



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 1st September 2022 **at 7.30 pm in Felbridge Village Hall**

Present:

Cllr. Bridget Huntington (Chairman)
Cllr. Jeremy Clarke (Planning Chairman)
Cllr. Joan Harwood

District Cllr. Judy Moore (attended part of the meeting)
Mrs. Patricia Slatter (in attendance)

Cllr. Ian McBryde (Vice-Chairman)
Cllr. Georgina Chapman
Cllr. Alex Horwood

1. **APOLOGIES FOR ABSENCE**

Apologies were received from Cllr. King and County Cllr. Steeds

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

None to add to those previously disclosed.

3. **APPROVE MINUTES OF PREVIOUS MEETING**

Minutes of the Parish Council Meeting held on Thursday 7th July were approved and signed.

4. **CHAIRMAN'S REPORT**

There was no further information available on Surrey County Council's proposal to create a Unitary Authority. This would be monitored.

5. FINANCE

(i) Receipts and Payments for July & August 2022

Date	To / From	Description	Amount	Current Account	Deposit Account
1 July		Brought Forward		£26780.20	£25045.21
		Receipts		0.00	
		Payments			
6 July	Tandridge Vol Action	Annual Subscription	£30.00	-30.00	
8 July	NEST	Pension Contribution	£172.51	-172.51	
18 July	Wright	Bus Shelter Cleaning	£45.00	-45.00	
18 July	Hire a Loo	Temp Toilet Hire April	£85.68	-85.68	
18 July	Hire a Loo	Temp Toilet Hire May	£132.80	-132.80	
18 July	HMRC	Tax & NI	£300.61	-300.61	
18 July	TDC	Table Tennis Table	£2100.00	-2100.00	
18 July	Clerk	Payroll June	£882.23	-882.23	
18 July	Village Hall	Room and Storage Hire	£312.50	-312.50	
18 July	Nick Dance	Base for bench (CIL)	£516.00	-516.00	
18 July	Nick Dance	Grass Verge Cuts June	£528.00	-528.00	
18 July	Nick Dance	Table Tennis Table Installation (CIL)	£180.00	-180.00	
18 July	Hire a Loo	Temp Toilet Hire June (part)	£85.68	-85.68	
		Sub-Total	£5371.01	-£5371.01	
		Transfers	Nil		
		Carried Forward		£21409.19	
		Bank Balances		£21409.19	£25045.21
31 July	Available Funds - Current a/c plus Deposit a/c			£46454.40	
31 July	Allocated Reserves (traffic calming £2k, bus shelter £6k, playground £15k, skateboard ramp £2k)			-£25000.00	
31 July	General Reserve (Available Funds minus Allocated Reserves) – includes restricted use CIL revenue			£21454.40	
Current Account statement was circulated to councillors on 4 th August 2022 along with the above record of receipts and payments for transparency and confirmation of accuracy					

Date	To / From	Description	Amount	Current Account	Deposit Account
1 August		Brought Forward		£21409.19	£25045.21
		Receipts		0.00	
		Payments			
8 Aug	Wright	Bus Shelter Cleaning	£45.00	-45.00	
8 Aug	Hire-a-Loo	Temporary Toilet Hire	£42.84	-42.84	
8 Aug	HMRC	Tax & NI July	£270.80	-270.80	
8 Aug	Clerk	Payroll July	£912.04	-912.04	
10 Aug	NEST	Pension Contribution	£172.51	-172.51	
		Sub-Total	£1443.19	-£1443.19	
		Transfers	Nil		
		Carried Forward		£19966.00	
		Bank Balances		£19966.00	£25045.21
31 Aug	Available Funds - Current a/c plus Deposit a/c			£45011.21	
31 Aug	Allocated Reserves (traffic calming £2k, bus shelter £6k, playground £15k, skateboard ramp £2k)			-£25000.00	
31 Aug	General Reserve (Available Funds minus Allocated Reserves) – includes restricted use CIL revenue			£20011.21	
Current Account statement was circulated to councillors on 1 st September 2022 along with the above record of receipts and payments for transparency and confirmation of accuracy					

6. VILLAGE MAINTENANCE

- (i) **Grass Cutting:** The fifth cut is scheduled for mid-late September
- (ii) **Bus Shelter Glass Damage:** Further quotes for replacing damaged glazed panels with acrylic are awaited **Action:** Clerk to report back.

