



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 online on 1st April 2021 at 7.30 pm

As permitted by the Local Authorities (Coronavirus) (Flexibility of Local Authority Police and Crime Panel Meetings) (England and Wales) Regulations 2020 No.392, the meeting of Felbridge Parish Council which took place on 4th April at 7.30pm was held online.

Present:

Cllr. Georgina Chapman (Chairman)
Cllr. Ian McBryde (Vice Chairman)
Cllr. Jo King
Mrs. Patricia Slatter (in attendance)
One member of the public attended

Cllr. Jeremy Clarke
Cllr. Bridget Huntington
County Councillor Lesley Steeds

1. APOLOGIES FOR ABSENCE

Apologies were received from Councillor Joan Harwood and Councillor Alex Horwood.

2. DISCLOSURE OF PECUNIARY AND OTHER INTERESTS

No additions to those already registered.

3. APPROVE MINUTES OF PREVIOUS MEETING

Minutes of the Parish Council Meeting held on Thursday 4th March were approved and signed.

4. CHAIRMAN'S REPORT

(i) Claire Coutinho MP has been invited to attend a meeting of Felbridge Parish Council. The invitation has been acknowledged. **Action:** Clerk to monitor.

(ii) Cllr. Chapman has written to the Leader of Mid Sussex District Council regarding MSDC's failure to allocate any of the infrastructure funding received from cross border developments in Felbridge in the local area, **Action:** Chairman to monitor and report back.

(iii) Chairman has been invited to attend Tandridge Voluntary Action meeting.

5. FINANCE

(i) Receipts and Payments for March 2021 (Financial Year End)

Date	To / From	Description	Amount	Current Account	Deposit Account
1 Mar		Brought Forward		£18508.32	25035.55
		Receipts			
16 Mar	HMRC	VAT Refund	£742.29	£742.29	
29 Mar	SCC	Grass cutting cost contribution	£2800.00	£2800.00	
31 Mar	Lloyds Bank	Interest April 2020-March 2021	£6.52		6.52
		Sub-Total		£3542.29	
		Payments			
8 Mar	Wright	Bus Shelter Cleaning	£45.00	-£45.00	
8 Mar	HMRC	Tax & National Insurance February	£373.46	-£373.46	
8 Mar	Clerk	Payroll February	£1032.11	-£1032.11	
9 Mar	NEST	Pension Contribution	£204.99	-£204.99	
30 Mar	Clerk	Payroll March	£1032.11	-£1032.11	
		Sub-Total	£2687.67	-£2687.67	
		Transfers	Nil		
		Carried Forward		£19362.94	£25,042.07
		Less Unbanked Transactions		0.00	
		Bank Balances including unbanked transactions		£19362.94	£25,042.07
31 Mar	Available Funds - Current a/c plus Deposit a/c			£44405.01	
31 Mar	Allocated Reserves (traffic calming £2k, bus shelter £6k, playground £15k, skateboard ramp £2k, grass cutting £1k)			-£26000.00	
31 Mar	General Reserve (Available Funds minus Allocated Reserves)			£18405.01	
Current Account and Deposit Account Bank statements were circulated to councillors on 1 April 2021 along with the above record of receipts and payments for transparency and confirmation of accuracy					

(ii) **Outdoor Table Tennis Table**

Being progressed by TDC **Action:** Clerk to monitor

(iii) **Banking: Current Account:** Councillors who wish to become signatories to send their personal details to the Clerk. **Action:** Clerk to progress account opening.

(iv) **Internal Audit: Action:** The Clerk will prepare the year end records, annual finance returns and related documents for submission to the Internal Auditor which should be returned in time for approval at the May meeting.

6. VILLAGE MAINTENANCE

(i) **Grass Cutting:** First grass cut held back until April. **Action:** Clerk to liaise with contractor.

(ii) **Pavement Clearance: Action:** Councillors to provide a list of specific areas which they would like to see cleared so a quote for works can be obtained. **Action:** Clerk to progress

7. COUNTY COUNCIL UPDATE:

Councillor Steeds will follow up on previous requests for Surrey Highways to provide some funding towards the costs of pavement clearance in Felbridge or resource from the Community Gang. Cllr. Steeds has passed on concerns regarding potentially dangerous road signs and the failure of the process for investigation and monitoring along with ongoing issues with potholes on the Copthorne Road. More than 530,000 people in Surrey have now received a Covid vaccination. SCC are investing £47m in low emission buses and community transport. The Chairman and councillors thanked Cllr. Steeds for all her support over the past four years.

