



## **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 3<sup>rd</sup> February 2022** **at 7.30 pm in Felbridge Village Hall**

Present:

Cllr. Georgina Chapman (Chairman)	Cllr. Joan Harwood
Cllr. Ian McBryde (Vice-Chairman)	Cllr. Jo King
Cllr. Jeremy Clarke	Cllr. Alex Horwood
Cllr. Lesley Steeds (County Councillor)	
Cllr. Judy Moore (District Councillor) attended part of meeting	
Mrs. Patricia Slatter (in attendance)	

**1. APOLOGIES FOR ABSENCE**

Apologies were received from Cllr. Bridget Huntington

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

Cllr. Chapman recorded an interest through work in issues relating to the TDC Local Plan, MSDC District Plan and any developments involving David Wilson Barratt Homes and will not take part in any related discussions or decisions.

**3. APPROVE MINUTES OF PREVIOUS MEETING**

Minutes of the Parish Council Meeting held on Thursday 2<sup>nd</sup> December 2021 were approved and signed.

**4. CHAIRMAN'S REPORT**

(i) **Tandridge District Council Local Plan:** The TDC Chief Executive has now written to the Inspector offering a range of options to progress the Local Plan. Updates to follow when available.

(ii) **Flooding Survey:** Cllr. Chapman will join a group led by Surrey County Council to review flooding risk in the Tandridge District. The first visits which finish in Felbridge are scheduled for 21<sup>st</sup> February.

(iii) **Diamond Jubilee:** Cllr. Chapman has suggested that FPC create a Jubilee Trail in Felbridge for adults and children which would mark the Jubilee while sharing information on the history and ecology of the village. **Action:** Cllr. Chapman to circulate information to councillors and report back.

## 5. FINANCE

### (i) Receipts and Payments December 2021

Date	To / From	Description	Amount	Current Account	Deposit Account
1 Dec		Brought Forward		£28444.59	£25043.33
		<b>Receipts</b>		0.00	
		<b>Payments</b>			
9 Dec	NEST	Pension Contribution	£216.22	-£216.22	
13 Dec	Wright	Bus Shelter Cleaning	£45.00	-£45.00	
15 Dec	HMRC	Tax and National Insurance	£398.48	-£398.48	
17 Dec	Clerk	Office Expenses (Tech)	£377.12	-£377.12	
17 Dec	Clerk	Payroll November	£1084.08	-£1084.08	
		Sub-Total	£2120.90	-£2120.90	
		<b>Transfers</b>	Nil		
		Carried Forward		£26323.69	
		Bank Balances		£26323.69	£25043.33
31 Dec	Available Funds - Current a/c plus Deposit a/c			£51367.02	
31 Dec	Allocated Reserves (traffic calming £2k, bus shelter £6k, playground £15k, skateboard ramp £2k)			-£25000.00	
31 Dec	General Reserve (Available Funds minus Allocated Reserves) – includes restricted use CIL revenue			£26357.02	
Current Account statement was circulated to councillors on 6 <sup>th</sup> January 2022 along with the above record of receipts and payments for transparency and confirmation of accuracy					

### January 2022

Date	To / From	Description	Amount	Current Account	Deposit Account
1 Dec		Brought Forward		£26323.69	£25043.33
		<b>Receipts</b>		0.00	
		<b>Payments</b>			
7 Jan	NEST	Pension Contribution	£216.22	-£216.22	
24 Jan	Clerk	Payroll December	£1084.08	-£1084.08	
26 Jan	HMRC	Tax and National Insurance	£398.48	-£398.48	
27 Jan	Wright	Bus Shelter Cleaning	£45.00	-£45.00	
		Sub-Total	£1743.78	-£1743.78	
		<b>Transfers</b>	Nil		
		Carried Forward		£24579.91	
		Bank Balances		£24579.91	£25043.33
31 Jan	Available Funds - Current a/c plus Deposit a/c			£49623.24	
31 Jan	Allocated Reserves (traffic calming £2k, bus shelter £6k, playground £15k, skateboard ramp £2k)			-£25000.00	
31 Jan	General Reserve (Available Funds minus Allocated Reserves) – includes restricted use CIL revenue			£24623.24	
Current Account statement was circulated to councillors on 1 <sup>st</sup> February 2022 along with the above record of receipts and payments for transparency and confirmation of accuracy					

(ii) **Payroll:** Clerk's annual increment has been approved for payment from April as contracted. There has still been no national agreement on pay review for the financial year 2021-22.

