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 1 October 2026 at 7.30pm in the Committee Room at Felbridge Village Hall

Present:

Cllr. Jeremy Clarke (Planning Chairman)
Cllr. Stephen Hall (Chairman)
Cllr. Bridget Huntington
Cllr. Nigel Lea
Cllr. Ian McBryde

In attendance:
Cllr. Lesley Steeds, Tandridge District; Surrey County and Shadow East Surrey Councillor
Cllr. Nick Greenfield, Shadow East Surrey Councillor

Patricia Slatter, Clerk to Felbridge Parish Council

1. **APOLOGIES FOR ABSENCE**
Apologies were received from Cllr. Groom and Cllr. Horwood. District Councillor White was attending a meeting at Tandridge District Council.

2. DISCLOSURE OF PECUNIARY AND OTHER INTERESTS
Nothing to add in addition to interests previously declared

3. APPROVE MINUTES OF PREVIOUS MEETING
Minutes of the Parish Council Meeting held on Thursday 4th September were approved and signed.

4. CHAIRMAN'S REPORT

Nothing new to report.

5. FINANCE

(i) **Receipts and Payments for September 2026**

Date	To / From	Description	Amount	Current Account	Deposit Account
31 Aug		Brought Forward		£6826.19	£50425.79
		Receipts			247.85
		Transfers	0.00		
		Sub Total		£6826.19	
		Payments			
4 Sept	PKF Littlejohn	External Audit Fee	£378.00	-378.00	
4 Sept	Mulberry & Co	Training/Conference	£144.00	-144.00	
4 Sept	Hire a Loo	Temporary Toilet Hire	£138.16	-138.16	
4 Sept	WRH	Bus Shelter Cleaning	£45.00	-45.00	
9 Sept	NEST	Pension	£365.14	-365.14	
30 Sept	Unity Trust Bank	Monthly Fee	£7.00	-7.00	
Sept	Payroll	Tax, NI, Salary	1643.00	-1643.00	
		Total Payments	£2720.30	-2720.30	
		Bank Balances		£4105.89	£50673.64
30 Sep	Available Funds - Current a/c plus Deposit a/c			£54779.53	
30 Sep	Allocated Reserves Community Funding £2.4K;Traffic Calming £10K (CIL)			-£12400.00	
30 Sep	General Reserve including restricted expenditure CIL funds c£19K. (available funds - including budgeted expenditure - minus Allocated Reserves)			£42379.53	
Current and Deposit Account statements circulated to councillors on 1 October 2026, along with the record of receipts and payments, for transparency and confirmation of accuracy					

(ii) **BACS** – Budgeted and approved payments have been processed.
(iii) **Second Quarter Finance Report** – noted

6. VILLAGE MAINTENANCE

(i) **Highways Grass Verge Cutting**: Nothing to report

7. DISTRICT/COUNTY/UNITARY COUNCILLOR REPORTS

Cllr Lesley Steeds, Tandridge District, Surrey County and Shadow East Surrey Councillor

Rowplatt Lane Safety Review: A site meeting was held with the Shadow East Surrey Councillor responsible for Highways who acknowledged the safety issues and agreed that a safety review should take place as early as possible once the new ESC was operational. He is a supporter of children being able to walk to school where possible so supports efforts to allow more children to walk to the local school.
East Surrey Council: An update was provided on the progress of the shadow East Surrey Council..
TDC Local Plan: Discussions continue regarding the options for development sites. The FPC Planning Chairman advised that any development in Felbridge would impact the Star Junction which Surrey Highways have already classed as 'severe' before the latest developments are occupied. **Action:** Cllr. Clarke to email Cllr. Steeds with information regarding the Star Junction and the Corridor Project.

Cllr. Nick Greenfield, Shadow East Surrey Councillor

Much work is going on behind the scenes at East Surrey Council in preparation for the move from District and County councils to Unitary Authority. The new council will be based at Woodhatch, near Reigate, with staff continuing to be based at existing District Council buildings in the short term. It is going to take time for staff roles to be confirmed and infrastructure put in place for the new council.

9. COUNCILLORS' REPORTS/UPDATES

Footpath 248 by Birch Grove: Cllr. McBryde has reported the overgrown weeds which are restricting access to the footpath.

A22 Speed Limit: Cllr. Huntington reported that following an application from a resident, Surrey Highways have responded to say that a reduction in the speed limit would not be considered. It was noted that the road from Woodcock Hill towards the Star Junction was unsuitable for Speedwatch due to sightline restrictions.

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

Potholes, Copthorne Road: Multiple repairs made between Star Junction and Furnace Wood

Crawley Down Road Hedge: Overgrown hedge between Crawley Down Road and Warren Close, reported by a resident, has now been cut by TDC.

Tangle Oak: Missed rural grass cut reported on Fix My Street

Footpath outside Car Wash near Woodcock Hill. Reports of water running along the footpath damaging the surface.

