



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 2nd February 2023 at 7.30 pm in Felbridge Village Hall

Present:

Cllr. Bridget Huntington (Chairman)
Cllr. Ian McBryde (Vice Chairman)
Cllr. Joan Harwood
Cllr. Alex Horwood
Cllr. Jo King
Mrs. Patricia Slatter (in attendance)

1. **APOLOGIES FOR ABSENCE**

Apologies were received from Cllr. Clarke, Cllr. Chapman, County Cllr. Steeds and District Cllr. Moore

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 1st December were approved and signed.

4. **CHAIRMAN'S REPORT**

Annual Parish Meeting

The Felbridge Parish Council Annual Parish Meeting has been scheduled for 6th April in the Main Hall. Not-for-profit groups based in Felbridge will be invited to attend. **Action:** Chairman and Clerk to progress.

5. **FINANCE**(i) **Receipts and Payments for December 2022 and January 2023**

Date	To / From	Description	Amount	Current Account	Deposit Account
30 Nov		Brought Forward		£29156.61	£25048.38
		Receipts	0.00		
		Payments			
6 Dec	Wright	Bus Shelter Cleaning	£45.00	-45.00	
6 Dec	Nick Dance	Grass Cut (Final)	£528.00	-528.00	
6 Dec	HMRC	Tax & NI	£561.58	-561.58	
6 Dec	Clerk	Payroll	£1500.30	-1500.30	
6 Dec	Hire-a-Loo	Temporary Toilet Hire (Final)	£156.80	-156.80	
20 Dec	NEST	Pension Contribution	£300.70	-300.70	
		Sub-Total	£3092.38	-£3092.38	
		Transfers	Nil		
		Carried Forward		£26064.23	
		Bank Balances		£26064.23	£25048.38
31 Dec	Available Funds - Current a/c plus Deposit a/c			£51112.61	
31 Dec	Allocated Reserves - traffic calming £2K, bus shelter £6K, playground £15K, skateboard ramp £2k) includes restricted use CIL revenue			-£25000.00	
31 Dec	General Reserve (Available Funds minus Allocated Reserves)			£26112.61	
Current Account statement was circulated to councillors on 5 th January 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 st Dec		Brought Forward		£26064.23	£25048.38
		Receipts	0.00		
		Payments			
10 Jan	NEST	Pension Contribution	232.75	-232.75	
11 Jan	Wright	Bus Shelter Cleaning	£45.00	-45.00	
11 Jan	HMRC	Tax & NI	£406.14	-406.14	
11 Jan	Holtye Windows	Acrylic Panel for Bus Shelter	£385.00	-385.00	
11 Jan	MH Goals	Replacement goal posts (CIL)	£902.64	-902.64	
11 Jan	Clerk	Payroll	£1189.83	-1189.83	
11 Jan	Felbridge Village Hall	Committee Room Hire for meeting with developer	£11.80	-11.80	
11 Jan	Felbridge Village Hall	PAT Testing monitor and cable	£5.00	-5.00	
		Sub-Total	£3178.16	-£3178.16	
		Transfers	Nil		
		Carried Forward		£22886.07	
		Bank Balances		£22886.07	£25048.38
31 Jan	Available Funds - Current a/c plus Deposit a/c			£47934.45	
31 Jan	Allocated Reserves - traffic calming £2K, bus shelter £6K, playground £15K, skateboard ramp £2k) includes restricted use CIL revenue			-£25000.00	
31 Jan	General Reserve (Available Funds minus Allocated Reserves)			£22934.45	
Current Account statement was circulated to councillors on 1 st February 2023, along with the above record of receipts and payments, for transparency and confirmation of accuracy					

(ii) Precept: Tandridge District Council confirm that the average increase in Felbridge Parish Council's precept based on Band D will be £2.70 per property for the year 2023-24. There has been no precept increase since 2020 with increased costs being met from Reserves.

6. VILLAGE MAINTENANCE

- (i) **Grass Cutting:** First cut will take place March/April depending on need
- (ii) **Football Goalposts:** Waiting date from TDC for installation.

7. COUNTY COUNCILLOR REPORT

After long term roadworks left multiple pot holes, works to resurface West Park Road have now started. Cllr. Steeds has submitted a formal request for the A264 Copthorne Road from the Star Junction to the county boundary just beyond Furnace Wood to be resurfaced. She noted that the section between Doves Barn and the Furnace Wood layby is particularly bad. Cllr. Steeds continues to work with Surrey Highways and TDC Planning on the Barratt Homes application at 71 Crawley Down Road. It is anticipated that the developer will be asked to bring forward the full application for 200 dwellings which would generate a higher level of infrastructure payments than their current phased applications.

