



## **FELBRIDGE PARISH COUNCIL**

Meetings are held on the first Thursday of each month (except January and August)  
at 7.30pm in the Village Hall

### **Minutes of the Parish Council Meeting held on 7<sup>th</sup> July 2023** **at 7.30pm in Felbridge Village Hall**

Present:

Cllr. Jeremy Clarke (Planning Chairman)  
Cllr. Joan Harwood  
Cllr. Jo King  
Cllr. Ian McBryde (Vice-Chairman)

Mrs. Patricia Slatter (in attendance)

1. **APOLOGIES FOR ABSENCE**

Apologies were received from County Cllr. Steeds, District Cllr Moore, Cllr. Huntington, Cllr. Horwood and Cllr. Hall.

The meeting was chaired by Vice-Chairman Ian McBryde

2. **DISCLOSURE OF PECUNIARY AND OTHER INTERESTS**

Cllr. Harwood did not take part in discussions relating to 2023/552

3. **APPROVE MINUTES OF PREVIOUS MEETING**

Minutes of the Parish Council Meeting held on Thursday 1<sup>st</sup> June were approved and signed.

4. **CHAIRMAN'S REPORT**

**Coronation Planter**

The planter is now in position on the specially created base and has been planted up by Cllr. Huntington.

## 5. FINANCE

### (i) Receipts and Payments for June 2023

Date	To / From	Description	Amount	Current Account	Deposit Account
31 May		Brought Forward		£29203.96	£25122.24
		<b>Receipts</b>			
	Lloyds Bank	Interest			16.00
		<b>Payments</b>			
1 June	David Ogilvie	Coronation Planter (CIL)	£1573.74	-1573.74	
1 June	Felbridge School	S137 Donation towards benches for quiet area	£250.00	-250.00	
1 June	HMRC	Tax and NI May	£365.62	-365.62	
1 June	Clerk	Payroll May	£958.79	-958.79	
1 June	WRH	Bus Shelter Cleaning	£45.00	-45.00	
1 June	Zurich Insurance	Annual Parish Council Insurance Premium	£740.75	-740.75	
1 June	NEST	Pension Contribution	£182.21	-182.21	
		Sub-Total	£4116.11	-£4116.11	
		<b>Transfers</b>	Nil		
		Carried Forward		£25087.45	
		Bank Balances		£25087.45	£25138.24
30 June	Available Funds - Current a/c plus Deposit a/c			£50225.69	
30 June	Allocated Reserves - traffic calming £2K, bus shelter £6K, playground £15K, skateboard ramp £2k) <i>includes restricted use CIL revenue</i>			-£25000.00	
30 June	General Reserve (available funds - including budgeted expenditure - minus Allocated Reserves)			£25225.69	
Current Account and Deposit Account statements were circulated to councillors on 3 <sup>rd</sup> July 2023, along with the above record of receipts and payments, for transparency and confirmation of accuracy					

(ii) **First Quarter 2023-2024** – Finance update was circulated and there were no questions.

(iii) **Playground: CIL Funding Application:** The application was successful in being progressed to the next stage. **Action:** Chairman and Clerk to complete next stage application forms before the 28<sup>th</sup> July deadline.

## 6. VILLAGE MAINTENANCE

(i) Grass Cutting: Third cut took place in early July

## 7. COUNTY COUNCILLOR REPORT

Cllr. Steeds continues to liaise with Planning and Surrey Highways regarding the cumulative impact of development on roads in and around Felbridge. A further meeting is being arranged by Infrastructure First to bring together the local WSCC councillor, FPC Planning Chairman and Cllr. Steeds to look at the wider implications of development. There has been no update on the Double Dee development at the Star Junction.

## 8. DISTRICT COUNCILLOR REPORT

Resident reported flooding issues outside their property on Copthorne Road and has contacted Southern Water. A resident has requested a new waste bin near Effingham Road but as TDC are not replacing old worn bins this may not happen. Attended East Grinstead Town Council Planning Meeting on 27<sup>th</sup> June as it included a presentation by Welbeck, developer of the proposed Imberhorne Lane development. Resident raised concerns regarding tree stumps left on verge near Felbridge School. Tree Officer had not yet responded.

## 9. COUNCILLORS' REPORTS/UPDATES

**Skips at Beaver Farm:** More large containers have been stored on this site without planning permission. **Action:** Clerk to report to Planning Enforcement.