7. COUNTY COUNCILLOR REPORT

Cllr. Steeds continues to communicate with Surrey Highways regarding concerns related to MSDC development on the Felbridge border.

8. DISTRICT COUNCILLOR REPORT

Cllr. Moore attended MSDC Site Allocations Meeting. She has emailed the latest Planning Officer for the Land South of Double Dee application which had a scheduled determination date of end February but has not yet received a response. Resident raised concerns about speeding on Crawley Down Road and was referred to Surrey Police.

9. COUNCILLORS' REPORTS/UPDATES

Gatwick: Cllr. Horwood had attended the latest meeting on the future plans for Gatwick Airport and has circulated detailed notes. He suggests that Felbridge Parish Council should wait to engage when further information is available.

New Fence on Footpath 263: Cllr. McBryde reported that a new fence had been erected alongside Footpath 263 and he would ask the Rights of Way team to ensure it wasn't encroaching on the path.

10. SURREY HIGHWAYS/RIGHTS OF WAY/TDC :

Surrey Highways

Overgrown Hedges on A22: Cllr. Huntington and Cllr. McBryde have reported overgrown hedges at different locations on the A22 to Surrey Highways who will then advise the landowner to cut them back to allow clear access to the pavements.

Footpath 263: Reported by Cllr. McBryde to the Rights of Way team as being impassable.

Manhole Cover at Star Junction: Reported again as rocking when driven over.

Tandridge District Council

Pavement on Copthorne Road to the rear of the Village Hall grounds has been reopened since the works to trees alongside have not yet been scheduled.

McIver Close Common Land Tree Officer has acknowledged that the land just inside the Close is Common Land and therefore TDC are responsible for maintenance.

Cllr. Moore left the meeting.

11. PLANNING

(i) Applications in Felbridge

Applications considered at the Planning Meeting held on 4th August attended by Cllr. Huntington, Cllr. Chapman, Cllr. King and Cllr. Harwood

2022/992/TPO Development Site At Grid Reference 536568 141067, Woodcock Hill, Felbridge

Resolved: Defer to Tree Officer

2022/813 St. Michael's, Woodcock Hill, Felbridge, RH19 2RD

Resolved: No Action

2022/470 Ellwood Cottage, Heather Way, Felbridge, Surrey, RH19 2RF

Resolved: Felbridge Parish Council consistently raise concerns about development within the Green Belt and object to this application on the grounds that this latest proposal is 6.8% greater than the 35% increase in size originally approved under 2017/1783.

Applications considered at the Planning Meeting held on 18th August attended by Cllr. Huntington, Cllr. McBryde, Cllr. Chapman, Cllr. King and Cllr. Harwood

2022/780 Copthorne Stud, Effingham Road, Copthorne, RH10 3HY

Resolved: Felbridge Parish Council objects to this application. FPC considers the conversion and change of use of the stables to offices as ‘inappropriate development’ and harmful to the Green Belt. The application states that the buildings are of permanent and substantial construction but the plans and the statement give no information on the construction or whether the existing buildings are suitable for conversion to offices. With regard to the use of the fields for dog walking, FPC are concerned at the potential increased noise disturbance and the impact on neighbouring property. The increase in vehicular movement from car-based traffic is not considered to be ‘sustainable’ in this rural location. No information has been provided to explain the very special circumstances required for development in the Green Belt.

2022/781 Copthorne Stud, Effingham Road, Copthorne, RH10 3HY

Resolved: Felbridge Parish Council objects to this application. FPC considers the increased driveway and conversion and use of the sand school for parking to be inappropriate development in the Green Belt. The application provides no details for the materials, surfacing or drainage of the new driveway or the sand-school to suit parking of vehicles. The application states that the parking will be consolidated into one area, but gives no details of the removal of any hard standing. FPC are concerned that the increased driveway and overall increase in parking area negatively impacts on the Green Belt. No information has been provided to explain the very special circumstances required for development in the Green Belt.

