



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 7th September 2023 **at 7.30pm in Felbridge Village Hall**

Present:

Cllr. Jeremy Clarke (Planning Chairman)
Cllr. Stephen Hall
Cllr. Ian McBryde (Vice-Chairman)
Cllr. Alex Horwood (attended part of the meeting)

Mrs. Patricia Slatter (in attendance)
Two residents attended the meeting as observers

1. **APOLOGIES FOR ABSENCE**

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

The meeting was chaired by Vice-Chairman Ian McBryde

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

Cllr. Horwood did not take part in discussions relating to 2023/0990

3. **APPROVE MINUTES OF PREVIOUS MEETING**

Minutes of the Parish Council Meeting held on Thursday 6th July were approved and signed.

4. **CHAIRMAN'S REPORT**

Nothing new to report

5. **FINANCE**(i) **Receipts and Payments for July and August 2023**

Date	To / From	Description	Amount	Current Account	Deposit Account
30 June		Brought Forward		£25087.45	£25138.24
		Receipts		0.00	
		Payments			
4 July	NEST	Pension Contribution	£182.21	-182.21	
5 July	HMRC	Tax and NI June	£365.82	-365.82	
5 July	Hire-A-Loo	Temporary Toilet Hire May	£25.70	-25.70	
5 July	Nick Dance	Grass Cut June	£528.00	-528.00	
5 July	Nick Dance	Coronation Planter Base and Installation (CIL)	£540.00	-540.00	
5 July	Clerk	Payroll June	£958.59	-958.59	
5 July	WEL Medical	Replacement Defib Battery	£204.00	-204.00	
5 July	STCHospice	S137 Donation	£250.00	-250.00	
5 July	Village Hall	Room and Storage Hire	£336.50	-336.50	
5 July	Clerk	Office Expenses	£184.72	-184.72	
5 July	WR Hazeltine	Bus Shelter Cleaning	£45.00	-45.00	
		Sub-Total	£3620.54	-£3620.54	
		Transfers	Nil		
		Carried Forward		£21466.91	
		Bank Balances		£21466.91	£25138.24
31 July	Available Funds - Current a/c plus Deposit a/c			£46605.15	
31 July	Allocated Reserves - traffic calming £2K, bus shelter £6K, playground £15K, skateboard ramp £2k) <i>includes CIL</i>			-£25000.00	
31 July	General Reserve (available funds - including budgeted expenditure - minus Allocated Reserves)			£21605.15	
Current Account statement was circulated to councillors on 3 rd August 2023, along with the above record of receipts and payments, for transparency and confirmation of accuracy					

Date	To / From	Description	Amount	Current Account	Deposit Account
31 July		Brought Forward		£21466.91	£25138.24
		Receipts		0.00	
		Payments			
4 August	Hire-a-Loo	Temporary Toilet Hire June	£128.52	-128.52	
4 August	HMRC	Tax and NI July	£365.62	-365.62	
4 August	Clerk	Payroll July	£958.79	-958.79	
4 August	TDC	Uncontested Election Fee	£140.00	-140.00	
4 August	WR Hazeltine	Bus Shelter Cleaning	£45.00	-45.00	
29 August	NEST	Pension Contribution July	£182.21	-182.21	
		Sub-Total	£1820.14	-£1820.14	
		Transfers	Nil		
		Carried Forward		£19646.77	
		Bank Balances		£19646.77	£25138.24
31 August	Available Funds - Current a/c plus Deposit a/c			£44785.01	
31 August	Allocated Reserves - traffic calming £2K, bus shelter £6K, playground £15K, skateboard ramp £2k) <i>includes CIL</i>			-£25000.00	
31 August	General Reserve (available funds - including budgeted expenditure - minus Allocated Reserves)			£19785.01	
Current Account statement was circulated to councillors on 1 st September 2023, along with the above record of receipts and payments, for transparency and confirmation of accuracy					

(ii) **Banking: Resolved:** Approval was confirmed for a move from Lloyds to Unity Trust Bank which is a specialist Town and Parish Council bank. **Action:** Clerk to progress

(iii) **Website Host:** Having provided the FPC website free of charge for seven years, HugoFox have advised that charges will apply from October should FPC decide to retain their services. The cost would be £120 per annum. The Clerk recommended continuing to use HugoFox as website host since the website works well; meets all FPC's needs and the fee is competitive.