## 6. VILLAGE MAINTENANCE

(i) **Grass Cutting:** The first 2022 grass cuts will be scheduled in March/April.

## 7. COUNTY COUNCILLOR REPORT

### **Traffic and Development**

Cllr. Steeds provided an update on her work to secure more robust responses from Tandridge District Council and Surrey County Council regarding major issues relating to roads and traffic in particular to congestion at the Star Junction. Both councils have now written strong responses opposing further development in Felbridge until a solution is found to relieve traffic congestion on Felbridge roads. Councillors thanked Cllr. Steeds for her support and work on this project. Cllr. Steeds in turn thanked Cllr. Clarke for all his informed input.

### **Surrey County Council Budget**

The SCC budget proposal would lead to a 4.99% precept increase. This is split into 3% to fund additional spend in Adult and Children's Social Care; a 1% increase to fund additional investment in mental health and the remaining 0.99% to fund the increased cost of delivering services.

## 8. DISTRICT COUNCILLOR REPORT

Cllr. Moore reported that a discussions had started on a boundary review affecting the number of District Councillors in Tandridge. It would continue through to 2023.

## 9. COUNCILLORS' REPORTS/UPDATES

**Vehicle Activated Sign, Woodcock Hill:** Appears to have an intermittent fault. Has been reported to Surrey Highways.

**Damaged Tree:** Cllr. Harwood reported that she had spoken to landowners regarding a tree which appeared to be dead on land next to the road. Tree Surgeons were surveying all the trees on the land and will take any necessary action.

## 10. SURREY HIGHWAYS/RIGHTS OF WAY/TDC :

A list of questions regarding Highways matters has been submitted by Cllr. Clarke following a meeting with Highways Officers and County Cllr. Steeds. **Action:** Clerk to follow up.

The Kissing Gates on Footpath 263 off the A22 are scheduled for installation in April/May.

A dead deer on the roadside on Crawley Down Road was reported to TDC and promptly removed.

Cllr. Moore left the meeting.

## 11. PLANNING

### (i) Applications in Felbridge

Applications considered at the Planning Meeting on 16<sup>th</sup> December 2021:

#### **2021/2029 Land North of Eldawood, Cophorne, RH10 3HE**

**Resolved:** Felbridge Parish Council always wish to protect the openness of the Green Belt but in this instance a direct replacement, volume for volume, of redundant buildings would appear to be appropriate development with the Green Belt.

#### **2021/2102/TPO Land East of Woodcock Hill, Felbridge, RH19 2RD**

**Resolved:** No action

#### **2021/1946 Beaver Farm, Eastbourne Road, Felbridge, RH7 6HL**

**Resolved:** Felbridge Parish Council always support local business within the Parish where possible. Officers are asked to carefully consider the visual impact of this proposal on the Green Belt and consider whether there is a more appropriate location within the site to minimise that impact. It was noted that the TDC Planning Portal doesn't show historic applications on this site. These have been reassigned to Tatsfield so cannot be found through a search by address. Previous officers' reports, which include the full application history, can be found on 2005/1631 and 2007/832.

Applications considered at the Planning Meeting on 6<sup>th</sup> January  
**2021/2092 Orchards, Wire Mill Lane, Newchapel, RH 6HJ**

**Resolved:** No action

**2021/2099 24 Rowplatt Lane, Felbridge, RH19 2PA**

**Resolved:** Whilst acknowledging that this is an identical application to 2019/068 which has already been approved, Felbridge Parish Council would like to repeat their objections to that original application which are still considered valid.