11. PLANNING

(i) **Applications considered:**

2026/1124 Land Between The Laurels and Oakview, London Road, Felbridge RH19 2QZ

Resolved: Felbridge Parish Council object to the removal of this planning condition on the grounds that this development will produce traffic that will impact upon the A22/A264 Star Junction which Surrey Highways have already declared as severe. The implementation of a pedestrian crossing will provide for additional sustainable transport not only for the residents of this development but residents local to this area that wish to cross the A22 safely north of the Star Junction. As such, it is likely to reduce the number of vehicles by a small amount that pass through the Star Junction commensurate with the number of vehicles that will be added going through the junction by the development of this site. The planning condition does not specify the position of the crossing, but with the footpath already heading south and there being a branch almost due west which would have taken you on to Footpath 286, it has to be assumed that someone taking this footpath does so because they want to travel towards St. John's Church, the Premier Inn or the Star Inn direction. As such, a proper pedestrian crossing, in place of the existing refuge would provide a perfect location for a number of residents to be able to cross the road, increasing the likelihood of further sustainable transport improvements. It is also noted that there is no pedestrian crossing facility at the Star Junction and therefore the provision of a facility slightly further north would be significantly advantageous to pedestrians who wish to cross the busy A22. (Copied to James Lehane, Surrey Highways).

2026/668 Linden, 14 Wembury Park, Newchapel, RH7 6HH

Felbridge Parish Council recognise a large drop in the proposed area in the current application in comparison with the previously appealed and dismissed application. We still feel that +58% over the original volume of the property is excessive within the Green Belt and its positioning and the impact it will have on the openness of the Green Belt and therefore it is inappropriate.

2026/1104/N Park Farm, Woodcock Hill, Felbridge, RH19 2RB

Councillors noted that this application had already been determined by TDC.

(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**

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

Cllr. White followed up his previous emails to TDC Planning Enforcement and has now been told that action will be taken.

(iv) **Secretary of State Screening Request - Felbridge Showground** – As previously agreed, FPC have asked that TDC's decision that the developer should not be required to provide an Environment Impact

Assessment for this proposed development site is reviewed, Submission has been acknowledged and all information uploaded to the FPC website.

12. ASSET TRANSFER – Tandridge District Council to Felbridge Parish Council
(i) Assets
Recreation Ground: Discussions took place on what improvements could be made to the Recreation Ground from developer funding. In addition to the necessary drainage works and new surface, it was suggested that kickabout facilities could include child/youth sized goalposts for football/rugby; a Multi-Use Games Area; paths to improve access for all; shelters to provide cover from rain and sun; benches; improvements to the hardstanding/car park area, gates and fencing. It was noted that a slope was needed to provide access to and from the field and the Gullege Bridleway to enable off road access. **Resolved**: FPC to consult with residents on what kickabout facilities could be provided. This would include consulting with local groups including scouts and guides; Felbridge School; using social media and the FPC website.
Tennis Club: Club are waiting quotes for replacement fencing, court improvements, etc. Decision to be taken on the use and configuration of the interior of the pavilion prior to submitting an application for developer sports funding. It was noted that a new lease will be needed between FPC and Felbridge Tennis Club at asset transfer as the lease between TDC and the Tennis Club is no longer valid.
Felbridge Village Hall: Transfer was approved by the TDC Strategy & Resources Meeting in September (subject to the details being agreed). The TDC Asset Transfer Surveyor visited the site in September and has provided a report detailing essential works required. FPC to share the report with the FVH Committee and work with them to secure funding and deliver the works. **Action**: Clerk to progress
(ii) Solicitor Appointment Councillors considered the options for solicitors to manage the asset transfer and potentially a new lease. **Resolved:** Wellers Solicitors to be appointed.
(iii) Funding Approval Councillors discussed estimated costs relating to asset transfer and acknowledged that the budgeted £4K would not be sufficient. **Resolved**: £6K from Reserves to be set aside to provide a total £10K fund for solicitor costs plus additional fees. To be reviewed in February.

14. CLERK'S REPORT
Temporary Toilet Hire: End date confirmed as 2nd November – day after half-term break
Parish Elections 2027 FPC elections to take place in 2027. For the first time, this will not coincide with higher tier elections. If there is a contested election, FPC would have to cover the full cost. TDC have been asked for estimated costs so this can be included in the budget.
Copthorne Road – Speeding Traffic: Concerns raised by resident regarding speeding traffic. Advised to report on FixMyStreet and provided with information on Felbridge Speedwatch who operate regularly at two locations on the Copthorne Road.
Felbridge Village Hall – Disabled Access: Resident asked if improvements could be made to make it easier for wheelchair users to access the building and move freely once inside. Advised that improvements were included in the list of required works.
Remembrance: **Action**: Clerk to arrange for Silent Soldiers to be put in place. Chairman to lay wreath at St. John's Church and to arrange for large poppies to be placed on the Village Green.

13. BUSINESS FOR NEXT MEETING Budget Planning 2027-2028

14. DATES OF NEXT PARISH COUNCIL AND PLANNING MEETINGS
The next full meeting will take place on Thursday 5 November. A planning meeting is scheduled for 15th October.

The meeting closed at approximately 2125.

Patricia Slatter
Clerk to Felbridge Parish Council
www.felbridge-pc.org.uk