**Football Club Hedge:** Cllr. King reported that sightlines were being obscured by the overgrown hedge alongside the Football Club car park. **Action:** Clerk to report

**Footpath near Whittington College:** Cllr. McBryde reported that the surface of this path was worn and it regularly flooded. He would liaise with Cllr. Huntington to discuss with Whittington College and report to the Public Rights of Way team. **Action:** Cllr. McBryde to follow up.

**Overgrown Hedge Near Glebe:** Cllr. McBryde reported this hedge as overgrown again. Surrey Highways should be visiting all properties in Felbridge with overgrown hedges. **Action:** Cllr. McBryde to monitor and update Clerk.

## 10. SURREY HIGHWAYS/RIGHTS OF WAY/TDC

Surrey Highways

**Mill Lane to Copthorne Road:** Overgrown hedge restricting access to the post box was reported again by the Clerk. Highways confirm that works needed but not yet scheduled.

**Blocked gullies on A22:** Reported by a resident

**Overgrown Hedges:** Surrey Highways officer has been visiting properties with hedges and vegetation which is blocking or obstructing footpaths and has issued notices that they must be cut back to allow full access for pedestrians.

**Footpath behind Showground:** Report of overgrowth obstructing parts of the footpath

TDC

**Broken Mirror:** TDC removed a broken mirror from the grounds of Felbridge Village Hall

## 11. PLANNING

### (i) Applications in Felbridge

**Applications considered at the Planning Meeting held on 15<sup>th</sup> June**

**2023/515: Snowhill Business Centre, Snowhill, RH10 3EZ**

**Resolved:** No Action

**2023/580 Land to the North of Walnut Marches, Crawley Down Road, Felbridge**

**Resolved:** Felbridge Parish Council object to this application due to overcrowding of the site manifested by the very narrow gaps either side of the building with the western side of the building incredibly close to the mature tree and shrub boundary of footpath 45EG. We are concerned that despite planning condition 1 of approval 2019/2094 requiring the layout to be as per drawing 17-1167-PL1001 which showed the mature trees both sides of the access road to be retained, the trees were all felled. We therefore feel even more protective of the remaining vegetative western boundary of the site which screens the development from the footpath. We are very concerned that the proposal impinges upon the root protection areas of significant parts of this boundary and even if it does not cause damage to the trees there is the likelihood of a future request to fell the trees due to their close proximity to the proposed dwelling.

It is quite possible to rearrange the layout of the dwelling to retain its size but not impact upon the western boundary. We are also opposed to the stone cladding depicted in the rendering of proposal, this is not a local vernacular material. We also wish to point out that the renders fail to show the west boundary of the site and its close proximity to the proposed dwelling and are therefore mis-representative of the application.

**Application considered at the meeting:**

**2023/592 Edenbrook, Wire Mill Lane, RH7 6HU**

**Resolved:** No Action. The additional information provided as requested enabled Felbridge Parish Council to respond.

**2023/673 Oast House, Woodcock Hill, Felbridge, RH19 2RB**

**Resolved:** No Action.

**2023/552 Applegarth, Mill Lane, Felbridge RH19 2PE**

**Resolved:** Felbridge Parish Council recognise the value of the consolidation of the buildings on this site. It is noted that whilst the applicant has stated the volume increase against the existing dwelling, the baseline for the policy is December 1968 and on that basis this application represents a very large increase over the buildings as extant in 1968.

**2023/647/NH Dragons Farm, Herons Lea, Copthorne, RH10 3HE**

**Resolved:** No Action

**2023/652 Dragons Farm, Herons Lea, Copthorne, RH10 3HE**

**Resolved:** No Action

**2023/718 Foxlands Farm, West Park Road, Newchapel, RH7 6HT**

**Resolved:** No Action

**2023/719 The Shutters, Mill Lane, Felbridge, RH19 2PE**

**Resolved:** No Action

**2022/1315 Ebor Lodge, London Road, Felbridge, RH19 2QS**

**Resolved:** Felbridge Parish Council note the amendment of the acoustic wall to an acoustic fence but feel unable to determine what the visual impact and suitability of the boundary is within this rural area as the style is to be confirmed. Whilst accepting that some leniency should exist in the planning proposal we feel that there is a need here for at least a proposed materials and finish to be able to consider its suitability. We await further information so this application can be reviewed.

