

**COMBINED COMMITTEE MEETING**  
**Planning & Development, Environment & Amenity & Finance & General Purposes**  
**Minutes**

**Wednesday 18<sup>th</sup> March 2015**

**Parish Office, Nutfield Village Hall, Mid Street, South Nutfield at 8.00pm**

**Present:** Councillors: Mrs S Renaut (Chairman), Cllrs D Dowden, K Sandiford, I Reeve, S Ford, S Collecott, D Cullen  
Asst. to Clerk: S Hayes

**1. APOLOGIES and reasons for absence:**

Cllr. D Miller (work) and R Brown (on leave) were received

**2. Declarations of Interest:**

None

**3. MINUTES**

**Approval of the Minutes of the Combined Committee meeting held on 18<sup>th</sup> February 2015**

Read and approved

**4. Matters and action points arising from Minutes** – for updating and noting only. Any items requiring attention will be on the agenda

**5. PLANNING & DEVELOPMENT**

**5.1 Planning Decisions by Tandridge District Council since last Parish Meeting**

As listed on planning schedule

**5.2 Current Planning Applications – the following applications to be considered and comments agreed for submission to Tandridge District Council**

- **TA/2015/315 28 Kings Acre, South Nutfield..** Demolition of existing conservatory. Erection of single storey rear extension (C of L for Prop use or development)  
Dated 27/02/15 – 21 days – NPC comment by 20/03/15  
**NPC Comment – No Objection – Neighbours**
- **TA/2015/316 Brookside Cottage, Crab Hill Lane, South Nutfield..** Erection of detached outbuilding and detached 3 bay garage/stables. (C of L for Prop use or development)  
Dated 03/03/15 – 21 days – NPC comment by 24/03/15  
**NPC Comment – No Objection – Neighbours**
- **TA/2015/462 50 Mid Street, South Nutfield...** Erection of two storey side extension  
Dated 06/03/15 – 21 days – NPC comment by 27/03/15  
**NPC Comment – No Objection – Neighbours**
- **TA/2014/1977 Land Off Kings Cross Lane, South Nutfield..** Erection of 16 dwellings (2 x 1 bed flat, 8 x 2 bed houses and 6 x 3 bed houses) parking, refuse and cycle parking provisions and landscaping (amended plans and additional information).  
Dated 06/03/15 – 14 days – NPC comment by 20/03/15. **Object and refer to NPC letter sent to TDC**
- **TA/2015/488 Hawkesbury, Coopers Hill Road, Nutfield RH1 4HX..** Erection of detached outbuilding and garage. (Certificate of Lawfulness for a Proposed Use or Development).  
Dated 12/03/15 – 21 days – NPC comment by 02/04/15.  
**NPC Comment – No Objection – Neighbours**

**5.3 Rural Affordable Housing**

Update from TDC meeting and further information

After some discussion it was agreed that CF would prepare a further statement to TDC pointing out the many inaccuracies in the HCH plan. CF will also chase Geraldine Keeping for a response to an email sent after meeting with TDC on Feb 11<sup>th</sup> 2015.

The draft presentation to the planning committee was discussed and content and style to be developed by IR in consultation with CF.

**IR/CF**

**5.4 Neighbourhood Plan**

Report on progress after March meeting discussion

No further updates but SF reported members of the Woldingham committee will meet us as their plan is about to go out to consultation. KS and SF are happy to go on the committee. Meeting organised for 16 April with TDC but not expecting to progress a great deal.

**5.5 TDC Bye-laws for Nutfield Marsh**

Update

DC reported that 8 horses left and the two week period of notice finishes this weekend.

Mr I Barnard from Nutfield CC has offered labour to help clear over Easter Bank Holidays if they can be used. Paul Barton has given NFU names of those who may help, but finance may be asked for to complement funds.

**5.6 Memorial Hall playground**

Plans to go forward and Funding Fair report

SF reported that she is expecting two quotes soon. A small survey has been carried out in Nutfield but one of the parishioners has produced a flier to elicit more responses; this can be distributed around strategic points in the village. Important to get as many facts as possible for Biffa to award a grant which will be 90% of the cost if successful.

