being negotiated. This is vital to the application as without solid contracts of agricultural agreement for the rented land, then the uncertainty of available land does not meet the planning applications requirements.

Furthermore there is a concern regarding relative size of the building submitted in height, depth and width, as it seems disproportionate to the land owned and need of the business idea.

Tandridge District Council assessed the application for Prior Notification for an agricultural of forestry use under schedule 2, Part 6 of GPDO and felt the building was not necessary for agriculture and further more required a full planning application to justify the proposed development:

"In conclusion, the application contains insufficient information and justification for the proposed development and has failed to demonstrate that there is a sufficient agricultural need for the building. As such, planning permission is therefore required as the proposal has not been demonstrated to be reasonably necessary for agriculture."

Horne Parish Council do not feel that this justification has been demonstrated as the application has not given enough proven information regarding confirmed land available nor is there any justification of a building of such magnitude when the business is in its infancy. The Parish Council is aware that this is not a material concern however it is important to note residents' concerns, regarding the proposed development of a start up business. There is cause for concern that a failed business will create a redundant agricultural building in due course and lead

to other planning applications going forward at the site.

NB: There was further discussion held regarding the application and the applicants reiterated their offer to Parish Councillors of an accompanied tour of the location to the site

Plus any other planning application that may arise in the meantime (details to be circulated)

52 Finance and administration

52.1 Councillors reviewed and virtually approved the monthly financial and budgetary review.

52.2 Horne Parish Council authorised the below payments for January 2021

Chq	Payee	Description	Amount
	Clare Kirby	Clerks Salary	£860.60- Gross less NI and Tax
	Clare Kirby	Clerks Expenses	£ 30.00
	Zoom	Video Conference	£ 14.39
	Eden Press	Newsletter	£ 350.00
	Jonathon Mosely	Installation of Gripes	£ 72.00

52.3 Horne Parish Council noted and discussed further amendments required for the website. The Clerk has confirmed that getting newsletters uploaded are next, followed by updating general information

52.4 Parish Councillors to agreed that the date for the next Newsletter to be completed and distributed would be in April, prior to Easter and the Clerk will draft a version for the March Meeting

53 Parish Environment

Members of the public might be excluded from this item under the Public Bodies (Admission to Meetings) Act 1960 s2

53.1 Horne Parish Council to discuss the Cricket Pitch and receive an update on progress under Public Bodies (Admission to Meetings) Act 1960 s2. Chairman Brown will be circulating the response received from the Cricket Club for review and it was agreed Councillors would comment after review, via email.

53.2 Horne Parish Councillors discussed the Polo Pitch but there is no further actions at present to be undertaken as the owner of the polo pitch has declined to meet with Cllr Fitzgerald.

The plan was to flatten the mounds of earth and seed the area. However Cllr David Brown told the Parish Council he had been informed that Tandridge District Council is not actioning any enforcement as the site is not active at present. Cllr Fitzgerald thought that enforcement action had been actioned and he will chase this up to confirm. Cooks and AMV have advised to a resident that they have finished works at the Polo Pitch site.

53.3 Horne Parish Council noted new or previously discussed unauthorised building and planning in Horne, which the clerk will update the Enforcement Team at Tandridge District Council about:

- Newchapel Road opposite Spring Field – hard core installed and access installed
- Opposite Dunmore a five bar gate has been installed – was there permission for this onto a B road.
- White Gates on the A22 has considerable amounts of work being undertaken

It was resolved that Horne Parish Councillors would lobby Tandridge District Council, Councillor Mark Ridge felt that he and the other TDC councillors along with Cllr Steeds need to all work together to get things changed in regard to Enforcement. They will suggest that temporary staff maybe required to fulfil the backlog of complaints. Cllr Steeds advised all residents that they should email Jackie King CEO, Charlotte Parker Head of Planning and the Enforcement Team. Another option considered is that they should contact the Council Ombudsman to make a formal report this situation to them. Cllr Harry Fitzgerald will write to CEO and Clerk/Chairman will also compose a complaint to be sent to Jackie King, Charlotte Parker and the enforcement team. He also spoke about getting a Freedom of Information Request submitted regarding the information they have received on each enforcement situation and offered his services to support this notion.

