

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 March 2018 **at 7.30pm in Felbridge Village Hall.**

Present:

Mr. Jeremy Clarke (Chairman)
Mrs. Joan Harwood
Mr. Ian McBryde
Mr. Ken Harwood, District Councillor
Mr. Alan Woodroffe (in attendance)
Mrs. Patricia Slatter (in attendance)

Mrs. Bridget Huntington
Mr. Brian Apps
Ms. Georgina Chapman
Mrs. Linda Hainge

1. **APOLOGIES FOR ABSENCE** were received from County Councillor Lesley Steeds

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

Jeremy Clarke declared a pecuniary interest in the adjoining authority planning application on land at Gibbshaven Farm and left the meeting while the response was discussed and agreed.

3. **APPROVE MINUTES OF PREVIOUS MEETINGS**

The Minutes of the Parish Council Meeting held on Thursday 1st February 2018 were approved and signed.

4. **ONGOING ITEMS**

(i) **Community Consultation:**

Transport/Environment and Green Issues: –

(ii) Welcome to Felbridge White Gates: Georgina Chapman has now ordered the gates and SCC have said they will be installed before end March. **Action:** Clerk to monitor.

(iii) Gullege Bridleway: Nothing new to report.

(ii) **Leisure and Health Actions:-**

Nothing new to report.

(iii) **Hub Project:**

(i) **Future of Hub Project:** TDC are working on the grass cutting contracts and will advise parish councils when further information is available.

(ii) **Interim Grass Cutting:** The Hub team are working to arrange for a full urban and rural cut and weed killing to take place before the end of March paid for from the existing Hub budget. **Action:** Clerk to monitor

5. FINANCE

RECEIPTS AND PAYMENTS FEBRUARY 2018					
<u>RECEIPTS FROM</u>					
DATE		DETAILS			TOTAL £
01.03.18	Nil				0.00
TOTAL					0.00
<u>PAYMENTS TO</u>					
DATE		DETAILS	CHQ		TOTAL £
01.02.18	P Slatter	Clerk's Salary & Allowance February	110		524.32
"	HMRC	Clerk's Tax February	111		131.08
"	Cancelled		112		
"	P Slatter	Clerk's Expenses January	113		14.09
"	Brian Wright	Bus shelter cleaning December	114		38.00
"	Nick Dance	Remove Wooden Bollards, verge clearance and hedge cutting	115		4392.00
"	SSALC	Clerk GDPR Training	116		57.60
"	ICO	Data Protection Registration	117		35.00
15.02.18	JC Technical	Additional CCTV camera at FVH	118		220.00
TOTAL					5412.09
<u>SUMMARY 28.02.18</u>					
Lloyds Bank - Current Account					6322.84
Lloyds Bank - Business Reserve					20011.34
Less outstanding cheques					-669.01
TOTAL BALANCES					25665.17
Less reserves for traffic calming, new bus shelter & playground resurface					-10000.00
AVAILABLE FUNDS					15665.17

(ii) **Section 137 Payments:** A donation request was received from St. Catherine's Hospice. **Agreed:** FPC will make the same donation as last year. **Action:** Clerk to draw cheque to be prepared for signature at next Planning Meeting.

6. COUNCILLORS' FEEDBACK

- (i) **Bollards Outside Village Hall:** An additional 23 bollards have been ordered to replace all the wooden bollards and infill the gaps. **Action:** Clerk to monitor
- (ii) **Gate by Birch Grove:** Awaiting three quotes. **Action:** Jeremy Clarke to report back.
- (iii) **Road Barriers at The Star:** The barriers have now been removed.
- (iv) **Requests for Funding from Future Cross Border Developments:** Clerk is working with other Parish Clerks to formulate a process whereby Parish Councils directly affected by developments on their border can claim funding from the bordering authority/developer. **Action:** Clerk to progress and update when appropriate.
- (v) **New Data Protection Regulations:** The Clerk is working towards a deadline of early June to ensure that FPC are compliant with the new regulations including appointing a Data Protection Officer. **Action:** Clerk to progress.
- (vi) **Advertising Board on A264:** The business owner has agreed to ensure that the board is positioned in the verge and does not block the footpath in future. **Action:** Clerk to monitor.
- (vii) **Water Fountain for Felbridge:** Sutton and East Surrey Water advise that installing a new water feed from the Crawley Down Road into the Village Hall Grounds would be an expensive option. Drawing water from the existing source is a more economic and eco-friendly option. **Agreed:** FPC agreed in principle that using the existing water source would be the better option. **Action:** Linda Hainge to discuss with Village Hall Committee and report back.