"Felbridge Parish Council object to this proposal for the following reasons; The transport assessment has not demonstrated that cumulative impact of the development in conjunction with other committed development in the area will not be detrimental to the already severe A264/A22 junction contrary to paragraph 109 of the NPPF. This view is in line with the most recent Planning Inspector's decision in Felbridge [APP/D3830/W/16/3156544]. The proposal should therefore be refused in line with the decisions for applications 2017/1290 and 2017/2452. The proposal represents over-development of the site, this is evidenced by the greater density of the development compared to the remaining shorter plots at the front along Rowplatt Lane, but also the much greater density than the 'established residential area' as defined in the addendum to National Planning Policy Statement 7. Further evidence of over-development is that the boundary separations distances of the proposed buildings do not meet the minimum requirements of 1m for single storey and 2m for two-storey, which gives rise to a minimum 2m separation between neighbouring single storey properties. Over-development is also characterised by the necessity for garages to be placed in front of the dwellings as is the case for plot 9. We believe there is inadequate visitor parking for the development as a whole and that the parking spaces for No.24 Rowplatt Lane are overly distant from the dwelling leading to a likelihood of on-street parking in front of the house which is narrow and already heavily congested. The entrance roadway is too close to what remains of No.24 Rowplatt Lane and will therefore negatively impact the amenity of that property. We are concerned that the narrow entrance roadway to the rear of the plot does not have passing spaces, nor does it have visibility of approaching traffic exiting from the north of the development which is likely to lead to vehicles meeting in the section without passing spaces".

Applications considered at the Planning Meeting on 20<sup>th</sup> January:

**2021/2127 Long Acres Caravan and Camping Park, Newchapel Road, RH7 6LE**

**Resolved:** Felbridge Parish Council will always support local business where possible and welcome the positive elements to this outline application. These include an increase in employment; benefit to the rural economy; reduction in vehicle movements; improvement in landscape impact for adjacent neighbours and the biodiversity proposals included in the application. Concerns include the affect on the openness of the Green Belt by replacing temporary buildings with permanent buildings and the spread of the built form into the eastern field compared to current restraints. As this proposal reserves all matters other than access, the final plan could look very different to the initial proposal. Felbridge Parish Council would welcome more documents and plans which include specific restrictions defining the built form for the future, for example height and future use of the site and how the Biodiversity area of the site would be maintained over the long term.

**2022/7/TPO Twitten Grange, 10 Twitten Lane, Felbridge RH19 2NZ**

**Resolved:** Felbridge Parish Council object to the felling of a mature tree without independent expert advice showing it to be essential

**2021/2157 Silvalyn, 37 Copthorne Road, Felbridge RH19 2NX**

**Resolved:** No Action

**2021/2030 The Stable, Pixiewood, Rowplatt Lane, Felbridge RH19 2PA**

**Resolved:** Felbridge Parish Council very strongly object to this application on the grounds that it would negatively impact the openness of the Green Belt. The historic built form on this site was far exceeded when permission was granted for these houses and therefore Permitted Development rights were removed to prevent further building. This application would mean a 20% addition to the build volume of the property and is therefore inappropriate development in the Green Belt.

**2021/2222/TPO 26 Birch Grove, Felbridge, RH19 2TS**

**Resolved:** No Action

Applications considered at the full Parish Council meeting:

**2021/2187 Land south of Double Dee, Eastbourne Road, Felbridge**

Proposed erection of nine affordable residential dwellings with associated access, parking and open space.