8. COUNCILLORS' REPORTS/UPDATES

- (i) MSDC Planning Applications: Cllr. Clarke reported that MSDC had failed on consult with TDC on a boundary application in Furnace Wood. He also noted that all the trees (including mature oaks) on Tandridge land at the Walnut Marches development had been felled despite the officer's report saying that they would be retained to screen the site. **Action**: Clerk to raise with Planning.
- (ii) Footpath 365a: Cllr. Huntington has reported damage to the boardwalk near the Nature Reserve/Hedgecourt Lake. Acknowledgement has been received.
- (iii) Footpath 283: Cllr. King reported fallen trees blocking the path which were quickly cut back.
- (iv) Refuse Collections: Cllr. King reported ongoing issues with contacting TDC to report missed bin collections and the failure of the customer contact process. **Action**: Clerk to raise with Biffa/TDC.
- (v) Fallen Road Sign on A22: Cllr. McBryde raised safety concerns regarding the section of rusted post which remains on the grass verge outside St. Johns despite being reported to Surrey Highways

9. SURREY HIGHWAYS:

- (i) Horizons Project: Surrey Highways had said the resurfacing the A264 from the Star Junction to the county boundary near Furnace Wood was being put forward for inclusion in their Horizons Project but have now said that it doesn't meet their current criteria.
- (ii) Temporary repair around drain cover at Star Junction now breaking up. Surrey Highways have said that it will be repaired by end April.
- (iii) County Councillor has passed on concerns relating to Surrey Highways failure to inspect road signs after one large sign outside St. John's Church fell over and another on the A264 near the county boundary has partially collapsed.

10. PLANNING

(i) Applications in Felbridge

Applications considered at the Planning Meeting on 18th March attended by Cllr. Chapman, Cllr. Clarke, Cllr. Huntington, Cllr. King and Cllr. McBryde

TA/2021/277 Woodland Farm, Copthorne Road, Felbridge, RH19 2QG

Demolition of existing garage and erection of new replacement garage

Resolved: No Action

TA/2021/280/TPO Hestia, Herons Lea, Copthorne, RH10 3HE

Reduce oak by 1.5m leaving reduced height of 16.5m

Resolved: No Action

TA/2021/289 Camla, 55 Copthorne Road, Felbridge, RH19 2PB

Erection of single storey rear extension

Resolved: No Action

TA/2021/242/NH Derry Beg, Domewood, Copthorne, RH10 3HD

Erection of single storey rear extension

Resolved: No Action

Applications considered at the Parish Council meeting on 1st April

TA/2021/425 Collingwood, Rowplatt Lane, Felbridge, RH19 2NY

Demolition of conservatory and erection of single storey side and rear extension, raising of roof and conversion of roof space to habitable accommodation.

Resolved: Felbridge Parish Council object to this application. Tandridge District Council have refused development at single storey within 1m of the boundary line and this application extends right up to the boundary at single storey. They are also very concerned about the presence of a first floor window so close to the boundary line with opening lights overlooking the neighbouring property less than 1m away. Further concerns relate to the Juliet balcony at the rear overlooking neighbouring properties in Tithe Orchard.

TA/2021/370 Bathsheba, Herons Lea, Copthorne, RH10 3HE Demolition of garden room and erection of single storey side extension, replacement dormers and open porch.

Resolved: While Felbridge Parish Council have no objection in principle to the creation of an additional detached garage, they are very concerned that this would be almost touching the boundary with Gnome Cottage. Because of the slope of the site, it would be dominant in the street scene from their property. Felbridge Parish Council would prefer to see a lower roof apex and the building moved further away from the boundary.