- (viii) **Cycle Marking:** Ian McBryde reported that the Neighbourhood Watch cycle security marking session at On Your Bike in Felbridge will take place on 7th April between 10.00am and 1.00pm. **Action:** Ian McBryde to send information to Ken Harwood for circulation.
- (ix) **Traffic Calming Gates Insurance:** Brian Apps queried whether the new gates to be installed later in the month would be covered by Surrey Highways Insurance. **Agreed:** As street furniture, they should be added to FPC's existing insurance policy. **Action:** Clerk to action once an installation date is confirmed.
- (x) **Footpath – Stubpond Lane:** Ken Harwood reported that TDC are working with the local farmer to ensure that the footpath remains accessible.
- (xi) **Woodcock Hill – Mud on Road:** A resident raised concerns about the amount of mud being deposited on the road by a tractor delivering hay to an adjacent field. Ken Harwood reported that TDC arranged for the road to be cleared and no further deliveries will be made.
- (xii) **Damaged Drain by Star Pub:** Ian McBryde reported that the drain outside the Star on the A22 regularly flooded and was therefore either blocked or damaged. **Action:** Clerk to report.
- (xiii) **Grit Box, Woodcock Hill:** **Action:** Georgina Chapman to ensure box has sufficient stocks.

7. **CIL REVENUE AND EXPENDITURE:**

- (i) **Village Maintenance:** Contractor has cleared footpaths on Copthorne and Crawley Down Roads. The response from residents has been positive. Road signs have also been cleaned. County Councillor is trying to get funding to clear footpaths on A22 and will report back. **Action:** Clerk to monitor.
- (iii) **Suggested Improvements - Footpath:** Linda Hainge suggested that an all-weather path with lighting be created from the Copthorne Road through the woods to the rear of the Village Hall. Estimated cost for the powered post from Skanska is £4-£5K.
- (iv) **Suggested Improvements – Playground:** Bridget Huntington has circulated options for new playground equipment and has identified a range for swings and swing boats including an accessible swing. **Agreed:** Since other options may be available to cover these costs no action will be taken in the immediate future. **Action:** Clerk to monitor.
- (v) **4a Rowplatt Lane:** TDC have confirmed that a CIL payment will be due on this development.

8. **SURREY HIGHWAYS:**

- (i) **Highways Meeting with MP Sam Gymiah:** Jeremy Clarke is awaiting a date for his requested meeting with MP Sam Gymiah.
- (ii) **Vehicle Activated Sign on Copthorne Road:** Broken sign scheduled for repair in April. **Action:** Clerk to monitor.
- (iii) **Mill Lane Resurfacing Works:** Contractor to repair/resurface in Spring/Summer. **Action:** Joan Harwood and Lesley Steeds to monitor.
- (iv) **Developer/Contractor Vehicle Parking on Crawley Down Road** Surrey Highways are consulting with residents living near the junction of the A264 and Crawley Down Road regarding installing double yellow lines to avoid obstruction caused by vehicles parking too close to the junction. **Action:** Clerk to monitor.
- (v) **Potholes:** Two located near the village green and others near Furnace Wood have deteriorated and should now meet the Highways criteria of being deeper than 4cm. **Action:** Clerk to report.

9. **PLANNING**

(i) **Applications Considered**

The following applications were considered at the Planning Meeting held on Thursday 15th February attended by Joan Harwood, Bridget Huntington, Georgina Chapman, Brian Apps and Jeremy Clarke.

TA/2017/2452 140 &142 Copthorne Road, RH19 2PD Demolition of existing buildings and erection of six new buildings with garages, off street parking and service road.

Resolved: FPC very strongly object to this inappropriate development. It is over development of the site with less than 2m between 3 storey buildings, less than 1m between a three-storey building and the site boundary. The front building line is out of keeping as it is far in front of the neighbouring properties. The height of the dwellings is inappropriate as all the neighbouring properties are bungalows, the proposed height is taller than the existing building, and for a greater cumulative ridge length. There is no sustainability statement, considering that this site is at the Village boundary, it is far from even the simplest of shops etc. SCC previously objected to a site opposite this as being unsustainable, we wish to ensure that a full sustainability review is submitted before this site is considered for approval. There is inadequate parking provision for this number and size of dwellings. The proposal offers no 'soft edge' to the green belt boundary at the north edge of the site. Considering the significant existing traffic issues at the Star Junction, we wish to see a full Transport Assessment including this proposal and ALL the local Committed development in Tandridge, Mid Sussex and Crawley Borough to model the Cumulative impact upon the Star Junction such that the acceptability of this proposal can be tested against Paragraph 32 of the NPPF.

