

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 6th July 2017 **at 7.30pm in Felbridge Village Hall.**

Present:

Mr. Ian McBryde (Vice-Chairman)
Mrs. Joan Harwood
Ms. Lesley Steeds (County Councillor)
Mrs. Patricia Slatter (in attendance)

Mrs. Bridget Huntington
Mr. Kenneth Harwood.
(District Councillor)
attended part of meeting

Mr. Jordan Van Laun and two colleagues from Wates Homes attended the start of the meeting to address councillors on transport and access for their proposed development to the rear of 15 Crawley Down Road.

Vice-Chairman Ian McBryde welcomed County Councillor Lesley Steeds to the meeting and offered the Parish Council's best wishes to her in her new role.

1. **APOLOGIES FOR ABSENCE** were received from Mr. Jeremy Clarke, Mrs. Linda Hainge; Ms. Georgina Chapman and Mr. Brian Apps.

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

There were no additions to those already disclosed.

3. **APPROVE MINUTES OF PREVIOUS MEETINGS**

The Minutes of the Parish Council Meeting held on Thursday 1st June 2017 were approved and signed.

4. **ONGOING ITEMS**

(i) **Community Consultation:**

Transport/Environment and Green Issues: –

(ii) Welcome to Felbridge White Gates: Georgina Chapman has researched options.
Action: Georgina Chapman to report to September meeting.

(iii) Gullege Bridleway – Linda Hainge and Ros White will continue to look at alternative funding options for resurfacing.

(ii) **Leisure and Health Actions:-**

a. Fencing between Village Hall Grounds and Copthorne Road. The order has been placed to repair the vandalised fence and plant 6 x Pyracantha hedging and the work will take place in September since this is a suitable time for planting.

(iii) **Hub Project:**

(i) **Dates for Urban Cuts** are w/c 13th March, w/c 10th April, w/c 8th May, w/c 5th June w/c 24th July, w/c 4th September. So far, Felbridge have had cuts/stripping on 29th March and 8th May so two cuts have now been missed. The RFO recommended that payment should now be withheld. **Agreed:** It was agreed that payments to the contractor should be withheld since work was not being undertaken to timetable and the quality was unacceptable. **Action:** Clerk to advise Hub Project.

- (ii) **Future of Hub Project:** Discussions are continuing between Surrey County Council and Tandridge District Council regarding TDC's offer to take over the Hub Project. FPC fully support this action. **Action:** Clerk to monitor and report back to next meeting.

5. **FINANCE**

(i) Payments and Receipts

RECEIPTS AND PAYMENTS JUNE 2017

DATE	<u>RECEIPTS FROM</u>	DETAILS	TOTAL £
			Nil
TOTAL			0.00

DATE	<u>PAYMENTS TO</u>	DETAILS	CHQ	TOTAL £
01.06.17	P Slatter	Clerk's Salary June & back payment	64	744.00
"	P Slatter	Clerk's Tax June	65	186.00
"	P Slatter	Clerk's Allowance & Expenses - June	66	60.28
"	Brian Wright	Bus shelter cleaning June	67	38.00
"	Community First Responders - Donation		68	250.00
"	Cancelled		69	
"	Hire-A-Loo	Toilet Hire April	70	68.64
TOTAL				1346.92

SUMMARY 30.06.17

Lloyds Bank - Current Account	12124.23
Lloyds Bank - Business Reserve	20004.63
Less outstanding cheques	0.00
TOTAL BALANCES	32128.86
Less reserves for new Village Gates, , traffic calming, new bus shelter & playground re-surface	-15000.00
AVAILABLE FUNDS	17128.86

- (ii) **Section 137 Payments;** No requests for payments were received in this period.
- (iii) **Responsible Financial Officer Role:** Clerk now has Job Specification for RFO role. **Action:** Clerk to put vacancy for Councillor with RFO responsibility on the website. **Action:** Councillors to continue to look for possible candidates for the role.

Ken Harwood joined the meeting

6. **COUNCILLORS' FEEDBACK**

- (i) **Bollards Outside Village Hall:** The cost of replacing the bollards outside the Village Hall is £74 each. **Action:** Clerk to liaise with RFO before decision is made whether to proceed using budgeted funds or cover the cost from CIL revenue. **Action:** Clerk to follow up.
- (ii) **Gate by Birch Grove:** Jeremy Clarke is awaiting third quote for a replacement oak gate. **Action:** Jeremy Clarke to report to September meeting.

