2026-09/01

**Minutes of the Meeting of Full council held in Newchapel Cricket Pavilion on 21 September 2026 at 6:30 pm**

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Present: Cllrs. Alison Brown *(Chair)*, Sian Clutterbuck, Graham Marks
In attendance: Cllr Nick Greenfield

**1 TO RECEIVE APOLOGIES FOR ABSENCE**

Received

**2 DECLARATIONS OF INTERESTS OR PREDETERMINATION**

None

**3 PUBLIC QUESTIONS AND STATEMENTS**

None

**4 TO RECEIVE, ADOPT AND SIGN THE MINUTES OF THE PREVIOUS COUNCIL MEETING - distributed**

Approved

**5 TO RECEIVE LOCAL COUNCILLOR REPORTS**

Cllr Greenfield was in attendance and spoke about the continuing work at East Surrey CC, it was explained that the new offices will be Reigate from April 2027. Lots of work being done by officers around IT and services.

**6 PARISH ENVIROMENT**

**6.1 Parish Clerk Report**

**Clerk's Report - September 2026**

**East Park Farm Hearing**

The East Park Farm hearing has now taken place. The Parish Council attended and supported the case, following a considerable amount of preparation in the lead-up to the hearing.

The Parish Council has submitted a **claim for costs** associated with its involvement, which will be considered as part of the decision. We understand that the Inspector's decision is expected within approximately **3–4 weeks**.

The Clerk will update members as soon as the decision is received.

**Clerk Salary & Additional Hours**

The agreed national pay scale increase for the Clerk is **3.3%**. This will be applied from the October salary and **backdated to April 2026**.

In addition, approval is requested for **20 hours' overtime** for the significant additional work undertaken in preparing for and supporting the East Park Farm hearing.

**members resolution:**
To note and approve the implementation of the 3.3% Clerk salary increase, backdated to April 2026, and to approve payment of 20 additional hours for work undertaken in connection with the East Park Farm hearing.

**Parish Christmas Event**

It is proposed that the Parish Council holds a small **cheese and wine Christmas event for residents** following the December Parish Council meeting.

Clerk to prepare invite for circulation and a save the date message for October meeting.

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**Cricket Club Refurbishment – Public Works Loan**

Following the progress of the Cricket Club refurbishment project and the planning application now agreed, members are asked to confirm whether they remain supportive of progressing the project and beginning the process of applying for a **Public Works Loan** to support the refurbishment.

If supported, the Clerk will begin gathering the necessary information and incorporate the potential borrowing and associated repayments into the Council's **forward budgeting and financial planning for the next financial year**.

deferred to October Agenda

Speeding - Smallfield Road - Member asked to support a request for a speed survey on Smallfield Road due to the cluster of accidents.

Clerk to action speed survey - Cost to be met by PC

**6.2 TDC Parish Assembly Date Wednesday 30th September 5:30pm**

Alison Brown confirmed she will try and attend. TDC to be informed

**7 PLANNING / LICENCES/APPEALS/ ENFORCEMENT**

**7.1 Planning Applications**

2026/1039 Foxlands Farm, West Park Road Rh7 6HT

**Conversion and alterations to existing outbuilding to provide garage and store on ground floor, with new roof over to provide additional storage**

**No Comment**

2026/1027 Stock Cottage , Bones Lane, RH7 6HR

**Change of use from residential to a children's day nursery with creation of a new internal access track**

**Horne Parish Council: objection to planning application 2026/1027**
**Stock Cottage, Bones Lane, Newchapel, Lingfield RH7 6HR**
**Proposed change of use from a dwelling to a children's day nursery for up to 54 children, with a new internal access track**

Horne Parish Council objects to this application. The Council recognises the value of childcare provision, but considers that the proposed scale of operation is unsuitable for this location. Its principal concerns are highway safety, flooding affecting access along Bones Lane, and the proposed access route across a Green Belt field.

**Highway safety and traffic**

Bones Lane is a narrow rural road with bends, restricted visibility and no continuous footway. A nursery for up to 54 children would bring parents and carers, staff, deliveries and servicing vehicles to a site currently used as a home. Arrivals and collections are likely to place particular pressure on the lane at busy times.

The Parish Council asks Surrey County Council, as highway authority, to assess the full operating pattern rather than relying solely on the stated maximum of 54 children on site. The assessment should establish whether children attending different sessions could increase the number of daily journeys. It should also address vehicle movements at each proposed entrance or exit, visibility in both directions, the ability of vehicles to pass and turn safely, and the effect on neighbouring accesses and the nearby timber yard entrance.

The absence of a safe walking route is especially concerning for a use serving young children and

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families with pushchairs. The applicant should demonstrate how the site can be reached safely by all users, including anyone who does not arrive by car. The Parish Council does not consider that these matters have yet been satisfactorily resolved. They are directly relevant to Policy DP5, *Highway Safety & Design*, of the Tandridge Local Plan Part 2.

**Flooding and dependable access**

The Parish Council has longstanding records of flooding on Bones Lane, including near the bend west of Stock Cottage. Recent flooding has again affected use of the road. Even if the building itself is in Flood Zone 1, the safety and reliability of the route used to reach a nursery must be considered.

The Council asks the planning authority to assess the recorded flooding of Bones Lane alongside mapped flood risk. In particular, it should establish whether parents, staff and emergency services would have safe access and a suitable alternative route during flood events, and whether the proposed access works would affect surface water runoff or drainage. The application should not be determined on the assumption that a low flood risk classification for the building answers these access concerns.

**New access across Green Belt land**

The proposal is more than a change of use within an existing building. The access option across the orchard and open field would introduce a new route and associated vehicle activity into the Green Belt. Its physical extent, surfacing, lighting, boundary treatment and effect on the openness and rural character of the land need to be assessed as part of the application.

The Parish Council asks the planning authority to consider the building's proposed reuse separately from the new access works. The reuse of an existing building does not, on its own, establish that all associated development across open land is acceptable. The Council considers that the proposal has not demonstrated that its effects on the Green Belt and the character of this part of Bones Lane are acceptable under Policies DP7, DP10 and DP13 of the Tandridge Local Plan Part 2 and the relevant national Green Belt policies.

**Location and overall planning balance**

The proposed nursery would depend heavily on private cars because safe walking routes and practical alternatives are limited. The Council asks the planning authority to weigh that dependence, the proposed number of places and the likely pattern of journeys against the benefit of additional childcare provision. If unmet local need is put forward as a justification for this particular Green Belt location, the Council asks for evidence of that need within the area the nursery would serve.

Taken together, the unresolved highway and flood access concerns, and the impact of a new access route across Green Belt land, give the Parish Council substantial grounds for objection. **Horne Parish Council requests that application 2026/1027 be refused.** If officers are minded to recommend approval, the Council asks that the application be referred to the Planning Committee so these matters can be examined in public.

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**7.2 Enforcement**

Noted

**7.2.1 Update on hearing on Land East Park Farm Enforcement appeal.**

Noted

**8 FINANCIAL**

**8.1 To approve the monthly payments - circulated**

Approved

**8.2** **To approve Bank recs/ finance reports - circulated**

Approved

**9** **Meeting Dates**

19th October 6:30pm

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