TA/2017/2651 Ebor Lodge, London Road, RH19 2QS Demolition of existing dwelling and garage and erection of three detached dwellings (two with integral garages) and a detached garage.

Resolved: FPC very strongly object to this proposal. It is over development of the site close to the village boundary, where otherwise the housing density is dropping. It is out of character with the surrounding area including housing density, height and the massing effect of the closely spaced properties compared to the approved design. We feel that the middle building being about 2m closer to the main road is restricting vehicular movement within the site compared to the approved design. If the proposal was to be granted, then we would request that planning conditions are imposed to prevent the conversion of the garages to living accommodation, due to the limited parking on the site and the need to retain suitable provision. We also request that the standard condition for the on-site parking of all vehicles during construction is applied as this site is on the A22 and construction vehicles and deliveries partially obstructing the highway would be hazardous.

Ken Harwood and Jeremy Clarke left the meeting.

The following applications were considered at Parish Council meeting.

TA/2018/204 Land at Gibbshaven Farm, Crawley Down Road, Felbridge Neighbouring Authority application for 30 homes to be built on land bordering Felbridge.

Resolved: Felbridge Parish Council strongly objects to this application to build 30 new homes on land known as Gibbshaven Farm, Crawley Down Road, Felbridge. This application is virtually identical to a previous application for the site made in 2015 that was refused by Mid Sussex District Council on 6th July 2016 and subsequently dismissed on appeal on 12th January 2017. The principal difference between this application and the previous one is that the share of affordable housing has been increased from 30% to 80%. Felbridge Parish Council objected to the 2015 application and restates its objections to this application. However, there are a number of further issues that FPC would also wish to be taken into consideration, particularly in respect of the Traffic Assessment, which the applicant has provided.

Felbridge Parish Council ask Mid Sussex District Council to refuse planning permission for this proposed development. In summary the application does not comply with the District and Local Plan Policies, or those of Crawley Down Neighbourhood Plan. Neither does the application pass the MSDC Rural Exception tests. The Traffic Assessment and the Statement of Community Involvement provided are flawed and most of the issues raised within the Inspector's report on the previous application have not been addressed.

(The full response can be viewed at www.felbridge-pc.org.uk under Planning)

Jeremy Clarke re-joined the meeting.

TA/2017/2270 Beaver Farm, Eastbourne Road, Felbridge RH7 6HL

Erection of Storage building on site of previously approved storage building

Resolved: Felbridge Parish Council request that the finish and materials used for this building should be sympathetic considering the scale and close proximity to the footpath. They are concerned about such a large building on the Green Belt and want to be assured that it is the minimum size possible for the intended use. A condition should be placed on the application restricting the building to the intended use only which will not cause a disturbance to users of the footpath.

TA/2018/274 26 Birch Grove, Felbridge, RH19 2TS Reduce branches on Birch and Beech trees.

Resolved: Felbridge Parish Council will support the Tree Officer's decision.

TA/2018/153 Yerba Buena, Herons Close, Copthorne, RH10 3HF request to allow dwelling to be re-orientated on the plot – variation to approved application TA/2017/21

Resolved: No action.

Ken Harwood re-joined the meeting

(ii) Applications Received by Neighbouring Authorities

An application has been submitted to MSDC for Land Parcel At Turners Hill Road Crawley Down. Outline application for the demolition of existing buildings and a residential development of up to 167 units, a community hub including spaces for local shop and community space, together with improvements and alterations to existing commercial business park.

10. **CLERK'S REPORT**

(i) **Funding Application for Scanner:** The Clerk has submitted an application to the Transparency fund to cover the cost of a scanner.

(ii) **Speeding:** A new resident has raised concerns about speeding on Crawley Down Road and offered to volunteer for Speedwatch if enough volunteers be found to restart the scheme.

11. **CONSULTATIONS**

(i) **Tandridge District Council Local Plan - Garden Village Consultation:** A further consultation will take place once detailed investigations into the three remaining options have been completed.

Action: Clerk to monitor and report back when further information is available.

12. **BUSINESS FOR NEXT MEETING**

Appointment of new Responsible Financial Officer

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

The next Parish Council Meeting and the Annual Parish Meeting will be held on Thursday 5th April at 7.00pm. A Planning Meeting is scheduled for Thursday 19th April at 7.00pm

The meeting closed at approximately 9.05pm.

Patricia Slatter

Clerk to Felbridge Parish Council

Copies to:- Parish Councillors, District Councillor, County Councillor, Felbridge School, Surrey Police