**Resolved:** Felbridge Parish Council (FPC) object to this application for the proposed erection of nine affordable residential dwellings with associated access, parking and open space, on land south of Double Dee, London Road, Felbridge. Green Belt Development The site lies within the Tandridge Green Belt and is situated outside the defined village area of Felbridge. As such any development would be inappropriate unless ‘very special circumstances’ exist. Previously an application (2016/184) was made for a similar scheme to the current application but for nine open market homes. The application was dismissed on appeal. The Inspector said, *“I therefore conclude that the development would lead to a loss of Green Belt openness and would impact on the Green Belt purpose of safeguarding the countryside from encroachment contrary to the Framework and Policy DP13 of the LP”*. He went on to say, *“I have concluded that the proposal would be inappropriate development and would have an adverse effect on openness. It would therefore, by definition, be harmful to the Green Belt”*. In 2013, Felbridge Parish Council carried out a Parish Survey to determine the views of local residents as to the future development of the village, the requirements for housing, amenities and employment. This has no legal standing as such, but the respondents were clear that the Green Belt should be protected and that any development should be restricted to the ‘Defined Village’ area. Comments already submitted on the Planning Portal for this application and in the Housing Needs Survey indicate that these views are still maintained by the local community.

Highways and Transport Considerations

Felbridge Parish Council believe there is a potential conflict between the proposed right turn pocket into the site and the major highways scheme proposed at this junction as part of the Tandridge District Council (TDC) Emerging District Plan. Thus, approval of this scheme could harm the future mitigation of the A22/A264 Felbridge junction. FPC contend that the proposed reduction in length of the southbound A22 right turn filter lane will impact upon the Felbridge junction. Page 54 (Page 11 of Appendix E) of the Transport Report submitted with the application highlights this concern and states that “no traffic flow information has been provided to demonstrate that the reduction will still provide capacity for motorists wishing to turn right at the junction”. It is proposed to reduce the filter lane by a total length of 45m. The detailed three day TDC survey (July 2018) shows that the filter lane (arm A, lane 2) queue length exceeded 40m several times during the survey and was also observed reaching the capacity of the filter lane. Thus, it is highly likely that the +10 year future case scenario will fill and exceed the existing length of the filter lane. Therefore, any reduction in length would have a negative impact upon an already severe junction. The TDC three day survey also identifies that the southbound queue regularly exceeds 250m in length and was recorded as 360m for almost an hour during the survey period. Thus, any overspill of the shorter right turn filter lane will further impact upon what is already a severe situation. As discussed with Surrey County Council (SCC), there are now 421 dwellings either completed or nearing completion in the immediate area of the Felbridge junction. The approved highways mitigations, or the mitigations assumed to be in place in their transport assessments, have not yet been implemented. The highways impact assessment required by NPPF para.111 is therefore 421 plus the 9 proposed dwellings in this application, and not only an assessment of the 9 additional dwellings. FPC strongly contend that the negative impact of 430 dwellings upon what is already recognised by SCC as a severe junction, cannot be anything other than severe and therefore failing the requirements of the NPPF. Despite the junction having already been identified by SCC as severe, there is no impact assessment modelling of the A22/A264 Felbridge junction to support this application. Contrary to the Transport Report (para 4.2), there is currently no safe pedestrian crossing at the Felbridge junction. SCC are aware of this issue. The inter-green periods have been reduced to increase junction capacity thus severely restricting pedestrians’ ability to cross at this junction.

FPC dispute the information provided about local bus services. Route 485 has stops adjacent and a short distance south of the site. The Transport Report states this to be an hourly service (para 6.11). However, there are only 3 southbound services per day and they are all within a single two hour period. There are 4 returning services from East Grinstead, 2 within that same two hour period and 2 in the evening. Route 485 northbound from the site goes to Newchapel and then to Snow Hill which is the bus depot. The only service this could connect to at Newchapel is the 410 service leaving Newchapel at 6.45am, four and a half hours before the first 485 service from the site. Therefore, the northbound service does not provide transport to Lingfield, Oxted, South Godstone or Godstone which would be the desired destinations to the north of the site. Whilst it is agreed that there is a good service to and from East Grinstead and Crawley, there is no service to the desired destinations north of the site and therefore FPC considered that the connectivity of the site by non-vehicular transport modes have been overstated. FPC request that these Highways and Transport comments are provided to the appropriate Surrey Highways Officer such that they can be considered as part of their consultation response.