8. DISTRICT COUNCILLOR REPORT

Nothing reported.

9. COUNCILLORS' REPORTS/UPDATES

Gullege Brideway Damage: Cllr. King raised concerns that the ongoing closure of the brideway was preventing many residents from safely using it as a route to and from the Worth Way – including as a safe route to school. The Clerk confirmed that this section is outside Felbridge Parish and is the responsibility of the Public Rights of Way team at West Sussex County Council. Repeat incidences of flooding had been reported as well as the damage to the bridge area. They were asked for an update on 31 January. The Clerk has also alerted East Grinstead Town Council and WSCC Cllr. Ian Gibson, since the location falls within their area. In addition, the Planning Department at Mid Sussex District Council have been asked to record the damage due to the potential link to recent and proposed development and asked to make the WSCC Drainage and Floor Engineer aware.

Gatwick Parish Update: Cllr. Horwood attended the latest Gatwick update meeting. Their intention is to make flight paths more concentrated but as yet there is insufficient detail available to ascertain any impact on Felbridge residents.

10. SURREY HIGHWAYS/RIGHTS OF WAY/TDC :

Surrey Highways

Pothole on A264/Furnace Wood layby: Deep pothole reported and patched by Highways in November reopened again in January. Cllr. Huntington and the Clerk have reported all the potholes along this stretch of road and asked for an urgent response.

Overgrown Hedges: Surrey Highways have asked householders along the Copthorne Road whose hedges are overgrown and obstructing the footpath to have them cut back.

Haskins Roundabout: Damaged road signs will be repaired or replaced.

TDC

Football Goals: TDC staff to mark up the football area in the King George's Field behind the Village Hall for the new goalposts scheduled for installation in February.

Coffee Van: TDC have now licenced this facility for residents to operate from the Football/Tennis Club car park. It is currently available from 0800-1100 Monday-Friday

11. PLANNING

(i) Applications in Felbridge

Applications considered at the Planning Meeting on 5th January attended by Cllr. Clarke, Cllr. Huntington, Cllr. McBryde, Cllr. Chapman and Cllr. Harwood:

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

Resolved: Felbridge Parish Council strongly object to a 3m high masonry wall in this location which would be completely out of character for a rural village. We also believe that as a flat acoustically-reflective surface, it has the potential to increase the road noise for the domestic dwellings on the opposite side of the A22 and as such an independent acoustic study should demonstrate that there is no negative impact on the opposite properties. We are also concerned that to achieve the noise abatement the owner desires would ultimately require extending the proposed wall to the northern boundary of the site, further impacting the rural street scene. Felbridge Parish Council do not object to intensification of this site but are concerned that the proposed garage block at two-storeys will potentially be overbearing and overshadowing to the neighbouring property in Glendale as it is to the South/Southwest of their garden and very close to the boundary for the much increased height compared to the existing structure in this location. Bringing this element of the proposed structure closer to the main road could alleviate this factor.

2019/1453/Cond2 11a Crawley Down Road, Felbridge RH19 2NT

Resolved: Felbridge Parish Council are very upset that construction has started on this site without a Construction Management Plan (CMP) being in place. We are disappointed that even this week construction vehicles were parked in Crawley Down Road, contrary to the proposed CMP. While we consider this a good CMP generally covering the items that were agreed with Tandridge District Council and Mid Sussex District Council, we do have a few comments on the details;

- (i) In 3.0 there is a typo in last line that needs correcting, as it refers to Guildford Borough Council and we feel it needs to be clear which District Councils (or both?) would need to agree changes to working times.
- (ii) We do not believe that the CMP adequately details the offsite vehicle routing requested by both District Councils. For example, Rowplatt Lane is designated 'not suitable for HGV's' and the west turn out of Crawley Down Road on to the A264 cannot be achieved without impinging on the eastbound carriageway so needs to be avoided by turning east, then north at the Star to return along West Park Road; OR turn west out of the development and continue through Crawley Down to the Turners Hill Road and then either North or South as desired. A PDF plan with details of offsite routings is attached.
- (iii) Section 5.2 the current wording is 'should be considered', that is not sufficient as these items are 'musts' rather than 'wants' and all are reasonable to achieve.
- (iv) Section 9.1 – it is great that the public are given the contact details necessary as defined in the CMP, but they should not be redacted on the planning portal otherwise they cannot be used by the public.