Resolved: FPC will retain HugoFox as website host. **Expenditure Approved:** £120 plus VAT pro rata for the rest of the financial year with provision included in budget for 2023-24.

(iv) **S137 Donation Request: Resolved:** Donation of £250 approved for the Kent, Sussex and Surrey Air Ambulance

(v) **CAGNE Membership/Donation Request: Resolved:** Councillors decided against becoming members of CAGNE since it is advised that Parish Councils do not join or provide financial support to groups who either support or oppose a specific cause or action.

(vi) **Playground: CIL Funding Application:** The application has progressed through the second stage and is now awaiting 'scoring' by TDC officers in advance of confirmation on whether the application will progress to the third stage. **Action:** Chairman and Clerk to monitor.

6. VILLAGE MAINTENANCE

(i) Grass Cutting: Latest cut took place end August. Further cut to be scheduled when needed.

7. COUNTY COUNCILLOR REPORT

Highways have agreed to Cllr. Steeds request for road resurface/repair of the A264 between Doves Barn and Furnace Wood. Dates will be confirmed and there may be little notice given.

Cllr. Steeds is meeting with residents from Herons Lea regarding concerns about the road surface at the junction with their access road and the Copthorne Road.

Cllr. Steeds has responded to an invitation to join a Steering Group jointly commissioned by SCC and WSCC. It involves a feasibility study of the A22 corridor between the M25 Junction 6 and East Grinstead and the A264 between M23 Junction 10 and Felbridge. The corridors have been identified as part of the Government's Major Road Network and the study will inform future funding applications and the delivery of infrastructure to help mitigate the impacts of strategic development. She will recommend that the FPC Planning Chairman joins the group.

8. DISTRICT COUNCILLOR REPORT

Cllr. Moore had correspondence with a local resident regarding trees behind McIver Close. TDC have felled the trees to the satisfaction of the resident.

Cllr. Moore reported damaged leaning traffic lights at the Star Junction to Surrey Highways as an emergency by phone and the issue was sorted.

Cllr. Moore has joined the Gatwick working group as concerned by any increase in air or road traffic which could happen as a result of the additional runway proposals.

9. COUNCILLORS' REPORTS/UPDATES

Felbridge School Hedge: Cllr. Hall reported that the school hedge alongside the footpath bordering the Village Green is overgrown with low level vegetation obstructing access. **Action:** Clerk to contact school.

Antler Homes Advertising Signs: Cllr. Clarke reported that a sign has been placed at the junction of Crawley Down Road and Copthorne Road which is obscuring sight lines. In addition, advertising signs have been placed on the Village Green despite this being Common Land and the area being within an area of Special Control of Advertisements. **Action:** Clerk to contact Antler Homes.

Footpath near Whittington College: Cllr. McBryde and Cllr. Huntington discussing with Whittington College and the Public Rights of Way team. **Action:** Cllr. McBryde to follow up.

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. Works awaiting scheduled date

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.

Blocked gullies on A22: Chased up and confirmed that works will take place but not scheduled

Damaged Street Furniture: Damage to pedestrian island by the Glebe was reported by Cllr. Huntington and has been repaired.

Road Signs: Left in church grounds. Cllr. Huntington has reported.

TDC

Playground: Weeds growing through damaged base. Another swing has been removed

Fence: A section of the low fence between the car park and Village Hall field has been broken

Limes Pond Fencing: Damage has been reported by Cllr. McBryde

Public Rights of Way Team

Damaged stiles on Footpath 368 have been reported by Cllr. McBryde and Cllr. Huntington

