



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 7th April 2022 **at 7.30 pm in Felbridge Village Hall**

Present:

Cllr. Georgina Chapman (Chairman)
Cllr. Jeremy Clarke
Cllr. Bridget Huntington

Cllr. Ian McBryde (Vice-Chairman)
Cllr. Joan Harwood

Mrs. Patricia Slatter (in attendance)

1. APOLOGIES FOR ABSENCE

Apologies were received from Cllr. Jo King, Cllr. Alex Horwood, County Councillor Lesley Steeds, District Councillor Judy Moore.

2. DISCLOSURE OF PECUNIARY AND OTHER INTERESTS

None to add to those previously disclosed.

3. APPROVE MINUTES OF PREVIOUS MEETING

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

4. CHAIRMAN'S REPORT

Flooding: Cllr. Chapman joined Surrey and Tandridge councillors visiting sites around the Tandridge area where flooding was a potential issue. The visit finished in Felbridge. Cllr. Chapman will provide updates when available.

Highways: Cllr. Chapman had attended on line meeting organised by the Surrey Association for Local Councils which was attended by Matt Furniss, Cabinet Member for Highways from SCC. She questioned him on the failure of Highways officers to liaise with neighbouring councils to reduce the impact of works on residents. He promised improvements.

Jubilee Walking Trail: Cllr. Chapman has put together a trail through Felbridge, including off road footpaths, which provides for safe crossing of the A22. Following a discussion it was decided that it might be useful to have different trails to allow for different age groups and abilities. Interpretation boards would be placed at regular intervals with QR codes linked to a website which would allow information to be up dated. **Action:** Cllr. Huntington to progress and report back.

5. FINANCE

(i) Receipts and Payments for March 2022

| Date | To / From | Description | Amount | Current Account | Deposit Account |
|--|--|-------------------------------------|----------|-----------------|-----------------|
| 1 March | | Brought Forward | | £21640.86 | £25043.33 |
| | | Receipts | | | |
| 7 March | Surrey County Council | Funding towards grass cutting costs | £2800.00 | £2800.00 | |
| 7 March | Lloyds Bank | Interest Oct-March | | | £1.25 |
| 29 March | HMRC | VAT refund | £784.94 | £784.94 | |
| | | Payments | | | |
| 9 March | NEST | Pension Contribution | £216.22 | -£216.22 | |
| 9 March | Clerk | Payroll February | £1084.08 | -£1084.08 | |
| 14 March | HMRC | Tax and National Insurance | £398.48 | -£398.48 | |
| 14 March | VCR Consultancy | Payroll Management Fee | £216.00 | -£216.00 | |
| 21 March | Nick Dance | Grass Cutting | £528.00 | -£528.00 | |
| 23 March | Wright | Bus Shelter Cleaning | £45.00 | -£45.00 | |
| 30 March | Clerk | Payroll March | £1259.24 | -£1259.24 | |
| | | Sub-Total | £3747.02 | -£3747.02 | |
| | | Transfers | Nil | | |
| | | Carried Forward | | £21478.78 | |
| | | Bank Balances | | £21640.86 | £25044.58 |
| 31 March | Available Funds - Current a/c plus Deposit a/c | | | £46685.44 | |
| 31 March | Allocated Reserves (traffic calming £2k, bus shelter £6k, playground £15k, skateboard ramp £2k) | | | -£25000.00 | |
| 31 March | General Reserve (Available Funds minus Allocated Reserves) – includes restricted use CIL revenue | | | £21685.44 | |
| Current and Deposit Account statements were circulated to councillors on 5 th April 2022 along with the above record of receipts and payments for transparency and confirmation of accuracy | | | | | |

(ii) Expenditure Approval:

Resolved: It was agreed to provide a temporary toilet facility again in the Village Hall grounds. Approval was given for expenditure of up to £750 from budgeted funds. **Action:** Clerk to progress

6. VILLAGE MAINTENANCE

(i) **Grass Cutting:** The first cut took place in early April.

(ii) **Wild Flower Seeding:** Councillors would like the size of the wildflower area to be doubled.

Action: Clerk to liaise with TDC and contractor.

7. COUNTY COUNCILLOR REPORT

Cllr. Steeds submitted a report through the Clerk. "I would like a note made that I am very disappointed that TDC Planning failed to consult with Parish on application 2022/387. I know that TDC are finding it difficult to recruit planning officers and that the work load is enormous for those left. However, the situation is unsatisfactory and we can only hope that it is sorted out sooner rather than later. The Highways issues remain the same. The new Highways Officer cancelled a scheduled meeting which means no divisional tour again for at least another six weeks. The Cabinet Member for Highways has agreed to my request for information on planned works and will ask the highways officers to arrange meetings with the Chairs and Clerks of Parishes in the Lingfield Division. The meetings will be to agree priorities and discuss what section of road gets done in the future".

