



FELBRIDGE PARISH COUNCIL

Meetings are held on the first Thursday of each month (except January and August)
at 7.30pm in Felbridge Village Hall

Minutes of the Felbridge Parish Council Meeting held on 7th November 2024 at 7.30pm in the Committee Room at Felbridge Village Hall

Present:

Cllr. Bridget Huntington (Chairman)
Cllr. Jane Groom
Cllr. Nigel Lea

Cllr. Ian McBryde (Vice-Chairman)
Cllr. Alex Horwood

In attendance:

Cllr. Nicholas White, District Councillor
Mrs. Patricia Slatter (Clerk)

1. APOLOGIES FOR ABSENCE

Cllr. Hall, Cllr. Clarke, District Councillor O'Riordan and County/District Councillor Steeds.

2. DISCLOSURE OF PECUNIARY AND OTHER INTERESTS

None in addition to those which were previously disclosed

3. APPROVE MINUTES OF PREVIOUS MEETING

Minutes of the Parish Council Meeting held on Thursday 3rd October were approved and signed.

4. CHAIRMAN'S REPORT

Playground Upgrade

The playground continues to be well used and popular with residents.

A further updated version of the Grant Agreement prepared by TDC has been sent to the Clerk for review. As the clause stating that all quoted figures must include VAT, which was inaccurate, has now been amended, Cllr. Huntington and Cllr. McBryde will now sign the agreements which are to be witnessed by the Clerk. **Action:** Clerk to liaise with TDC to progress.

5. FINANCE

(i) Receipts and Payments for October 2024

Date	To / From	Description	Amount	Current Account	Deposit Account
30 Sept		Brought Forward		56113.13	£5493.04
		Receipts			
25 Oct	TDC	CIL Payment (FW)	£330.00	330.00	
		Payments			
		Sub Total		56443.13	
7 Oct	Hire-A-Loo	Temporary Toilet Hire Sept	£128.52	-128.52	
7 Oct	Payroll	Salary/Tax/Ni Sept	£2066.28	-2066.28	
7 Oct	Office Expenses	Printer/Ink/Lunch Club	£154.40	-154.40	
7 Oct	PKF Littlejohn	External Audit Fee	£252.00	-252.00	
7 Oct	WRH	Bus Shelter Cleaning Sept	£45.00	-45.00	
9 Oct	NEST	Pension	£277.26	-277.26	
		Total Payments	£2923.46	2923.46	
		Bank Account Totals c/f		53519.67	£5493.04
31 Oct	Available Funds - Current a/c plus Deposit a/c			£59012.71	
31 Oct	Allocated Reserves - bus shelter £5K, playground £20K includes restricted use CIL revenue			-£25000.00	
31 Oct	General Reserve (available funds - including budgeted expenditure - minus Allocated Reserves)			£34012.71	
Current Account statement was circulated to councillors on 5 th November 2024, along with the above record of receipts and payments, for transparency and confirmation of accuracy					

(ii) **Funding Transfers to and from FPC and TDC relating to the playground project.** Awaiting TDC to set up fund transfer to allow FPC to transfer the CIL Grant and Reserves funds for the playground project.

(iii) **Budget 2025-26:** Councillors considered a draft budget prepared by the Chairman and Clerk. In addition to increasing budgets to allow for cost increases, councillors were offered three options for Village Maintenance. Since both SCC and TDC are reducing the services they provide, councillors agreed that Felbridge Parish Council should have a small budget managed by the Clerk to allow for some basic maintenance and simple repairs within permitted areas. **Resolved:** It was agreed to increase the maintenance budget by £3K per annum. The total year on year budget increase will be £5K equating to approximately £5 per property, per year, at Band D.

(iii) **Precept 2025-26: Resolved:** It was agreed that Felbridge Parish Council require a total precept of £35K (£5K increase) to meet budget requirements for 2025-26. **Action:** Clerk to provide figures to TDC.

(iv) **CIL: 24 Rowplatt Lane Revised Payment Schedule:** FPC's share of the initial payment from the 24 Rowplatt Lane development was due in October. TDC now advise that this won't be received until April 2025 due to delayed receipt. The additional CIL liability relating to the increased volume at this site approved on 2nd September has not been added to the TDC Planning Portal so the figure is not yet available.

6. VILLAGE MAINTENANCE

(i) **Grass Cutting:** A fifth Urban Cut took place in October which included the Furnace Wood verges.

7. COUNTY/DISTRICT COUNCILLOR REPORT

Rowplatt Lane: Following multiple complaints from residents, Cllr. Steeds has asked Highways to conduct a review of Rowplatt Lane focusing on safety, speeding, parking and footpaths. A major concern is that drivers turn off the Copthorne Road in queuing traffic and speed along Rowplatt Lane and Crawley Down Road before pushing back into the traffic again at the Copthorne Road junction further increasing congestion. Parked vehicles are restricting access to roads and driveways and vehicles parking on the footpath forcing pedestrians to walk in the road. Residents struggle to reach their homes and report problems getting in and out of their driveways. Others mention having to queue back on to the Crawley Down Road at times since oncoming traffic has priority. Highways have been asked to request additional s106 funding from the Barratt Homes development towards any mitigation considered viable and have asked that both residents and Felbridge Parish Council are consulted.

