



## **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 4<sup>th</sup> December 2025 at 7.30pm in the Committee Room at Felbridge Village Hall**

#### **Present:**

Cllr. Jeremy Clarke (Planning Chairman)  
Cllr. Stephen Hall (Chairman)  
Cllr. Alex Horwood  
Cllr. Bridget Huntington  
Cllr. Nigel Lea

In attendance:

County & District Councillor Lesley Steeds,  
Mrs. Patricia Slatter (Clerk)

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

Cllr. Ian McBryde  
Cllr. Jane Groom  
District Cllr. Nicholas White  
District Councillor Nicola O'Riordan

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

None which have not previously been disclosed

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

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

#### **4. CHAIRMAN'S REPORT**

During Speedwatch sessions which took place on both the Copthorne Road and Crawley Down Roads in November, an average of twenty vehicles at each session were noted exceeding the speed limit and data was submitted to Surrey Police for letters to be sent to offenders.

## 5. FINANCE

### (i) Receipts and Payments for November 2025

Date	To / From	Description	Amount	Current Account	Deposit Account
31 Oct		Brought Forward		£33792.92	£27694.83
		Receipts	0.00		
		Transfers		0	
6 Nov	Current to Deposit a/c	Internal Transfer	20000.00	-20000.00	20000.00
		Sub-Total		13792.92	
		Payments			
7 Nov	NEST	Pension Contribution	£232.36	-232.36	
7 Nov	WRH	Bus Shelter Cleaning	£45.00	-45.00	
7 Nov	Clerk	Poppies/Chromecast	£66.99	-66.99	
7 Nov	Hire-a-Loo	Temporary Toilet Hire	£132.85	-132.85	
7 Nov	HMRC	Tax & NI	£509.10	-509.10	
30 Nov	Unity Trust Bank	Monthly Fee	£6.00	-6.00	
		Total Payments	£992.30	-992.30	
		Bank Balances		12800.62	47694.83
30 Nov	Available Funds - Current a/c plus Deposit a/c			£60495.45	
30 Nov	Allocated Reserves (includes restricted expenditure CIL funding) - Community Funding £2.4K; Playground Fence/Path £5K; Traffic Calming £5K			-£12400.00	
30 Nov	General Reserve (available funds - including budgeted expenditure - minus Allocated Reserves)			£48095.45	
Current and Deposit Account statements circulated to councillors on 1 December 2025, along with the record of receipts and payments, for transparency and confirmation of accuracy					

(ii) **BACS** – Budgeted and approved payments processed

(iii) **Funding Application – Limes Pond Fence:** Project cannot be progressed until TDC confirm that they have no objection to the new fence being provided (at no cost) on Common Land which they manage.

**Action:** Clerk to escalate to TDC Deputy Chief Executive

## 6. VILLAGE MAINTENANCE

(i) **Highways Grass Verge Cutting:** No further cuts scheduled until March 2026.

**Hedgecourt Lake Car Park** Felbridge Parish Council have had overgrown vegetation restricting access to benches and bins cut back.

**Copthorne Road Bus Shelter** Felbridge Parish Council have now had two new acrylic panels installed to replace the two damaged glass panels.

**Felbridge Village Green:** FPC's contractor has replaced two flag stones following damage to the Memorial Bench. **Action:** Clerk to ask that TDC make their grass cutting contractor aware of the repair and ensure they take more care in future.

## 7. COUNTY/DISTRICT COUNCILLOR REPORT

**Rowplatt Lane** – Surrey Highways have not responded to multiple emails asking that they at least start the process of a safety review. Delays are being blamed on the move from County to Unitary Authority.

**Unitary Authorities** – Elections will take place on 7 May 2026 to elect new Unitary Authority Councillors. There will be two councillors to cover the Lingfield Division (Felbridge, Dormansland, Lingfield, Burstow, Horne and Crowhurst. There are currently eight District and one County Councillor covering these areas.

**SCC Roadside Rangers:** Have cleared a section of footpath on the Copthorne Road to improve access for residents..

**TDC Local Plan:** Proposal is to move away from one single large development towards multiple smaller developments.

**SCC Budget Planning:** Currently considering budget for the next financial year. Surrey are expected to receive a lower level of government funding. The increase is expected to be between 2.99% and 4.99%.

