



CROWHURST PARISH COUNCIL

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Minutes to the Parish Council Meeting of Crowhurst Parish Council held on Tuesday 16th June 2026 at 7:30pm in Crowhurst Village Hall.

Cllrs Present: Cllr G King (Chairman), Cllr L Ellam, Cllr C Jarrott

Absent: District Cllr P. Killick and Cllr J. Pettitt.

Apologies received: Cllr J. Pettitt.

Public: Four members of the public were present.

In Attendance: Clerk to the Council Emma Fulham and District Cllr L. Lockwood.

There was a brief presentation prior to the meeting from David Cowan from Surrey Community Action about affordable housing schemes and answered some questions from Cllrs and members of the public.

16. To accept apologies for absence.
Cllr J. Pettitt.

17. Declarations of pecuniary and disclosable interests in respect of matters to be discussed.
The Chair reminded the Council to declare when necessary.

18. There will be a period of 10 minutes for questions from members of the public and for reports from County and District Councillors if supplied to be noted.
District Cllr Lockwood reported on the Local Plan progress. It was hoped a Regulation 18 consultation would be approved this week for the public to have their say, There were 7 public consultation events across the District the nearest was on 9th July at Lingfield Community Centre. The consultation would go live on 6th July for 6 weeks.

19. To Approve Minutes from Parish Council meeting held on 5th May 2026
The Council resolved to accept the minutes and signed as a true record.

20. To receive reports from Councillors.
Cllr Ellam reported on the slow progress of the planning application for the proposed solar farm with no planned meetings from Lightsource bp until August. She also reported on



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activity from the campaign group. The Council had instructed a Landscape Visual Impact Assessment and awaited the report.

21. Correspondence.

The list was noted.

The communication from the event organiser of the Fete on the 27th June was noted. The council discussed the Fete insurance specifically. The Clerk instructed that the PC insurance would not be able to cover public liability for the event, the organising committee would need to contact TDC re permission for use of the field. The Chair agreed to convey this position to the organising committee.

The Clerk would add the event flyer to the website.

22. To consider update on Neighbourhood Plan if available.

No update was available.

23. To consider TDC correspondence and meeting on TDC assets.

Cllr King reported on the slow progress of the transfers. Whilst TDC had given no indication of a specific target date for completion, it was noted that this would now not take place ahead of the end June. A further report would be provided in due course. The Clerk was asked to chase Surrey Hills solicitor for progress.

24. Finance

- (i) To approve expenditure as itemised on the schedule.

The Council resolved to accept the expenditure list totalling £1051.86

- (ii) To accept the account summary.

The Council resolved to accept the accounts.

- (iii) To consider ear marked reserves.

The reserves were noted

25. To review planning applications and ratify application decisions made between meetings.

Planning Applications for Arden Green, Bowerland Lane,
Crowhurst:

2026/552 – Provision of an access, front entrance gate, fencing and the laying of hardstanding.

2026/556 - Outbuilding with a glass room to the rear, a games room, a garden pod, a jacuzzi and a sunken fire pit (CLUED).

Crowhurst Parish Council (CPC) objects to both applications as submitted.



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Both applications need to be reviewed together to understand and assess the overall position. They are both applications for Lawful Development Certificates against the same original full planning application

2016/1593 later varied under 2019/2160. There is a history of the use of LDCs at this location.

The approval granted against 2019/2160 included the following planning condition within Condition 4:

"The building hereby permitted shall be used ancillary to the residential enjoyment of the property known as Arden Green on Bowerland Lane and shall not be used for any business purposes or converted to use as an independent dwelling. To ensure that the LPA retains strict control over the future use of the building hereby approved in the interest of residential amenities of the area and protect the openness of the Green Belt."

In the response to application 2019/2160 by the then Parish Council, CPC requested that a restriction be placed on any planning approval, that a separate entrance and driveway across agricultural land be removed and not further developed. The above planning condition appears to cover this restriction.

What is made clear by these 2 applications is that the applicant did not adhere to the original approval granted under 2016/1593 and ignored the condition included within 2019/2160 and developed something different.

These new applications now seek to obtain retrospective approval via a series of Lawful Development Certificates for this unlawful development.

CPC is concerned that the overall planning position may have evolved beyond a purely residential use without the benefit of a comprehensive planning application to properly assess those changes. Where additional operational development may have occurred, the Parish Council considers it important that these matters are examined through the full planning process rather than through successive Certificate of Lawfulness applications.

For these reasons, CPC request that TDC refuse these applications and ensure that an appropriate full planning application is submitted for all works completed outside of the permission granted under 2016/1593 and varied under 2019/2160. If TDC are however minded to approve these applications, we would request that the Planning Officer undertakes a site visit to satisfy themselves that they are in possession of the full picture and that there will be no further retrospective planning applications in the future.

Application: 2026/468/N

Proposal: Erection of an agricultural steel frame building over a concrete yard (Prior Notification for agricultural use under Schedule 2, Part 6 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (Prior Approval)



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Location: Wintersell Farm, Dwelly Lane, Edenbridge, Surrey, TN8 6QD

The Parish Council has no objections to the application.

26. To consider fishing club update.

Cllr King reported on the ongoing works agreed with the fishing club including new signage and roping off a bank and improving a walkway. Cllr King reported on the permanent fencing of the waste site from the lake but SCC would be contacted to remove the temporary fencing.

27. To consider update on solar farm.

There was no further update from the Cllr report from Cllr Ellam.

28. Items for Reporting or Inclusion in Future Agendas.

Asset Transfer

Solar Farm

Insurance update

Open spaces accessibility project

Dates of Next Meetings: Parish Council Meeting 8th September 2026.

Meeting closed at 8:35pm