- 5.7 Community Infrastructure Levy (CIL)**  
Report on Governance sessions –  
SF presented her report which is attached.
- 6. FINANCE & GENERAL PURPOSES**
- 6.1 Agree payment of any urgent invoices**  
None
- 6.2 Accounts Update**  
Request made that Ken Hamilton check the tree reports and ask for a status of where we are currently on the last tree survey. **RB/KH**  
Updated accounts circulated and agreed
- 6.3 Volunteer Force**  
Update  
IR reported he had two volunteers but needed more. Agreed that this should be launched at the Parish Assembly with a large audience hopefully present. **IR**
- 6.4 New Jubilee Field**  
Update on work completed  
SCC Highways officer statement – update  
SH reported email from Sarah Jenman of SCC that the kissing gates will be removed on Monday 23 March. IR discussed the problems with footpaths and the threat to remove the gates. He will email SCC to ask for a review of the decision. It was decided to remove the gates before Monday and store them safely. **KS/SH**
- 6.5 Grit Bin Nutts Corner**  
Installed  
**Mid Street bend by field**  
Land Drain needs to be addressed in adjoining field. DC to draft a letter to Land Agent requesting action.  
Requirement for additional grit bin on icy pavement and road alongside Little Cormongers field  
Requirement for additional grit bin at Nutfield Park/KXL junction  
Refer back to RB to see if this is feasible. **RB**
- 6.6 Parish Office**  
Use of office  
Request received from Village Hall to see if the Ladies Bingo sessions could use the Parish office when there is a clash with the committee room. Agreed. **SR**
- 6.7 Assistant to the Clerk**  
Report - Attached  
Health & Safety Inspection – with good weather now here refurbishment of benches around parish is imminent. **SH**
- 7.0 ENVIRONMENT & AMENITY**
- 7.1 Highways, Traffic & Parking**  
Roads & Highway incidents/road repairs & potholes  
DC reported that some patching has been done on Mid Street and it appears that Mid Street is to be completely resurfaced this month.
- 8. Clerks Report –Nutfield Link – May 2015 – Annual Meeting, Parish Assembly,**  
Instructions for the upcoming elections were given by SH following his visit to TDC.
- 9. Other General Matters for discussion- For information only**  
The current state of the website was discussed at length. A quote of £500 plus £200 from Blue Pixel Designs was discussed with a brief of replicating the present but refresh it, with the correct information on it and the correct links which we will be able to amend. KS will look into this and produce a report of what is required given time. He explained how it works and will investigate whether he can de-link from the present builder and try to work out a system to sort this out. Mark Walker will produce a sample page for approval before we commit. **KS**
- 10. NEXT COMBINED COMMITTEE MEETING DATE: 15<sup>th</sup> April 2015 - venue Parish Office**

# Community Infrastructure Levy – CIL

Came into effect in Tandridge on 01.12.14, there was a High Court Challenge and a Judgement was made on 20.02.15 in favour of TDC. The charge is £120.00 per square meter for residential development, excluding Affordable Housing. It covers new build and extensions less any demolished area. If built to live in no charge as long they remain in the property for 5 years. The full charge will levied if owners move within the 5 years.

The charge for Convenience Retail, including convenience based on supermarkets and superstores is £100.00 per square meter and is calculated as above.

Comparison Retail, Offices and All Other Uses are all nil rated.

TDC pass 15% of the receipts to Parish Councils capped in Nutfield's case at £107,800pa,(calculated on the number of dwellings). If there is an adopted Neighbourhood Plan the payment will increase to 25% with no cap. The payment will be made twice a year and it will take approximately 2 years for the revenue to start flowing.

The Parish Council will be required to report on receipts and expenditure each year. Funds can be accumulated for up to 5 years. At the end of 5 years if not spent they must be returned to TDC. The District Councillor would then be required to spend the funds on the Parishes infrastructure.

The Parish funds must be spent "To support the development of the local area by funding:

- a) the provision, improvement, replacement, operation or maintenance of infrastructure;
- or
- b) anything else that is concerned with addressing the demands that the development places on the area"

## **Assistant Clerk Report:**

### **Assistant Clerk Report to Combined Committee Meeting March 2015**

#### **Cemetery and Woodland Burial Area**

- Two funerals and one Ashes spreading (Sylvia Gammon relative) in the next ten days.
- One of the burials in the WBA is Geraldine Matts whose husband was Head of the Village School

#### **Allotments**

- Work has begun on next year's Fees letter.
- There are a few allotments free for renting.
- Water will be put back on in the first week of April.
- Due to imminent Bank changes I have decided not to ask for BACS payment this year.

#### **Roads**

- Many promises of repairs from SCC but we await actual repairs.
- I am keen to sort out the drains outside nos.18-20 Mid Street and hope it will be done when the road is resurfaced next week. I will ask them if they can do it when they arrive.

#### **Health and Safety**

- Now the weather has improved will be working on benches that need Ronseal on them.
- Memorial Hall playground has been decommissioned.