Crawley Down Road – Roadworks: Liaised with the Clerk and Surrey Highways to have to road reopened after the contractor left the barriers in place after the works had been completed.

Highways: Cllr. Steeds has asked that the footpath by Toads Croak House be properly cleared and the grass verge reinstated following the flooding caused by a drain which had been missed off the Highways clearance list.

8. DISTRICT COUNCILLOR REPORT

Barratt Homes Development: Cllr. White noted his disappointment that the Tandridge District Council Planning Committee had approved the Barratt Homes development. While a number of committee members voiced opposition, the Committee were told that TDC could not afford the risk of costs being awarded against them should the application go to appeal so councillors were advised to approve.

A22/A264 Working Group Meeting: Cllr. White attended the latest meeting of this group. There is nothing new to report.

TDC Chief Executive: David Ford is to ask to meet with Parish Councils.

Cllr. O’Riordan - nothing new to report.

9. COUNCILLORS’ REPORTS/UPDATES

Felbridge Tennis Club: Cllr. Horwood reported that the existing lease with TDC is scheduled for renewal. Cllr. White offered his assistance. **Action:** Cllr. Horwood to liaise with Cllr. White and report back.

CIL Expenditure List: Cllr. Horwood suggested that a list of proposed expenditure be added to the Agenda for the February meeting. **Action:** Clerk to arrange.

Giant Poppies: Cllr. Lea asked about poppies. The Clerk explained that plastic poppies could only be used once or twice before the centres split. **Action:** Clerk to check if RBL will include other options for 2025.

Litter near School Entrance: Cllr. Lea reported that there was rubbish in the area near the back of the school off Copthorne Road.

Leaf Clearance: Cllr. Lea asked about leaf clearance. The Clerk advised that TDC clear the drainage ditch alongside Crawley Down Road each winter and the Street Cleaning team clear leaves from main roads.

Street Lighting: Cllr. Lea raised concerns about thefts of and from vans and cars. He felt that street lighting would reduce crime. The Clerk said that SCC switched off street lighting in rural areas overnight.

Action: Clerk to check with Surrey Highways.

A22 Speed Limit Sign: Cllr. McBryde said that the broken sign at Woodcock Hill which he reported to Surrey Highways has now been replaced.

Limes Pond Fence: Cllr. McBryde said that the broken fence at the Limes Pond had still not been repaired despite it being reported to TDC on a number of occasions over the past year. **Action:** Clerk to chase.

Limes Pond Vegetation: Cllr. Huntington has met the new TDC Tree Officer. He was checking the vegetation around the Limes Pond area and said he would ensure it would be managed.

10. SURREY HIGHWAYS/RIGHTS OF WAY/TDC

The repairs to the **Skateboard Ramp** have still not taken place despite the insurance claim being settled in July. **Action:** Cllr. White to raise with TDC.

The replacement signs for the playground have still not been supplied. **Action:** Clerk to chase up TDC. The **Limes Pond** clearance has now taken place .

11. PLANNING

(i) Applications in Felbridge

Considered at the Planning Meeting on 17th October

2024/878 Semper Fidelis, Wire Mill Lane, Lingfield RH7 6HU

Resolved: For a Full Planning application, there is a significant amount of supporting documentation missing from this application. For example, there is no existing vs proposed volume calculations to enable an assessment of potential impact upon the openness of the Green Belt, no transport statement despite the likelihood that there are in excess of 30 vehicle movements per hour at the junction of Wiremill Lane and the Eastbourne Road, there is no biodiversity report or renewable energy assessment.

There is also no validation checklist on the planning portal which would have provided justifications for the absence of these documents and the whole application would benefit significantly from a planning statement or Design and Access Statement. Felbridge Parish Council therefore consider that it is not possible to consider the application at this time, we would be happy to be consulted on this proposal again when it has the appropriate supporting documents available for Public review.

2024/1065/TPO Twitten Grange, 10 Twitten Lane, Felbridge RH19 2NZ

Resolved: FPC defer to the Tree Officer as no reason has been given for these works upon a protected tree. If the Officer agrees that the reasoning is justified, then FPC support this proposal.

2024/1041 Ferndene, Lake View Road, Felbridge, RH19 2QE

Resolved: Felbridge Parish Council have no objection to the design or principle of extending the property but we are very concerned about the +69% volume increase within the Green Belt which we believe is still excessive and likely to result in harm to the openness of the Green Belt.

