



## **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 2<sup>nd</sup> November 2023** **at 7.30pm in Felbridge Village Hall**

#### Present:

Cllr. Jeremy Clarke (Planning Chairman)  
Cllr. Alex Horwood  
Cllr. Jo King

Cllr. Stephen Hall  
Cllr. Bridget Huntington (Chairman)  
Cllr. Ian McBryde (Vice-Chairman)

Mrs. Patricia Slatter (in attendance)

#### **1. APOLOGIES FOR ABSENCE**

Apologies were received from County Cllr. Lesley Steeds and District Cllr. Judy Moore

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

None in addition to those previously disclosed

#### **3. APPROVE MINUTES OF PREVIOUS MEETING**

Minutes of the Parish Council Meeting held on Thursday 5<sup>th</sup> October were approved and signed.

#### **4. CO-OPTION**

It was proposed by Cllr. McBryde and seconded by Cllr. Hall that Jane Groom be co-opted on to the vacant councillor position on Felbridge Parish Council. After signing her Declaration of Acceptance of Office, which was then countersigned by the Clerk, Cllr. Groom joined the meeting.

#### **5. CHAIRMAN'S REPORT**

Cllr. Huntington and the Clerk attended the TDC CIL Committee Meeting at the Council Chamber to present Felbridge Parish Council's application for funding for the Playground Upgrade Project. The CIL Committee's recommendations will now go before the Planning Policy Committee for a final decision to be taken. It is expected that a response will be received mid-November.

## 6. FINANCE

### (i) Receipts and Payments for October 2023

Date	To / From	Description	Amount	Current Account	Deposit Account
30 Sept		Brought Forward		£30934.35	£25197.45
		<b>Receipts</b>		0.00	
		<b>Payments</b>			
9 Oct	NEST	Pension Contribution Sept	£182.21	-182.21	
10 Oct	Hire-a-Loo	Temporary Toilet Hire Aug	£132.80	-132.80	
10 Oct	HMRC	Tax and NI Sept	£365.62	-365.62	
10 Oct	Hugo Fox	Website Annual Fee	£122.28	-122.28	
10 Oct	KSS Air Amb	S137 Donation	£250.00	-250.00	
10 Oct	Clerk	Payroll September	£958.79	-958.79	
10 Oct	Clerk	Office Expenses	£93.95	-93.95	
10 Oct	PKF Littlejohn	External Audit Fee	£252.00	-252.00	
10 Oct	WR Hazeltine	Bus Shelter Cleaning Sept	£45.00	-45.00	
		Sub-Total	£2402.65	-£2402.65	
		<b>Transfers</b>	Nil		
		Carried Forward		£28531.70	
		Bank Balances		£28531.70	£25197.45
31 Oct	Available Funds - Current a/c plus Deposit a/c			£53729.15	
31 Oct	Allocated Reserves - traffic calming £2K, bus shelter £6K, playground £15K, skateboard ramp £2k) <i>includes restricted use CIL revenue</i>			-£25000.00	
31 Oct	General Reserve (available funds - including budgeted expenditure - minus Allocated Reserves)			£28729.15	
Current Account statement was circulated to councillors on 1 <sup>st</sup> November 2023, along with the above record of receipts and payments, for transparency and confirmation of accuracy					

- (ii) **Budget Planning:** Councillors discussed a draft budget prepared by the Responsible Finance Officer and Chairman in advance of the meeting. **Resolved:** A budget of £30K was approved by councillors to meet forecast financial commitments. The budget was to be funded in full from a Precept increase. It was noted that Felbridge will still have one of the lowest precept levels in the Tandridge District. **Action:** Responsible Finance Officer to advise TDC that a precept level of £30K was required to meet the FPC budget for the financial year 2024-25.
- (iii) **CIL Revenue:** CIL payment of £2256 due for payment in November

## 7. VILLAGE MAINTENANCE

- (i) Grass Cutting: The final cut for the current year took place in late October.

## 8. COUNTY COUNCILLOR REPORT

**Overgrown Vegetation:** Cllr. Steeds brought a Highways Officer to Felbridge to show the areas which the Community Gang will cut back. These are the school hedge alongside the Village Green; the hedges alongside the footpath to Furnace Wood layby; the crossing point on the footpath facing Doves Barn and the hedge from the top of Mill Lane to the post box. Only vegetation on land which is either council owned or where ownership is uncertain can be included. Some Felbridge properties have been advised to cut back their vegetation which is obstructing footpaths or face Surrey Highways taking enforcement action.