**2023/584 Paygate, West Park Road, Newchapel, RH7 6HT**

**Resolved:** No Action

**2023/672 Long Acres Caravan and Camping Park, Newchapel Road, RH7 6LE**

**Resolved:** No Action

**2023/659/TPO 1 Eden Gardens, Felbridge RH19 2SQ**

**Resolved:** Defer to the Tree Officer. FPC would prefer to see T3 and T5 replaced within the site.

**(ii) Applications Received by Neighbouring Authorities**

EGTC Planning Meeting took place to consider the Welbeck Homes SA20 application

**DM/23/0937** 19 Copthorne Road Felbridge - Single storey rear extension.

**Worth Parish Council** – nothing which directly affects Felbridge

**(iii) MSDC Development on Felbridge Border**

MSDC officers were made aware that Barratt Homes had capped off the gas supply to No. 71 Crawley Down Road in advance to a decision being taken on their application for demolition.

## **SA19 Flood Risk Report**

It was noted that the Environment Agency had considered the flood risk to this site before the latest Flood Report had been submitted. **Action:** Cllr. Clarke to provide relevant information.

**Action:** Clerk to write to the Environment Agency and ask that the flood risk is reassessed.

### **(iv) TDC Planning Department**

Cllr. Moore had been asked to raise two issues with TDC Planning:

a) 1. Question: Why were the validation dates for the Barratt Homes applications amended to show validation on the date the consultation letter was posted to TDC?

Response: “The date an application is valid is when all the necessary documents and fee are received, not the date we actually process the application. The validation date is correctly shown as that was when all the documents were received”.

**Resolved:** Councillors do not accept this explanation and want this issue raised with the TDC Chief Planning Officer and Head of Legal  
**Action:** Cllr. Clarke to write letter. **Action:** Clerk to send letter by email to the Chief Planning Officer and send a copy to the TDC Head of Legal.

2. Question regarding TDC’s engagement with Surrey Highways as a statutory consultee on the Barratt Homes application.

Response: “We are yet to get any formal response from Highways”. Councillors noted that the question related to TDC’s failure to consult with Surrey Highways. Highways could not comment if they were not consulted.

## **12. TANDRIDGE BOUNDARY COMMISSION PROPOSALS**

The Boundary Commission for England are proposing that Felbridge should join Dormansland and Felcourt to create a three ward group. Councillors considered this proposal along with other options. **Resolved:** FPC strongly contend that Felbridge should remain a single Ward since the location on the District and County boundary creates very specific issues for residents.

Felbridge’s character and profile is unique within Tandridge. Strong links and considerable knowledge of neighbouring authorities are necessary for a Ward Councillor to properly represent residents. It was also noted that FPC had not been provided with full information at the initial stage of this consultation. **Action:** Clerk to confirm details with TDC, research the information available and circulate a draft response for further consideration and approval by councillors.

## **13. CLERK’S REPORT**

**S106 SA19/Barratt Homes Application** MSDC officer has confirmed that the developer would be required to provide funding to be spent on sport, play, leisure and community buildings in Felbridge should the application be permitted.

**School Bench:** Felbridge School sent a letter of thanks for the donation towards new benches

**Speed Watch:** Cllr. Hall has offered to restart the Speed Watch scheme in Felbridge using the two approved locations on the Crawley Down and Copthorne Roads. Councillors offered full support for this project. **Action:** Clerk to liaise with Cllr. Hall to promote the project.

**Co-option:** Cllr. Horwood had signed his Declaration of Acceptance of Office which was witnessed by the Clerk on Tuesday 4<sup>th</sup> July.

**Retirement of Cllr. Joan Harwood**

Cllr. Joan Harwood was presented with a framed certificate in recognition of her thirteen years in public service as a Felbridge Parish Councillor on the occasion of her retirement. Vice-Chairman Cllr. McBryde thanked Cllr. Harwood on behalf of councillors and residents alike for all her hard work over the years and for the considerable support she had provided to residents. Councillors wished her well for the future.

**14. DATES OF NEXT PARISH COUNCIL AND PLANNING MEETINGS**

The next full Parish Council meeting will take place on Thursday 7<sup>th</sup> September. Planning Meetings are scheduled for 20<sup>th</sup> July, 3<sup>rd</sup> August and 17<sup>th</sup> August.

The meeting closed at approximately 2115

Patricia Slatter  
Clerk to Felbridge Parish Council  
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