8. DISTRICT COUNCILLOR REPORT

Nothing to report.

9. COUNCILLORS' REPORTS/UPDATES

Abandoned Car: Cllr. Harwood reported that a car had now been left on the council owned verge on Mill Lane since December. It is taxed and has an MOT certificate so not a Police matter. **Action:** Clerk to view and report to Surrey Highways if causing an obstruction.

Noticeboard: Cllr. Huntington reported that the noticeboard by Felbridge Primary School is in a state of disrepair. This could be used as part of the Jubilee trail. **Action:** Clerk to visit and have board removed leaving frame in place if safe to do so.

Football Club: Cllr. Huntington has been in touch with the Felbridge Sports and Recreation Association regarding the football pitch and tennis club. While the tennis club continues to operate, the football pitch is not currently being used by a team. They would like to improve the facilities but have no funds available. **Action:** Clerk to send details for MSDC Officer who may be able to allocate development funds towards costs.

Water Dispenser: Cllr. Huntington asked that the Felbridge Village Hall Committee be asked to provide access to their water supply to allow for a water dispenser to be provided in the Village Hall grounds so visitors could refill their water bottles. The Clerk confirmed that this project could be funded from CIL revenue. **Action:** Clerk to liaise with FVH Chairman and TDC.

A22 Footpaths: Cllr. McBryde reported that Surrey Highways had cleared the pavements from the Limes to the Star Junction and completed pavement slurry works.

Speed Monitoring Camera: Cllr. Clarke reported that a speed monitoring camera had been placed on the Crawley Down Road, near to Felbridge Village Hall. The Clerk confirmed that there had been no communication from SCC.

9. SURREY HIGHWAYS/RIGHTS OF WAY/TDC :

Potholes near Furnace Wood layby and A264/Crawley Down Road junction have been reported.

Surrey Highways have been asked to ensure that only the actual duration of roadworks is uploaded to their system to avoid confusion.

Traffic signal at Star Junction had been hit and was facing away from oncoming traffic. Was quickly repaired.

Drain cover at Star Junction reported as was again damaged and rocking when driven over.

Graffiti on the Shelter in the Felbridge Village Hall grounds has been reported and TDC have arranged for it to be removed.

10. PLANNING

Tandridge District Council Planning Department

It was noted that serious issues with the operation of the TDC Planning Department continue. Despite repeated emails to the Interim Chief Planning Officer (copied to the Chief Executive) from both the Clerk and Cllr. Steeds over the past month, there has been no improvement. Applications are not being determined and documents are not being uploaded. Surrey Highways have recommended application 2021/2187 for refusal but this document has not been published. Of most concern, TDC Planning are failing in their duty to consult with Felbridge Parish Council and Surrey Highways on applications – specifically TA/2022/387 for 20 houses on MSDC off Crawley Down Road. FPC are concerned that this application could be permitted without input from Surrey Highways who have voiced their concerns regarding increasing congestion at the Star Junction.

Resolved: Councillors asked the Clerk to seek advice on what action can be taken in order to address this situation. **Action:** Clerk to investigate

(i) **Applications in Felbridge**

Applications considered at the Planning Meeting on 17th March 2022 attended by Cllr. Clarke, Cllr. Huntington, Cllr. King, Cllr. Harwood and Cllr. Horwood:

2022/165 Mallards, Mill Lane, Felbridge, RH19 2PE

Resolved: No Action

2022/209 The Cottage, 72 Copthorne Road, Felbridge, RH19 2NU

Resolved: Felbridge Parish Council have no objections to the design but would have liked to have seen the volume calculations as we cannot identify the percentage increase over the original building.

2022/333/TPO Maracas, Herons Lea, Copthorne, RH10 3HE

Resolved: Felbridge Parish Council have no objections, but we would like to see a suitable native replacement tree planted within the site.

2022/59 Silvalyn, 37 Copthorne Road, Felbridge, RH19 2NX

Resolved: No Action

2021/2139 Wire Mill Inn, Wire Mill Lane, Newchapel, Surrey, RH7 6HJ

Resolved: Felbridge Parish Council support the local business and the general improvements to the visual appearance of the lake side that have been implemented. We are however concerned about maintaining a welcoming and well signed public footpath width through the site. We are also concerned about the potential noise impact upon the neighbours, particularly late at night, with increased external seating.