11. PLANNING

(i) Applications in Felbridge

Applications considered at the Planning Meeting held on 3rd August

2023/805 Yolake Cottage, West Park Road, Copthorne, RH10 3HG

Resolved: No Action

2023/808 Dormer Cottage, Woodcock Hill, Felbridge, RH19 2RD

Resolved: Felbridge Parish Council have no objection to using the volume of the Permitted Development approval to create two smaller dwellings within the Green Belt which supports the lack of smaller dwellings within Felbridge Parish. We are unable to pass comment on the impact on the openness of the Green Belt as determined by volume as the applicant has failed to provide the existing volume; the Permitted Development volume or the proposed volume and has used only footprints. Felbridge Parish Council would be happy to consider the application again when that information is available. We also have significant concerns about the layout of the proposed dwellings. The continuous built form between the boundaries is an urban design and out of character with the rural surrounds. We consider it would be better to remove the garages from between the dwellings and reposition them individually within the extensive grounds to the front of the proposed building line. We are also concerned about how close the buildings are to the boundary via the porches. The measurements are calculated at the widest gap and ignore the size of the projecting porches which narrow the gap further.

2023/833/NH Larksfield, Domewood, Copthorne, RH10 3HD

Resolved: No Action

2023/871 Education Unit, Beaver Farm, Eastbourne Road, RH7 6HL

Resolved: Felbridge Parish Council strongly object to this change of use from what was a transient car park with vehicles coming and going in relation to the fishing use of the site to what is now a static visual impairment to the Green Belt. We are concerned that granting permission for this area to be used as storage will lead to intensifying the number of skips stored there and thus exacerbating further the visual intrusion.

2023/851 Copthorne Stud, Effingham Road, Copthorne, RH10 3HY

Resolved: Felbridge Parish Council are concerned that increasing the hours of operation to much earlier in the morning and later into the evening and increasing the number of dogs seems likely create additional noise disturbance to the neighbouring properties when the dogs are arriving and leaving.

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.

Applications considered at the Planning Meeting on 17th August**2023/866 47a Copthorne Road, Felbridge, RH19 2NX**

Resolved: No action

2023/892 Brackenbury, Herons Close, Copthorne, RH10 3HF

Resolved: No action

2023/909 Purbeck, Mill Lane, Felbridge, RH19 2PE

Resolved: Felbridge Parish Council have no objection to redevelopment of this site and welcome the pre-engagement with the neighbours before making an application. We are however, concerned about an effective 3-storey house with what appears to be very little gaps between it and the boundaries. We would suggest that a minimum of 2m is provided both sides of the property.

2023/822 41 Crawley Down Road, Felbridge, RH19 2PP

Resolved: No action

2023/760 Dragons Farm, Herons Lea, Copthorne, RH10 3HE

Resolved: No action

2023/848 Wildwood, Herons Lea, Copthorne, RH10 3HE

Resolved: Felbridge Parish Council notes that the volume of the existing built form has been used whilst the TDC Policy uses the original built volume or as existing in December 1968. We believe that the proposed structures are likely to represent a volume increase far greater than 30% using the 1968 benchmark. However, we considered the proposal and see that the proposal is modern with high sustainability criteria and therefore support this proposal on that basis.

Application considered at the meeting:**DM/23/0810 Land South Of Crawley Down Road Felbridge (SA19/Barratt Homes) A**

further detailed response strongly opposing to this latest updated application was agreed.

2023/981 Delaire, Lake View Road, Felbridge, RH19 2QF

Resolved: No Action

2023/1036 Herons Bonsai Nursery, Wire Mill Lane, Lingfield, RH7 6HJ

Resolved: Felbridge Parish Council always support local businesses where possible and consider this proposal to be an improvement to the site and to constitute no further impact on the Green Belt.

DM/23/0990 Walnut Marches, Crawley Down Road, Felbridge RH19 2PS (also under TDC reference 2023/1037)

Resolved: Felbridge Parish Council strongly objects to this application.

1) This application is for development upon land covered by Policy DP12 Protection and Enhancement of the Countryside; “The countryside will be protected in recognition of its intrinsic character and beauty. Development will be permitted in the countryside, defined as the area outside of built-up area boundaries on the Policies Map, provided it maintains or where possible enhances the quality of the rural and landscape character of the District, and”:

- it is necessary for the purposes of agriculture; or
- it is supported by a specific policy reference either elsewhere in the Plan, a Development Plan Document or relevant Neighbourhood Plan.

The density of the proposals will not maintain the quality of the rural landscape character and is therefore in direct conflict with this policy.