## 8. DISTRICT COUNCILLOR REPORTS

**Cllr. White:** Nothing new to report

**Cllr. O’Riordan** Nothing new to report

## 9. COUNCILLORS’ REPORTS/UPDATES

**Footpath Clearance/Road signs:** Cllr. Lea noted that the footpath on the Copthorne Road near Furnace Wood has been cleared and noted that many road signs need cleaned. **Action:** Cllr. Lea to report.

**Rowplatt Lane Hedge:** Cllr. Huntington reported that a hedge near to Rowplatt Close is again overgrown. **Action:** Cllr. Huntington to report.

**Coronation Planter:** Has been tidied up and will need to be refreshed again in the New Year.

**Thanks to Cllr. Clarke:** Cllr. Horwood expressed thanks on behalf of all councillors for the ongoing time, effort and expertise that Cllr. Clarke provides in relation to planning and development issues on behalf of FPC and Felbridge residents.

**Inspector Planning Decisions in Neighbouring Parishes:** Cllr. Clarke noted that recent decisions had supported the Green Belt against development and that an appeal against a retrospective application had been dismissed since it was considered that the application was deliberately submitted retrospectively.

## 10. SURREY HIGHWAYS/RIGHTS OF WAY/TDC MAINTENANCE REPORTS

### TDC

**Drainage Ditch along Crawley Down Road:** Has still not been cleared by TDC.

**Playground – Damaged Base:** TDC have been made aware of the need to repair the base promptly to avoid damage becoming worse resulting in higher costs.

**Overgrown Hedges on Crawley Down Road** Works have still not taken place but TDC now say works are scheduled for December.

### Surrey Highways

**Overgrown Hedge on A22 Woodcock Hill:** Hedge cut and path cleared in mid-November.

**A22 Blocked Drains:** Resident report to Fix My Street location between Cypress House and the Peacock

**Crossing by School:** Resident reported issues with lights. Refurbishment scheduled for February half-term.

**A264 Copthorne Road/School Footpath:** Highways have scheduled footpath clearance for mid-December.

## 11. PLANNING

### (i) Applications in Felbridge

**Application considered by digital correspondence and submitted under delegated authority**

**2025/1246 Land South Of Perry Farm, West Park Road, Newchapel, RH7 6HT**

Felbridge Parish Council are concerned that this proposal would erode the openness of the Green Belt land as the proposed housing site is at the rear of the red lined area and is currently a green field with dense vegetation on the west boundary. This is further south and west of existing development in the immediate vicinity. We cannot identify the existing dwelling on the 1974 OS map. The location appears to be a large agricultural building. We have also been unable to find a planning application for the existing dwelling. This may be a result of the dwelling being in the neighbouring parish of Horne and therefore outside our area. We therefore wish TDC to check the planning status of the dwelling proposed for demolition.

The inability of TDC to demonstrate a 5-year housing land supply would result in a tilted balance towards the planning decision but does not in itself represent the ‘very special circumstances’ to overcome inappropriate development within the Green Belt. Also, as this is a 1-for-1 replacement dwelling it does not provide any additional net housing. To satisfy NPPF para 155 the application must utilise grey belt land, would not fundamentally undermine the purposes (taken together) of the remaining Green Belt and demonstrate that it is in a sustainable location. The recent introduction of ‘Grey Belt land’ into the NPPF means that it is still not absolutely defined and Inspectors’ decisions have been sided more towards ‘Grey Belt’ being previously developed land or patches of open land surrounded by development. FPC believe that the open field at the rear of the red lined area contributes to the openness of the Green Belt in this area. It is not surrounded by existing development. We would also draw attention to the appeal for Semper Fidelis a short distance to the east where the Inspector (APP/M3645/W/25/3358831) concluded that the replacement of existing buildings on Green Belt land with dwellings would lead to significant harm to the openness of the Green Belt, and that this land was not ‘Grey Belt’.