2019/1453/Cond3 11a Crawley Down Road, Felbridge RH19 2NT

Resolved: Felbridge Parish Council agree that the proposal is a compliant plan to Tandridge District Council policy, but are concerned there are significant opportunities being missed and would urge Tandridge District Council to press for additional improvements. PV is only proposed for some of the plots despite other roofs having the same aspect and therefore being suitable. This will generate some plots with significantly reduced energy bills whilst others have no reduction.

The discussion relating to a centralised CHP facility describes the downside of 'locking the development into relatively carbon intensive gas-fired heating and hot water technology, and will not facilitate the transition to less carbon intensive solutions' but Section 9 then rejects air source heat pumps (ASHP) 'due to impact on the building façade'. There is no requirement for ASHP to be mounted on the façade and ground space in the rear gardens would be equally suitable for these units; we therefore feel that it is short-sighted to install gas-fired heating systems in all the houses when it is cheaper to build in a lower carbon heating system rather than residents having to change later, surely it would make houses more appealing/saleable and therefore a good investment. If you are going to force gas-fired boilers upon the new residents, then at least size the radiators for the lower water temperatures of ASHP to reduce the cost of resident's later changes. We believe there is the opportunity to have a site that delivers far more than 10% CO2 reduction which could be marketed and be more desirable as such, particularly in reducing energy bills. The end result of the current proposal is that it will be residents who have purchased these new houses that have to further invest to reduce their energy bills when more could have been done during design and construction.

Applications considered at the Planning Meeting on 19th January attended by Cllr. Huntington, Cllr. McBryde, Cllr. King and Cllr. Harwood:

2022/1438 Pendinas, Herons Lea, Copthorne, RH10 3HE

Resolved: No Action

2022/1401 Stub Pond Fisheries, Stubpond Lane, Newchapel, Lingfield, RH7 6HU

Resolved: Felbridge Parish Council would expect to see more clear evidence that this has been a permanent building.

2022/1603/TPO 42 Copthorne Road, Felbridge, RH19 2NS

Resolved: Defer to Tree Officer

Applications considered at the full Parish Council meeting:

2022/1520 The Cottage, 72 Copthorne Road, Felbridge, RH19 2NU

Resolved: No objection although Felbridge Parish Council would have liked to have seen detail of the proposed new garage.

2022/1465 Seven, Herons Lea, Copthorne, RH10 3HE

Resolved: Felbridge Parish Council are concerned at what appears to be a proposal to build on two stories up to the boundary. As no volume calculation has been provided to compare the new volume with the volume as built or as existing in Dec 1962, it is not possible to determine whether this represents a material increase in volume within the Green Belt. Felbridge Parish Council expect that the Planning Officer will check the volume increase. No objection in principle otherwise.

2022/1656 Woodcock Hill, Felbridge, RH19 2RD

Resolved: Felbridge Parish Council objects to this application seeking consent for three new dwellings within the Green Belt. It is noted from the decision in the previous application (2021/1478/NC) that change of use of three disused agricultural buildings to residential did not require prior approval. However, Felbridge Parish Council pointed out that two of the buildings appeared to be within the curtilage of a dwelling house, and that the buildings could not be economically repurposed for residential use.

This application seeks consent to demolish five existing buildings and construct three new dwellings within the Green Belt. Felbridge Parish Council considers the buildings in the proposed position will ‘significantly impact’ the openness of the Green Belt contrary to the National Planning Policy Framework, and TDC Policy DP13 (F).

DP13 (F)- ‘Replacement’ provides for an exception to DP13 where:

“The replacement of buildings in the Green Belt (outside of the Defined Villages), where the proposed new building:

Is in the same use as the building it is replacing;

Is not materially larger than the building it is replacing;

Is sited on or close to the position of the building it is replacing, except where an alternative siting within the curtilage demonstrably improves the openness of the Green Belt”.

Having considered the application in detail, FPC contends that:

- The new building does not have the same use as the existing buildings, which are disused agricultural/storage buildings.
- The new buildings, although smaller in volume and area than those to be demolished are a materially larger block of dwellings, including their curtilages, on the site proposed.
- Although one of the proposed buildings sits on part of the footprint of an original building, the location of the new buildings and their enclosed curtilages significantly impacts on the openness of the Green Belt.