2) Felbridge Parish Council are very concerned about the creation of a new entrance through the mature western boundary of the site, the mature vegetation along this ancient hedgerow offers significant screening of the site from the footpath users. In an area protected by Policy DP12 we would expect the existing entrance to be used to align with that policy. The removal of hedgerow is also contrary to Policy DG16 ‘Development should nevertheless be sensitively designed so that it avoids imposing upon the rural edge and existing roads that are characterised by their hedgerows and tree belt.’

3) The Planning, Design and Access Statement presents a biased view of the surrounding housing density in the photographic analysis on page 4 by overstating the number of dwellings within two of the adjacent plots.

As stated on the illustration

As built on the ground

DM/12/00368— 10 new dwellings (Coppice Vale)

6 dwellings

Various consents—6 dwellings (Walnut Grove)

5 dwellings

The total area enclosed in blue on the illustration is 3.37ha and the existing and approved dwellings within this area are 22 giving a total local housing density of 6.5dph. Thus the proposed housing density of 10dph is far in excess of the local density contrary to Policies DG11, DG16 & DG34.

4) The proposed access using the existing footpath does not support safe countryside access for the users of this Public Right Of Way.

5) The highway access onto Felbridge Road is at the County boundary and has limited sightlines. A recent speed survey (submitted for DM/23/0810) demonstrated that the 85%ile speed to the east of this proposed access was 40mph despite this being within a 30mph restriction.

6) No arboricultural assessment has been provided to justify the tree removals on the site or for the removals associated with the creation of the new access.

7) Whilst the number of proposed dwellings is only 6, this can only have a detrimental impact on the existing highways. The implementation of two lanes turning South at the Star Junction intended to mitigate the impact of 339 new dwellings [Hill Place Farm (200 units) and was relied upon for the future state transport modelling for 17 Copthorne Rd (26 units), 11a Crawley Down Rd (32 units), 15-39 Crawley Down Rd (63 units), 61 Crawley Down Rd (20 units)] has been abandoned by Surrey Highways who state that it cannot be implemented. Thus a junction that was already designated as severe before these developments were completed now has very significant additional vehicle movements and no proposed mitigation.

8) This proposal does not comply with Policy DG9 to reduce reliance on the private car. There is an inadequate bus service in Felbridge with few services at evenings and weekends. There are a lack of local facilities, for example no doctor or dentist; supermarket; leisure centre; restaurants; rail service or safe footpath option.

The village is served by one single intake primary school that is already oversubscribed before all the 121 dwellings already approved on Mid Sussex District Council land off or near Crawley Down Road have been constructed or occupied.

(ii) Applications Received by Neighbouring Authorities

East Grinstead Town Council have lodged an objection to the new application for a further six dwellings in the Walnut Marches area.

Worth Parish Council will also be commenting on the Walnut Marches application. Part of the proposed development falls within the Worth Parish.

(iii) MSDC Development on Felbridge Border

The Environment Agency have accepted Felbridge Parish Council's evidence of flooding on the SA19 site and required the developer and the MSDC Drainage Officer to incorporate this data into their reports and recalculate their data before going back to the EA to re-consult.

12. CLERK'S REPORT

Correspondence:

Tree at McIver Close: Resident complained about trees being felled in the McIver Close area and would like to see new trees replanted.

Surrey Football Association emailed the Clerk regarding funding available to improve grass roots football pitches. Information sent to Felbridge Football Club via Chairman

TDC Local Plan: The Inspector has found the Tandridge District Council Local Plan to be unsound

Potholes at Furnace Wood Layby: Complaint received from resident about potholes. No outstanding reports showing on Highways system so providing reporting information.

Basketball: Request from young resident for improvements to basketball provision. Awaiting response from TDC regarding adding lines to the base and a fence behind the hoop.

13. BUSINESS FOR NEXT MEETING

Meeting dates 2024-25

History Board for Village Green Area

Second Quarter Finance

14. DATES OF NEXT PARISH COUNCIL AND PLANNING MEETINGS

The next full Parish Council meeting will take place on Thursday 5th October. A Planning Meeting is scheduled for 21st September.

The meeting closed at approximately 2100.

Patricia Slatter

Clerk to Felbridge Parish Council

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