- (iii) **Parish Council Leaflet:** Bridget Huntington has prepared an updated Parish Council Leaflet. Agreed: The copy was agreed subject to a few small amendments. The leaflet will be printed for distribution and a digital copy added to the website. **Action:** Bridget Huntington to update. **Action:** Clerk to print
- (iv) **Noticeboards:** Joan Harwood reported that the new noticeboards have now been installed. **Action:** Clerk to add signs showing meeting dates; list of councillors and sample agenda.
- (v) **Email Guidelines:** Bridget Huntington suggested that FPC reviewed their use of email correspondence. **Action:** Clerk to prepare notes for consideration at September meeting.
- (vi) **Shanly Homes Development – New Verge:** Bridget Huntington reported that a new verge had been created outside this development and questioned who would be responsible for its maintenance. **Action:** Clerk to write to developer.
- (vii) **Shanly Homes Sightline Issues:** Ken Harwood expressed concern that there might be sightline issues with vehicles leaving the development. **Action:** Ken Harwood to investigate and report back.
- (viii) **Flytipping at Stubpond Lane:** Ken Harwood reported a further incident of fly tipping at Stubpond Lane which he had reported to TDC who cleared the rubbish.
- (ix) **Surrey Highways Budget Reductions:** Lesley Steeds reported that Surrey Highways budgets had been considerably reduced. The allocation for the Tandridge District was reduced from £195.3K in 2016 to £40.9K in 2017.

7. **CIL REVENUE AND EXPENDITURE:** Suggestions for use of CIL revenue include clearing footpaths; cutting back hedges; replacement gate by Birch Grove; Seat at Tangle Oak; Tree Planting; Facilities for youth and for older residents. **Action:** Clerk to circulate information for councillors to consider options for further discussion. A meeting to decide the bidding process by which parish councils can apply for funding from the TDC CIL allocation will take place in June. **Action:** Clerk to monitor and report back.

8. **SURREY HIGHWAY REPAIRS:**

- (i) **Crawley Down Road Pot Holes:** Highways have been asked to revisit Crawley Down Road to inspect the pot holes between the A264 junction and Rowplatt Lane. **Action:** Lesley Steeds to raise with Surrey Highways.
- (ii) **Footpath from Furnace Wood to CD Garage:** Brian Apps emailed to say that this footpath is now completely blocked in section near to bus stop. **Action:** Lesley Steeds to follow up.
- (iii) **Meeting with SCC to look at Felbridge Issues:** There are a number of outstanding Highways issues in Felbridge including the A22/A264 junction, road sign cleaning and blocked footpaths. **Action:** Jeremy Clarke to request meeting with MP to progress major Highways issues in Felbridge.

Lesley Steeds and Ken Harwood left the meeting

9. **PLANNING APPLICATIONS.**

The following applications were considered at the Planning Meeting held on Thursday 15th June:
TA/2017/1147 Merriewood Farm, West Park Road, RH10 3HG Erection of first floor side extension.

Resolved: Felbridge Parish Council do not have a specific objection but are concerned that the total increase in volume of the property may exceed the allowable volume increase in the Green Belt.

TA/2017/1156: Woodlands, Domewood, RH10 3HD Erection of single storey rear extension in association with conversion of loft space to habitable accommodation.

Resolved: No Action

TA/2017/1067/TPO: 36-38 Copthorne Road, Felbridge, RH19 2NS Replacement for Beech Tree which fell due to decay.

Resolved: In view of the TPO, we would wish the replacement to be larger than the proposed 16cm girth.

TA/2017/461: Ebor Lodge, Felbridge, RH19 2QS Demolition of existing house and garage and erection of two detached houses with integral garages.

Resolved: Felbridge Parish Council have no objection to using PV tiles however our previous comments regarding other matters still stand.

TA/2017/1060: Oast House, Woodcock Hill, RH19 2PB Discharge of planning obligation dated February 2000.

Resolved: No Action

Applications considered at the Parish Council Meeting:

TA/2017/970 Double Dee, London Road, Felbridge RH19 2QS Erection of part single/part two storey side extension with conversion of additional loft space to habitable accommodation.