**Grass Verge Cuts:** Cllr. Steeds advised that Surrey Highways are asking District councils to take over responsibility for grass verge cuts. This is likely to affect Felbridge Parish Council's agreement with SCC for grass cutting in Felbridge to be managed by the Clerk with funding provided by Surrey Highways towards the cost.

## 9. DISTRICT COUNCILLOR REPORT

Cllr. Moore attended a presentation for District Councillors on the A22/A264 Corridor. Cllr. Moore expressed her disappointment at the decision taken by the Local Government Boundary Commission for England for the Felbridge ward to become part of a three ward group with Dormansland and Felcourt.

## 10. COUNCILLORS' REPORTS/UPDATES

**Gatwick:** Cllr. Horwood reported that District and Borough Councils around the Gatwick area were working together to respond to the Northern Runway proposal.

**A22 VAS:** Cllr. King reported that vegetation was obscuring the VAS. **Action:** Clerk to ask landowner to have vegetation cut back.

**Speedwatch:** Cllr. Hall reported that a resident had come forward to volunteer for Speedwatch. More volunteers were needed.

**WSCC Signs on Rowplatt Lane:** Signs warning of gritting had appeared on the verge at Rowplatt Lane. **Action:** Clerk to ask WSCC to remove them.

## 11. SURREY HIGHWAYS/RIGHTS OF WAY/TDC

### Surrey Highways

**Drains on A22:** Cllr. McBryde reported that the damaged drains on the A22 had still not been repaired by Surrey Highways.

### TDC

**Playground:** Clerk agreed with TDC Officer that the required repair to the seesaw (which is likely to be expensive) should be put on hold pending the outcome of FPC's application for funding for the Playground Upgrade Project which includes replacing the older equipment.

**Fence:** The damaged fence between the field and car park has now been repaired.

**Limes Pond Fencing:** Not yet repaired.

### SCC Rights of Way

**Footpath 286:** Cllr. Huntington has been investigating options for improvements to this footpath which runs from Birch Grove to Park Farm and met with a representative from the SCC Rights of Way team. He will look at options but is concerned that finding a workable solution is unlikely. It was noted that this footpath is used as a safe route to school for younger children attending Felbridge Primary School. **Action:** Cllr. Huntington to report back.

## 12. PLANNING

### (i) Applications in Felbridge

Considered at the Planning Meeting on 19<sup>th</sup> October

### **2023/777/TPO Seven, Herons Lea, Copthorne, Surrey RH10 3HE**

**Resolved:** Felbridge Parish Council sees no evidence that these trees require any attention. We are concerned that this work will generate lopsided trees and affect their health. It was noted that the trees appear not to be located on the applicant's land.

### **DM/23/0810 Land South of Crawley Down Road (Proposed 200 Dwellings on MSDC land)**

**Resolved:** None of the recent minor alterations to the submitted plans and documents has changed Felbridge Parish Council's (FPC) comments regarding this application. We are concerned that the design is currently undergoing minor tweaks when there appears to be no effort to deal with the significant failings between the proposed design and the adopted MSDC design guide. In particular: DG9: Reduce Reliance on the Private Car, DG11: Respond to the Existing Townscape, DG16: Create a Positive Development Edge and DG34: Managing Increased Density in Urban Extensions. Our detailed reasoning as to why the current proposals are contrary to these policies is explained in our previous response. FPC continues to consider that whilst it is accepted that development of this site has been agreed in principle by the adoption of DPD Policy SA19 following the examination in public, we do not believe that the development proposal as submitted meets the criteria necessary for the application to be considered viable. We are concerned that our evidence regarding the frequency and extent of flooding has been responded to by a consultant who was not responsible for the hydraulic modelling. We would be happy to accept confirmation from RPS who did the hydraulic modelling that their model does adequately predict the frequency and extent of flooding recorded by the public photographs.