Cllr Marks suggested that the Parish Council could use SSALC to assist and the Clerk will look into this option.

53.4 Horne Parish Council discussed the HGV and Traffic Survey meeting held via Zoom with the MP Claire Coutinho, the progress and outcomes. The actions points have been circulated to the Parish Councillors and residents.

Matt Fuller who owns Fullers Grab Hire, attended the meeting. The chair expressed concerns for residents using the roads in and around Horne.

It was confirmed that Horne Parish Council would like to form a group with local HGV firms for consultation. The Clerk will contact all local HGV owners and try to and facilitate this for constructive discussions.

Residents raised the damage to the road due to the HGV use in Bones Lane and in Brickhouse Lane is very bad in places. Cllr Steeds has flagged up this damage with Highways and is awaiting a response. She has also requested Matt Furniss to come and review the roads.

	<p>Cllr Fitzgerald has offered to organise a round table discussion with all local HGV firms.</p> <p>Regarding the increase of HGV companies being able to set up in the locality, it was pointed out that another one has requested permission based at Unit 5 Bones Lane, Newchapel. This is an application for authorisation of 4 vehicles and 5 trailers. The application is not clear as to where it is exactly located, Cllr Steeds will investigate this further.</p> <p>Cllr Alison Brown offered Matt Fuller an opportunity to speak. He clarified with Cllr Fitzgerald that he would like to be involved, as Andy Needham from Tone Scaffolding also offered to do this. Cllr Sherwood, Cllr Steeds and Cllr Fitzgerald all confirmed that they will be keen to work with all HGV companies in the area</p> <p>Matt Fuller was asked what methods he uses with his drivers to maintain safety on the roads. He gave a very comprehensive over view of the tracking system he uses which reports the drivers location and speed, the is 360 degree CCTV in every cab and severely reprimands any of his drivers that are speeding or reported as dangerously driving. The councillors were all very impressed with the safety measured employed by Fullers Grab Hire</p> <p>53.5 Horne Parish Council confirmed that the Annual Parish Meeting for Horne Parish Council will be held via Zoom. However the clerk is to check the regulations regarding physical meetings returning as of the 7th May 2021 according to NALC guidelines. However Horne Parish Councillors feel that it is better to host the meeting via Zoom for ongoing safety even though the guidelines at present state all parish meetings are on course to resume on the 7th May 2021.</p> <p>53.6 Parish Councillors to discussed the SSALC meeting which the Chairman attended and she confirmed that there was disappointment expressed for not having any funding available.</p> <p>53.7 Horne Parish Council discussed Speed Watch, potential locations in Horne that would be suitable and safe places. Cllr David Brown advised of areas that he has suggested on the roads in Horne. Jolly Farmer on Whitewood Lane Outside the Church Junction of Hare Lane on Brickhouse Lane Newchapel Road – 50mph speed limit is being flouted Bones Lane by Highfield Cottage Cllr David Brown advised that there was a need for more people to be involved. Residents Tom and Chris Grist offered to also volunteer in assisting with Speed Watch. District Councillor Mark Ridge has also offered his services as a substitute if ever required, as he is an active member of the Crowhurst Speed Watch.</p> <p>53.8 Horne Parish Councillors reviewed the Outwood Parish Council opposition regarding the Tone Scaffolding application 2020/2074 based at The Sawmills, Green Lane, Outwood. Horne Parish Council felt a comment would be necessary to Tandridge District Council regarding concerns of the vehicular use of local rural roads. The site has difficult access however Highways have confirmed the site is appropriate for HGV use. Horne Parish Council agreed to support Outwood Parish Council's response in objecting to the application.</p>
<p>54</p>	<p>Dates of next Parish Council Meetings</p> <p>54.1 Meeting room at Centenary Hall provisionally booked for future meetings however alternatively due to the Corona Virus Lockdown Parish Council meetings will be held by remote video conference: Monday 15th March 2021</p> <p>54.2 Proposed dates for 2021 Horne Parish Council Meetings</p> <p>Monday 19th April 2021 Monday 17th May 2021 Thursday 20th May 2021 Monday 21st June 2021 Monday 19th July 2021 No August Meeting Monday 20th September 2021 Monday 18th October 2021 Monday 15th November 2021 Monday 20th December 2021</p>