General comments regarding applications at Chester Lodge, Woodcock Hill, RH19 2RD

Felbridge Parish Council wish to formally object to several issues relating to the presentation of recent planning applications by the owner of this site. The way in which the applicant 'red lines' their plans within the property boundary shows a sub-division of the plot. The 'red lines' should continue to the ownership boundary of the site showing its true neighbours. This is currently leading to a failure to notify the true neighbours to the plot as they appear not to share a boundary. Up to 2017, the entirety of the plot was included within the 'red line' boundary with the fields to the north recorded within the 'blue line'. In the last year, the owners appear to have deliberately chosen to show a restricted area within the site as the 'red line' area which is considered to be misrepresentation in terms of the avoidance of neighbourhood consultation. This issue is evidenced by the different 'red line' areas shown on the two applications below for the same site. Furthermore, the location plans do not show the required 'blue line' stating the land under common ownership. It is also noted that different addresses are used for the same site which means that a search on the TDC Planning Portal no longer shows all applications as intended. This includes the two applications below. TDC should amend the Planning Portal records so all planning applications are listed when selecting the 'search all applications' option. Finally, it is noted that despite retrospective application 2016/1666 being refused, there are no planning enforcement notices associated with this site.

TA/2021/391 1 Chester Lodge, Woodcock Hill, Felbridge, RH19 2RD (Certificate of Lawfulness for Existing Use and Development) Erection of 3 x equestrian buildings incidental to the approved use of the site.

Resolved: Felbridge Parish Council can no longer support a business which flouts planning laws and continues to make retrospective planning applications in the Green Belt.

TA/2021/405 Offices, Chester Lodge, Woodcock Hill, Felbridge, RH19 2RD Erection of lean-to rear extension to detached building known as 'Green Barn' to provide covered storage.

Resolved: Felbridge Parish Council strongly objects to this proposal as inappropriate development in the Green Belt. The proposal is for a very large extension to a dominant building within the site which is industrial in appearance rather than rural. This objection is in line with the appeal decision (3175824) which was specifically for this building and this site. Felbridge Parish Council refer officers back to the original appeal which was dismissed due to this scale of development being inappropriate in the Green Belt.

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

Minor changes to appearance for new development of 3 x 5 bedroomed homes on land to east of Walnut Marches, Crawley Down Road

(iii) **Appeals**

None for this period

11. CONSULTATIONS

(i) **MSDC DPD Site Allocations – Crawley Down Road**

Proposal to include a site SA19 alongside the Gullege Bridleway as suitable for 200 houses.

The MSDC portal is being monitored for responses to the Inspector's questions relating to the inclusion of SA19.

12. MID SUSSEX DISTRICT COUNCIL DEVELOPMENTS IN FELBRIDGE

The Felbridge Parish Council website is updated regularly with information on scheduled works for the 15-39 Crawley Down Road development. No information is provided by the developers at 17 Copthorne Road and there has still not been a full Construction Management Plan submitted.

13. PROPOSAL FOR WILD FLOWER PLANTING ON VILLAGE GREEN

Tandridge District Council are looking at areas which might be suitable for wild flower planting and have included Felbridge Village Green on their list and would like to hear councillors' thoughts.

Agreed: Councillors would prefer to see a specific area within the Green with flowers growing at a lower height and would like to see an image of suggested planting. **Action:** Clerk to liaise with TDC

14. CLERK'S REPORT

(i) Correspondence:

Request for single yellow lines on Crawley Down Road for duration of Vanderbilt development which would not be possible on a temporary basis.

Resident asked if there was any right of appeal against the approval of the second Fairways, Mill Lane, application being approved due to local and Parish Council objections. No appeal is possible.

(ii) Administration:

Clerk is among users testing the new TDC Planning Portal which is scheduled to go live in April.

Weekly reports have been submitted. Action: Clerk to update when information available.

Clerk met a representative from the Planning Advisory Service who is reviewing TDC's planning operations and systems. Feedback was provided on ongoing issues relating to applications, enforcement, cross border development and communication.

14. BUSINESS FOR NEXT MEETING

Nothing new to add.

15. DATES OF NEXT PARISH COUNCIL AND PLANNING MEETINGS

The next full Parish Council meeting will take place online on Thursday 6th May 2021 preceded by the Annual Meeting. A planning meeting is scheduled for Thursday 15th April.

The meeting closed at approximately 2118.

Patricia Slatter
Clerk to Felbridge Parish Council