2022/1013 Land to the rear of 61 Crawley Down Road, Felbridge

Resolved: Felbridge Parish Council very strongly objects to this application. The construction of a further twenty new houses will have a further detrimental impact upon the character of the Tier 3 village of Felbridge as a result of the over-bearing scale of development along its southern side within Mid Sussex District. The application site is an extension to the land to the east (DM/20/1078) that was approved on appeal when MSDC were unable to demonstrate a 5 year housing supply and this tipped the planning balance in favour of development. This situation has changed with the latest housing trajectory provided as MM11 of the DPD showing an over-delivery of housing and thus the planning balance is tipped in favour of the countryside protection policy. Felbridge Parish Council accepts that the transport assessment for the adjoining site, through which this application is accessed, has been tested at appeal, but we still have significant concerns about the transport impact upon the already severe Felbridge junction. The future state modelling is based upon the implementation of the Atkins proposals including two lanes turning south from the A264 on to the A22 and an extended northbound slip lane on to the A22. There is no implementation schedule for these works and there are also concerns from the Highways Authority that they may not be deliverable or effective. Felbridge Parish Council therefore strongly believe that it is premature to state that the additional traffic generated will be mitigated in the future. The Officer should note that the site plans show a cycle/pedestrian route in the southwest corner of the site that is not connected to any Right of Way and therefore does not provide any facility to enhance non-car based transport options. It is also noted that the green space to the north west of the site has a lack of natural surveillance and could potentially become an area affected by anti-social behaviour.

2022/722/TPO 11 Springfield Gardens, Felbridge, RH19 2SP

Resolved: Defer to Tree Officer to determine whether the works are necessary and appropriate.

2022/647 Felmere, Copthorne Road, Felbridge, RH19 2QG

Resolved: No Action

2022/625 Acorns, Domewood, Copthorne, RH10 3HD

Resolved: No Action

2022/779/N Oast House, Woodcock Hill, Felbridge, RH19 2RB

Action: While acknowledging that this is a GDPO application, Felbridge Parish Council are concerned about the potential increase in agricultural vehicle movements at the bottom of Woodcock Hill which is an area we perceive to be a Highways risk.

2022/681 Wayside, Effingham Road, Copthorne, RH10 3HY

Resolved: No Action

2022/900/TPO Pinewood, Herons Lea, Copthorne, RH10 3HE

Resolved: Defer to Tree Officer to determine whether the works are necessary and appropriate

2022/622 Glenthorne, 142 Copthorne Road, Felbridge, RH19 2PD

Resolved: No Action. Felbridge Parish Council note the web comments regarding construction vehicles and support a restriction during construction to stop vehicles causing an obstruction by parking on the pavement and verge.

2022/623 Glenthorne, 142 Copthorne Road, Felbridge, RH19 2PD

Resolved: No Action

TDC Statement on the Planning Process

Councillors considered a statement issued by TDC and circulated to all District and Parish Councillors regarding the planning process. **Resolved:** It was agreed that Felbridge Parish Council should respond to the inaccuracies and confirm that Felbridge benefits from having Parish Councillors who have an in depth understanding of the planning and development processes and who always engage in a timely manner.

Action: Clerk to respond.

Application considered at the Parish Council meeting:

2022/849 Oakwood, 99a Copthorne Road, Felbridge, RH19 2PB

Resolved: No Action

(ii) Applications Received by Neighbouring Authorities

East Grinstead:

DM/22/0581 Land to the East of Walnut Marches, Crawley Down Road. Revisions submitted for previous application for the same site which has already been approved by MSDC.

SA19 and SA20 MSDC Development Sites: It was noted that East Grinstead Town Council have issued a statement saying that Grampian Conditions should be imposed on both the SA19 development off Crawley Down Road and the SA20 site off Imberhorne Lane which would prevent dwellings being occupied until a solution had been put in place to enable the Star Junction to cope with additional traffic. Surrey Highways had previously stated that Grampian Conditions should be enforced for both sites.

12. CLERK'S REPORT

Goalposts: One of the goalposts in the Village Hall grounds has been removed by TDC following a safety audit which found it to be unstable. It is recommended that both posts are replaced. **Action:** Clerk to follow up with TDC

White Gate Sign: Damaged sign on the white gate on Crawley Down Road has been repaired.

Table Tennis Table: The extended base is due to be created in late September

Temporary Toilet Hire: The hire to continue until the end of half term in October. **Action:** Clerk to request removal for Monday 31st October.

13. BUSINESS FOR NEXT MEETING

Nothing to add.

14. DATES OF NEXT PARISH COUNCIL AND PLANNING MEETINGS

The next full Parish Council meeting will take place on Thursday 6th October. A Planning Meeting is scheduled for 15th September

The meeting closed at approximately 2045.

Patricia Slatter

Clerk to Felbridge Parish Council