*“10. The form and layout of the proposal would thus see new built development introduced to the site which would have a substantially greater spatial impact than the existing development. There would be an adverse spatial impact due to the scale of development in this location, leading to significant harm to the openness of the Green Belt.*

*11. I therefore find that the proposal would not satisfy the exception set out at paragraph 154g) of the Framework. For the avoidance of doubt, I am content that no other exception set out under paragraphs 154 and 155 of the Framework is met by the scheme. Moreover, it is not the appellants’ case that the provisions of paragraph 155 (which relate to grey belt land) are satisfied, and I have no reason to take a different stance. Thus, the proposal would be inappropriate development that would, by definition, be harmful to the Green Belt. In accordance with the terms of the Framework, I attach substantial weight to this harm.”*

The applicant states that the site is sustainable as there is an existing dwelling. This argument is not legally sound as the new dwelling would be as sustainable/unsustainable as the existing dwelling. Its position far from convenience stores, schools, major shops etc.. would suggest that this was an unsustainable location liable to rely heavily upon car based transport for most daily needs.

#### **Applications considered at the meeting:**

**2025/1277 Land Between The Laurels And Oakview, London Road, Felbridge, RH19 2QZ**

**Resolved:** No Action

**2025/1332 Arlington, Woodcock Hill, Felbridge, East Grinstead, Surrey, RH19 2RB**

Proposed demolition of existing conservatory and erection of orangery

**Resolved:** No Action

(ii) **Adjoining Planning which may affect Felbridge** Nothing which directly affects Felbridge

(iii) **Planning Enforcement**

**2025/781 Dormer Cottage, Woodcock Hill, Felbridge, Surrey, RH19 2RD**

The officer is aware that more fencing has been placed near the back of the site. They are waiting for updated drawings and surveys before the latest planning application can be considered.

(iv) **MSDC Development on Felbridge Border** Multiple issues with contractor works on Crawley Down Road including HGVs driving over the pavement; parking on Crawley Down Road facing the junction and on Rowplatt Lane next to the ‘Unsuitable for HGV signs’ and using Rowplatt Lane for access.

### **13. COMMUNICATION**

Cllr. Lea proposed that CIL funding was used to buy a new noticeboard to be placed in the bus shelter on Crawley Down Road. This was to enable information included on the Felbridge Parish Council website to be made available to residents who may not use the internet or don’t access to the website.

**Action:** Cllr. Lea to research options. Clerk to add to the February Agenda for consideration.

### **14. CONSULTATIONS**

**A22/A264 Corridor Project.** It was noted that the option of two lanes turning right from the A264 on to the A22 was still included in the latest proposals despite Felbridge Parish Council advising that this option had been discounted by Surrey Highways that when previously attempted had been quickly reversed.

**New Tandridge District Council Local Plan.** Felbridge Parish Council will respond when consulted by TDC.

### **CLERK’S REPORT**

**Rowplatt Lane Safety Review:** Highways are still not responding to FPC’s requests that they start the process for this review (survey and consultation). FPC have set aside funding from the 24 Rowplatt Lane development towards the costs but need Highways to take action.

**Remembrance:** The Silent Soldiers and large poppies have been taken down.

**Copthorne Road/Crawley Down Road Junction:** Residents report delays due to HGVs turning right on to Crawley Down Road from the Copthorne Road and damage to the footpath caused by HGVs mounting the path due to restricted space for access.

**Barratt Development Roadworks:** Contractors working on behalf of the developer will be required to reinstate the damage done to the grass verges during works.

**SEW Works at Imberhorne Lane:** Caused considerable delays and issues at the Star Junction and led to more speeding vehicles on Rowplatt Lane.

**Mormon Temple - 485 Bus Service:** Metrobus are being asked to increase the numbers of buses serving the route from EG Station to Haskins which stops at the Mormon Temple to allow visitors to use public transport. **Resolved:** Councillors support any improvement to public transport options in Felbridge. **Action:** Clerk to respond.

**Play & Sports Facilities:** A TDC officer has suggested that FPC submit another CIL funding application to cover refurbishment of the sports facilities next to the playground. **Resolved:** Councillors do not consider it necessary to refurbish the relatively new sports facilities at this time.

#### **14. BUSINESS FOR NEXT MEETING**

Housing Needs Survey

Noticeboard for Crawley Down Road Bus Shelter

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

The next meeting will take place on Thursday 5<sup>th</sup> February. Planning meetings are scheduled for Thursday 18<sup>th</sup> December; 8<sup>th</sup> January and 22<sup>nd</sup> January.

The meeting closed at approximately 2055.

Patricia Slatter

Clerk to Felbridge Parish Council

[www.felbridge-pc.org.uk](http://www.felbridge-pc.org.uk)