Resolved: No Action

TA/2017/500 5, The Glebe, Felbridge, RH19 2QT Erection of two storey front/side extension (amended plans)

Resolved: FPC believe that the plans show insufficient information to enable comments to be made.

TA/2017/21 Yerba Buena, Herons Close, Copthorne, RH10 3HF Demolition of existing dwelling, erection of dwelling (amended plans)

Resolved: No Action

TA/2017/738 Green Coppice, West Park Road, Copthorne, RH10 3EX (amended plans)

Resolved: No Action

TA/2017/1202 Green Coppice, West Park Road, Copthorne, RH10 3EX Erection of detached garage.

Resolved: FPC consider that the proposed structure is too close to the boundary.

TA/2017/1203 Green Coppice, West Park Road, Copthorne, RH10 3EX Erection of single storey side extension incorporating integral garage.

Resolved: FPC consider that the attached garage is too close to the boundary and a larger gap should be provided.

TA/2017/1150 Little Sandford, Snow Hill, Crawley Down, RH10 3EY Demolition of existing garage and workshop. Erection of detached garage and annexe.

Resolved: Although this is inappropriate development in the Green Belt, Felbridge Parish Council do not object in principle. FPC do however ask that the annexe is only occupied in conjunction with the main property.

TA/2017/873 27 Rowplatt Lane, Felbridge, RH19 2PA Erection of two-storey side extension and single storey rear extension incorporating Juliet balcony (amended plans)

Resolved: Decision to approve taken by TDC in advance of meeting.

TA/2017/1168 61, Crawley Down Road, Felbridge, RH19 2NT

Resolved: Felbridge Parish Council (FPC) objects to the planning application 2017/1168, Formation of new access, 61 Crawley Down Road Felbridge, RH19 2PP, and to the associated Mid Sussex application DM/16/5662, Residential Development comprising 4no. detached dwellings. The construction of the 4no. dwellings is on land in MSDC, but the access is derived from Crawley Down Road, within Tandridge District. The development will therefore fully impact on the infrastructure in Felbridge. There have been several previous applications for the site. All of these have been refused or dismissed on appeal. The two most recent applications were both refused due to the applications not being a sustainable form of development as set out in the NPPF and deemed to have an adverse impact on the character and appearance of the area. Although this application is for a reduced number of dwellings FPC contend that the development is inappropriate for the location. The policies within the East Grinstead Neighbourhood Plan, adopted by MSDC, are relevant to this application. The proposed development does not accord with **EGNP EG2A – Preventing Coalescence**. In Para. 9 of EGNP it states, *“Since 2004 Strategic Gaps have been redefined as Countryside Area of Development Restraint. This affects all land to the west, northwest and southwest of East Grinstead outside of the built up area boundary. It specifically covers Hill Place Farm, the large Imberhorne Lane and Farm sector, Great Wood, Tilkhurst Farm, Crockshed Wood, Furze Field Wood plus the Crawley Down Road land areas on the border with Tandridge’* Crawley Down Road is therefore of prime importance as an area of development restraint, ie a strategic gap between the areas of East Grinstead and Crawley Down and Felbridge.