Considered at the full meeting:

2024/1108 Land at Gibbshaven Farm, North of Felbridge Road, Furnace Wood, West Sussex (MSDC Ref DM/24/2400)

Resolved: Felbridge Parish Council strongly objects to this application. Unlike the nearby SA19 site a short distance away on the same stretch of road, this is not an allocated site within the MSDC DPD Site Allocation. As it is adjacent to the Green Belt within Tandridge District, Felbridge Parish Council consider the development would damage the openness of the Green Belt and infringe on the strategic gap between Crawley Down and Felbridge villages. The proposal fails to comply with MSDC Policy DP13 (Prevention of Coalescence). The site also fails to comply with MSDC Policy DP12 as it is not an allocated site; included in a development or neighbourhood plan and is not necessary for the purposes of agriculture. The proposal also fails to meet criteria within the Crawley Down Neighbourhood Plan.

Felbridge Parish Council strongly objected to two previous proposed developments on this site which were subsequently refused both by MSDC and at appeal. Many of the concerns relating to previous larger applications and reasons for refusal still apply. The major Highways issues in the Felbridge area are well documented with the Star Junction (A22/A264) classed as 'severe' and operating well over capacity. Any proposal for additional development in this area would need to demonstrate that they could mitigate their own transport impacts. However, there is no footpath linking the development site to facilities in Crawley Down Village such as doctor, dentist and pharmacy - none of which are available in Felbridge. Dependence on cars will therefore be higher contributing to the existing congestion before the impact from the other three larger MSDC developments nearby have been fully evaluated.

2024/877 West of A264 Copthorne Road, Rear of Southern Water Compound, Felbridge

Resolved: Felbridge Parish Council supports this application

2024/953 Rustlings, Domewood, Copthorne, RH10 3HD

Resolved: No Action

2024/1149/NH & 2024/1148 Stub Pond Fisheries, Stubpond Lane, Newchapel, Surrey, RH7 6HU

Resolved: The drawings for both applications appear to show a temporary structure. Insufficient information has been provided to enable councillors to submit informed comments. Felbridge Parish Council would welcome the opportunity to respond as and when more detailed information has been provided.

(ii) Adjoining Planning which may affect Felbridge

Nothing which directly affects Felbridge

(iii) MSDC Development on Felbridge Border

(v) S106 – Developer funds due from Barratt Homes Development: It was noted that the MSDC Community Facilities Project Officer has confirmed the range and level of payments due towards improving and expanding facilities specifically within Felbridge Parish due to this 200 dwelling development. **Action:** Clerk to monitor and liaise with MSDC to ensure funds are allocated as documented.

12. CONSULTATION: Town and Parish Council Remote Meetings and Proxy Voting

Resolved: Councillors are in favour of the option for councillors to attend meetings remotely but only if circumstances prevent in person attendance and it is considered necessary or needed to make a meeting quorate. **Action:** Clerk to submit comments to Surrey Association of Local Councils.

13. CLERK'S REPORT

Crawley Down Road - Roadworks: Multiple complaints from residents affected by the ongoing closure of Crawley Down Road following works carried out by Antler Homes. Following intervention by Cllr. Steeds and the Clerk, Surrey Highways had the road re-opened. It was noted that the works permit was for a three week period but the works were completed within one week.

Silent Soldiers: Now in position on the Village Green, by the Limes Pond and Furnace Wood layby.

Meeting Dates for 2025: Dates for 2025-2026 were approved.

The Annual Village Meeting: Scheduled for Thursday 10th April at 6.00pm in the Main Hall at Felbridge Village Hall

Rowplatt Lane: Resolved: Councillors expressed their support for the increasing number of residents raising safety concerns regarding Rowplatt Lane and resolved to work with Cllr. Steeds and Surrey Highways to address those concerns and general Highways issues. **Action:** Clerk to liaise with Cllr. Steeds ask Surrey Highways to suggest options.

Crawley Down Road VAS Update: Surrey Highways have said they are now looking at options for a refurbished VAS for Crawley Down Road. **Action:** Clerk to monitor

Pay Award: The local government pay award which had been due in April has now been approved and equates to around 3%. Backdated payment will be made by the payroll management company.

MSDC Planning Consultations: Consultations were being sent by second class letter which often did not arrive at all. Confirmation received from MSDC that all future consultation will be sent by email.

Food Van, Mortain Road: Following complaints from residents, TDC Environmental Health told the owner of a van selling fried food from a parking space near houses that they could neither park nor sell from that location.

Felbridge Country Show Group: Remaining funds in this bank account are to be transferred to FPC to be added to the grants budget for local groups.

14. BUSINESS FOR NEXT MEETING

Annual Village Meeting, Thursday 10th April, 6.00pm

15. DATES OF NEXT PARISH COUNCIL AND PLANNING MEETINGS

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

The meeting closed at approximately 2140.

Patricia Slatter

Clerk to Felbridge Parish Council

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