*There were no applications for consideration at the full meeting.*

#### **(ii) Adjoining Planning which may affect Felbridge**

**EG Town Council – Response to latest Barratt Homes application:** “Committee remain concerned as to the infrastructure and impacts that this development would have. The comments of the Committee of 17th April 2023 remain valid. Policy 39 of the MSDC Plan in regard to this site allocation has not as yet been achieved, the proposals regarding the flood report are not supported and therefore the Committee continue to recommend refusal with reference back to the reasonings as given in the recommendation of this Committee of 17<sup>th</sup> April 2023”

#### **Worth Parish Council - . DM/23/0900 Walnut Marches, Crawley Down Road**

Object because: Access is designated as footpath rather than a road and not suitable. Doesn't conform with DP12 in terms of density and size of houses Overdevelopment of site. Detrimental to local amenity. Unsustainable. Unneighbourly. Support the concerns raised by EGTC and FPC

#### **(iii) MSDC Development on Felbridge Border**

### **DM/23/0810 71/123 Crawley Down Road Development**

#### **(a) Drainage and Flooding**

After previous flooding at and around the proposed Barratt Homes development site, councillors noted evidence of considerable flooding extending beyond previous areas had taken place overnight on 2<sup>nd</sup> November. **Resolved:** Cllr. Clarke's draft email including photographs taken by a resident providing evidence of this recent flooding was approved. **Action:** Clerk to send to Environment Agency and copy to MSDC to be uploaded against DM/23/0810.

#### **(b) Traffic Management Proposals by Barratt Homes**

Felbridge Parish Council (FPC) are concerned that the proposed footpath to the bus stop on the North side of Crawley Down Road opposite no 71/73 would remove an excessive amount of Green Belt. It would be better for a new path to be created to the changed bus stop from the existing path. FPC agreed a 'Copenhagen' style crossing created at McIver Close, in line with the existing footpath, would be an improved safety feature. The suggested location of the new 'table' crossing outside no 71 Crawley Down road would place the crossing adjacent to the drive of No 71 and cause inconvenience to the occupant. Any improvements to the existing footpath on the North side of Crawley Down road are to be welcomed. FPC agrees with the suggestions made by Surrey County Council during a site meeting. These are that width restrictions for both East and West bound traffic in Crawley Down Road are preferred to raised road level through the creation of a 'table'. This form of traffic calming is only suitable for maintaining low speed of traffic.

iv) **Planning Appeals:** Appeal lodged for The Stables at Wards Farm 2023/385

### **13. CLERK'S REPORT**

**Silent Soldiers** have been put in position in advance of Remembrance Sunday.

**Roadworks** Three-way lights at the junction of the Crawley Down Road and Copthorne Road from 13-24 November for junction works as part of the Antler Homes development.

**Football Ground Funding** – Surrey FA have been provided with an estimate of the cost of grass cutting at the Felbridge field.

**Tandridge Boundary Change:** Confirmation received that Felbridge will become part of the three councillor ward along with Dormansland and Felcourt. The May elections will therefore be different to previous years. Information will be shared with residents once available.

**Annual Village Meeting 2024:** The Main Hall has been booked for the meeting which can take place from 6.00pm. While the Hall needs to be vacated by 8.00pm, attendees could move into the Ante-Room afterwards. The Planning Meeting booking has been amended to 8.00pm.

**Estate Agent Boards on Common Land Near Warren Close:** Two boards were removed after being advised for a second time that failure to remove them could result in action being taken

**District Councillor Engagement:** A letter had been sent to all councillors regarding a reported lack of engagement by District Councillor Moore regarding the proposed Barratt Homes development in Felbridge. After a discussion, councillors noted that they have no control over the actions of the District Councillor. The County and District Councillors are invited to provide a report on their actions over the preceding month for each full meeting of Felbridge Parish Council. Relevant information is recorded in the Minutes published for each meeting. Residents can view these records under the Minutes tab on the FPC website. **Action:** Clerk to respond

**14. BUSINESS FOR NEXT MEETING** – Update on FPC Playground Upgrade funding application.

### **15. DATES OF NEXT PARISH COUNCIL AND PLANNING MEETINGS**

The next full Parish Council meeting will take place on Thursday 7<sup>th</sup> December. A Planning Meeting is scheduled for 21<sup>st</sup> December

The meeting closed at approximately 2055.

Patricia Slatter  
Clerk to Felbridge Parish Council  
[www.felbridge-pc.org.uk](http://www.felbridge-pc.org.uk)