The issue of coalescence is also addressed in the **MSDC Local Plan (emerging) in DP11 – Preventing Coalescence**. This is to prevent the merging of the individual and separate communities into a continuous sprawl. **Transport and Infrastructure** The transport report by gtaCivils, Consulting Engineers, whilst detailed in its references to bus and train services makes only a passing reference to the Crawley Down Road/Copthorne Road junction. It makes no reference to the A264/A22 junction. On reading the report it almost appears that the authors may have never visited the site or the village of Felbridge. The report states in the executive summary that *‘Overall, there are no highway or transport impacts as a result of the proposed development’*. In Para. 7.5 it states *‘In conclusion, there are no unacceptable highway or negative transport impacts as a result of the proposed development’*. FPC contends that this is not the case. The A264/A22 junction already operates beyond capacity during peak periods, and many other parts of the day. The NPPF directs planning authorities to consider the ‘cumulative’ effect of development on the transport network. At the appeal against development at Gibbshaven Farm (APP/D3830/W/16/3156544), a short distance from the subject site, the inspector stated that *‘... although the residual effects of the development itself would not be severe, there is considerable other development also proposed in the vicinity, and so, the cumulative effects also need to be considered.’* The access road itself meets Crawley Down Road at a very busy location. It is very close to the Village Hall access and to Felbridge School. There are often cars parked along the length of the road, especially at school drop of and pick up times, and when there are events at the village hall. An upgrading of the access at this point will cause further congestion and potential for accidents. There are times when the local bus cannot pass down the road without mounting the footway due to the amount of congestion. TDC and MSDC must not permit any further development to take place until such time as the transport network is fit for purpose. **Housing Provision**. FPC contends that the development does not accord with the MSDC emerging Local Plan policies. Whereas MSDC have laid out its plans for a five year supply of housing, DP10 states: *‘The primary objective of the District Plan with respect to the countryside is to secure its protection by minimising the amount of land taken for development and preventing development that does not need to be there’*. The policy section goes on to say... *‘New development to meet local needs can be proposed through Neighbourhood Plans where this will support local services and is otherwise compatible with District Plan policies’*. Clearly the current application falls on both these statements. With regard to TDC’s requirement for housing, several sites are currently being reviewed following the Sites Allocation Consultation, and with particular regard to the possible provision of garden villages. There is therefore no need to give consent to the provision of 4 large executive homes on the county boundary to help fulfill the housing allocation. Para 178 of the NPPF states *‘Public bodies have a duty to cooperate on planning issues that cross administrative boundaries, particularly those which relate to strategic priorities’*. It would therefore be inappropriate for TDC to give consent to the access changes, which are the subject of this planning application, when the main body of the application itself seems to run contrary to policies in the MSDC Local Plans and the East Grinstead Neighbourhood Plan. **Conclusion** FPC has carefully considered the Planning application for the Formation of a New Access for the construction of 4no new dwellings on land within MSDC. FPC recommends that the application be refused on the basis of: Increased congestion in Crawley Down Road; Further strain on the CDR/A264 junction; Further strain on the A264/A22 light controlled junction which is already at over capacity; The proposals do not accord with the EGNP or the MSDC plan (and proposed) in respect of the maintenance of strategic gaps and the prevention of coalescence.

Ken Harwood re-joined the meeting.

10. CLERK’S REPORT

- (i) **Developer/Contractor Vehicle Parking on Crawley Down Road** Issues ongoing. Development is scheduled for completion in September. **Action:** Clerk and councillors to continue to monitor.
- (ii) **Damaged Dog Bin outside Village Hall:** Clerk has followed up with TDC who confirm it is on their repairs list but not considered urgent. **Action:** Clerk to monitor.

- (iii) **Speeding on Crawley Down Road**: Clerk is following up the suggestion that Speedwatch might be re-introduced in the village. **Action**: Clerk to report to September meeting.
- (iv) **Speed Sign, Crawley Down Road**: The speed sign on Crawley Down Road near to Rowplatt Lane is not working. **Action**: Clerk to follow up.
- (v) **Speed Sign, Copthorne Road**: The speed sign on the Copthorne Road is not working. **Action**: Clerk to report to Surrey Highways.

11. **CONSULTATIONS**

- (i) **Tandridge District Council Local Plan - Garden Village Consultation**: Tandridge District Council are to consult with residents on the proposals to build a garden village in Tandridge. The consultation will run for 8 weeks from 14th August to 9th October and workshops for parish councils will take place in advance of the consultation.
- (ii) **Community Recycling Centres**: A public consultation on changes to CRCs will run until 7th August. Full information can be found on <http://www.surreycc.gov.uk/recyclingcentres> Proposals include the permanent closure of four smaller CRCs and reduced opening hours. Information has been circulated to councillors. **Action**: Clerk to respond on behalf of FPC.

12. **BUSINESS FOR NEXT MEETING**

There was no additional business for the next meeting.

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

The next Parish Council Meeting will be held on Thursday 7th September at 7.30pm, in the Committee Room. Planning Meetings are scheduled for Thursday 20th July, Thursday 3rd August, and Thursday 17th August, all at 7.00pm

The meeting closed at approximately 10.25pm.

Patricia Slatter
Clerk to Felbridge Parish Council

Copies to:- Parish Councillors, District Councillor, County Councillor, Felbridge School, Surrey Police