Felbridge Parish Council are also concerned that the creation of a suitable access from Woodcock Hill, including for the provision for refuse trucks and vehicle turning, will cause further impingement on the Green Belt. Furthermore the site is c.1.3 miles from the nearest convenience shop and is served by the 485 bus route, which only has three buses a day between 11.17 and 13.17 hrs (weekdays only). Taking into account the walking distance along the proposed access road and then to the nearest bus stop at Wiremill Lane, the location of the proposed development cannot be considered sustainable.

Felbridge Parish Council wishes to draw the Officer’s attention to the recent decision on Oakcroft, Woodcock Hill, Felbridge (2022/388) which is adjacent to the application site. The applicant was seeking to demolish cattery buildings and construct a new dwelling on the site. Planning consent was refused by TDC in June 2022. The reason for refusal was given as:

“The proposal would constitute inappropriate development in the Green Belt and would have a significant impact upon the openness of the Green Belt. No very special circumstances exist to clearly outweigh the harm that would be caused and as such, the proposal is contrary to Policies DP10 and DP13 of the Tandridge District Local Plan: Part 2 – Detailed Policies 2014 and the NPPF 2021.” FPC considers the same criteria to exist on this application and does not consider the arguments put forward in 6.7-6.40 of the Design and Access statement, as ‘very special circumstances’, are justification of this development. FPC consider the application constitutes “inappropriate development in the Green Belt’ and is harmful to the openness of the Green Belt and requests that the application is refused.

(ii) Applications Received by Neighbouring Authorities

EG Town Council – 71 Crawley Down Road application to be considered at upcoming meeting

Worth Parish Council – 71 Crawley Down Road application. Worth Parish Council supported Felbridge Parish Council’s comments and added further concerns about the impact on Crawley Down roads.

(iii) MSDC Development on Felbridge Border

11a Crawley Down Road, Antler Homes

An Enforcement Officer from Tandridge District Council has visited the site and the hoarding has now been moved back into the site to ensure sightlines are not obstructed. The officer will continue to monitor and also take action against HGVs which cause an obstruction.

71 Crawley Down Road, Barratt Homes

Felbridge Parish Council arranged for a copy of Cllr. Clarke’s report on flooding in and around the site to be sent to the WSCC Drainage and Flood Engineer. Their report has now been updated and now recommends the application for refusal.

12. CONSULTATIONS:

Tandridge District Council Boundary Review

The review is taking place since there has been no review at TDC for more than 20 years. District Councillors should represent a similar number of residents. The intention is to place District Councillors into groups of three. There will be no impact on Parish Councils. **Resolved:**

Felbridge Parish Council would prefer that the District Councillor for the Felbridge ward be grouped with a neighbouring ward with a similar profile. Dormansland would seem the more obvious option. Common issues with neighbouring parishes include a shared boundary with West Sussex County Council and Mid Sussex District Council; Highways and Public Right of Way matters; cross parish boundary planning applications and the impact of changes at Gatwick Airport. For this reason, it is considered that it would be logical and practical for the Felbridge ward to be matched with a neighbouring ward which shares these common issues.

Civility & Respect Pledge

The National Association of Local Councils and the Society of Local Council Clerks ask that all Parish Councils sign up to this pledge. Their mission statement is that civility and respect should be at the heart of public life, and good governance is fundamental to ensuring an effective and well-functioning democracy at all levels. **Resolved:** A majority of councillors voted to sign up to the pledge. **Action:** Clerk to arrange enrolment.

Queen Victoria Hospital Consultation

Governors are consulting with nearby Parish Councils and residents on the services provided by the hospital. **Resolved:** Invitation to be issued for a representative to attend the Annual Parish Meeting.

13. CLERK’S REPORT

Correspondence: Issues covered include HGVs parking outside the 11a Crawley Down Road development blocking the footpath and disrupting traffic; delays to planning decisions being determined by TDC; boundary hedge query; potholes and overgrown hedges.

TDC Community Infrastructure Levy – Application for Funding: Applications were have been opened in the autumn but there has been no update. The planned application for funding the playground upgrade has therefore been delayed.

14. DATES OF NEXT PARISH COUNCIL AND PLANNING MEETINGS

The next full Parish Council meeting will take place on Thursday 2nd March. A Planning Meeting is scheduled for 16th February.

The meeting closed at approximately 2130.

Patricia Slatter
Clerk to Felbridge Parish Council