#### Failure to Adequately Prove a Current Housing Need

The present application is for Affordable Housing under a Rural Exception Site policy but FPC believe that the case for the need for Affordable Housing in Felbridge has not been adequately proven. The applicant has based its case on a Housing Needs Survey carried out in May 2021. The survey was carried out by Surrey Community Action at the request of, and with the costs paid, by the developer. FPC does not believe that this survey can be considered as being impartial or independent. It was not carried out by the District or Parish Council and attempts by FPC to work with Surrey Community Action to improve the survey were rejected. FPC consider that some of the data is flawed and does not lead to the conclusion that the suggested number of affordable homes is required. There were 134 responses to the survey, with only 14 respondents to Part 2. Of these, four were looking for affordable housing and one person was looking to buy through 'shared ownership'. As to the 14 respondents who state they need assistance in finding a home, the report does not go so far as to examine the level of assistance that is required – if any. The recommendation to the report on page 17 concluded that there was a need for nine affordable homes, the same number of homes now being applied for which is seemingly more than the demand shown up in the survey. The Housing Needs Survey also failed to identify any timeline within which the perceived need is required. Thus, these units could be completed before all of the identified persons required them.

FPC draws the attention of the officer to the fact that Mid Sussex District Council (MSDC) were unable to secure a registered provider for the eight affordable units on their nearby development at 17 Copthorne Road. In their document 210728 (Record of Action Taken by a Cabinet Member Under Delegated Powers) dated 28<sup>th</sup> July 2021 it was noted that "To date 12 Registered Providers, with whom we work to deliver affordable housing on section 106 sites, have turned down the opportunity to take on the affordable units on this site". MSDC therefore approved an alternative affordable housing tenure for this site through the Rentplus (Rent to Buy) model. It has not been possible to ascertain whether Places for People were one of the housing providers who declined to take on the MSDC affordable housing units. Although this application is for affordable housing there is nothing in the planning documents lodged with Tandridge District Council to specify the type or tenure of the dwellings. While it is suggested that the properties would be retained in perpetuity, FPC are concerned that if the application is approved and the uptake of homes is low, the units will be made available to persons outside of Felbridge (as was the case with the affordable housing at The Glebe in Felbridge), or rented or sold on the open market.

#### **2121/2177 Chester Lodge, Woodcock Hill, Felbridge, RH19 2RD**

Variation of condition 2 (approved drawings) of planning permission ref. 2020/370 (replacement office facilities, improvements to car park and associated landscaping) to allow for revised plans, including alterations to landscaping following planning permission ref 2021/1488

**Resolved:** No Action

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

**East Grinstead Town Council**

**DM/22/0031/HOU Imberhorne 23 Copthorne Road Felbridge:**

New single-storey garage with associated Storage/Work room to the side and front of the semi-detached dwelling

**Worth Parish Council**

None which directly affect Felbridge

**(iii) Planning Enforcement**

**Planning Enforcement:**

**Field next to Kwik Fit** Officer attended to ensure that scaffolding, etc was removed from the site following an enforcement notice.

**Field next to The Limes:** An officer attended to investigate concerns relating to building plant storage and potential burning of hazardous materials

**12. CLERK'S REPORT**

**(i) Correspondence:**

**Rowplatt Lane Speeding:** Resident concerned about speeding on Rowplatt Lane particularly when there are tailbacks on the A264. Passed to Surrey Police as outside parish council control.

**Site next to Kwik Fit:** Resident concerned that there could be travellers moving on to the site. No evidence to support.

**Development:** Concerns about Barratt Homes proposed development and effect on the Star Junction

**(ii) Sport & Leisure:** TDC have been chased up regarding delivery dates for the basketball hoop and table tennis table.

**13. BUSINESS FOR NEXT MEETING**

Proposal to renew History Boards.

Temporary Toilet for Village Hall Grounds

**14. DATES OF NEXT PARISH COUNCIL AND PLANNING MEETINGS**

The next full Parish Council meeting will take place on Thursday 3<sup>rd</sup> March with a planning meeting scheduled for 17<sup>th</sup> February.

The meeting closed at approximately 2120.

Patricia Slatter

Clerk to Felbridge Parish Council