DM/22/0718 Land to the rear of 61 Crawley Down Road

Felbridge Parish Council very strongly object to this application, which will have a detrimental impact upon the character of the Tier 3 village of Felbridge as a result of over-bearing scale of development along its southern side within Mid Sussex District. The application is upon land designated as an area of countryside protection and the applicant is using the emerging DPD policy map to indicate that this land is within the 'built up area boundary', but the DPD has not been adopted and therefore it is premature to base an application upon its policy maps.

The application site is an extension to the land to the east (DM/20/1078) that was approved on appeal when Mid Sussex were unable to demonstrate a 5 year housing supply and this tipped the planning balance in favour of development. This situation has changed with the latest housing trajectory provided as MM11 of the DPD showing an over-delivery of housing and thus the planning balance is tipped in favour of the countryside protection policy.

The last appeal relating to this site (D3830/W/17/3187545) was dismissed in June 2018, the inspector citing in his reasons (emphasis added);

8. The site is relatively contained by trees, however the open and arable landscape which forms the wider landscape character is clearly visible throughout the site, and it continues to make a valuable contribution to the rural and open backdrop of Felbridge.

*10. The scheme comprises four substantial dwellings, with an associated access road, the provision of hardstanding and driveways. In addition the site would attract residential paraphernalia and an element of hard landscaping ancillary to the residential use of the site. In my view permitting further development to the rear of the properties along Crawley Road, outside of the built up area boundary, would result in the continued erosion of the open character of the countryside. **This would be harmful to the intrinsic beauty of the countryside.***

*11. Reference is made to a previous appeal which considered a proposal for 5 dwellings on the appeal site. I agree with the inspector that, at the time of that decision, the introduction of additional layers of development would have been clearly at odds with the character of the area. **Taking into account the additional development that has been allowed on two sites almost adjacent to the appeal site, development at this location would not in itself introduce the principle of layers of backland development. However, it would continue to build upon existing backland development, which would create an overly urban and layered form of development which would result in harm to the character of this semi rural site.***

*12. Having regard to the existing development allowed in the immediate and wider area, and the limited extent of the site, I find that the proposal would not have a significant effect on the coalescence of settlements, or on the strategic gap. However, this absence of harm in regards to the coalescence of settlements **does not outweigh the fundamental harm to the character of the countryside that would be established through the development of this site.***

Felbridge Parish Council contend that none of the above reasons for dismissal have changed in relation to this site which is still outside the built up area boundary. Whilst FPC accept that the transport assessment for the adjoining site, through which this application is accessed, has been tested at appeal, we still have significant concerns about the transport impact upon the already severe Felbridge junction. The future state modelling is based upon the implementation of the Atkins proposals including two lanes turning south from the A264 onto the A22 and an extended northbound slip lane on the A22. There is no implementation schedule for these works and there are also concerns from the Highway Authority that they may not be deliverable or effective, we therefore strongly believe that it is premature to state that the additional traffic generated will be mitigated in the future state. The assumption that these mitigation works would be completed has also been the backbone of the transport assessments for the 121 MSDC dwellings along the south side of Crawley Down Road and Copthorne Road which are now completed or nearing completion, thus their traffic increase is occurring before the assumed mitigation has been implemented. Similarly the 100 houses approved at appeal [APP/D3830/A/10/2142385] in May 2011 have been occupied for a decade, yet the co-ordination of the traffic signals at the Felbridge junction and Imberhorne Lane junction funded by S106 and agreed with WSCC such that they withdrew their highways objection has never been implemented. In the light of this continued approval and completion of housing in Mid Sussex District without implementation of the highways mitigations upon which their transport statements were based, we believe that a condition should be imposed preventing occupation of the dwellings until such time as the Atkins highway mitigations have been implemented and demonstrated an improvement in the junction capacity. This is particularly relevant as Surrey Highways Authority has declared this junction as Severe, and therefore without mitigation the natural annual growth in traffic from the already approved housing in Mid-Sussex can only have a detrimental impact upon the local residents who suffer the growing congestion at this major junction. Since the last transport statement was tested at Appeal where the inspector raised a number of observations that the actual queue length he saw both in video evidence and personally during the site visit far exceeded the Mean Max Queue [MMQ] determined by the LinSig model; JCT, the creators of the LinSig model have provided further details [Appendix 1 below]. The last two bullet points are directly relevant here, the last bullet is stating the definition of MMQ within the model and that it is based upon an initial queue length of zero, the penultimate bullet clearly stating that at saturated junctions queues present from before the modelled peak hour will continue to build. The combination of these two bullets is that the growth of the queue over the hour(s) prior to the modelled peak hours is not included within the MMQ output of the model. The applicants own queue data and the TDC 3-day traffic survey demonstrate that the PM queue on the A264 already existed at 1600hrs (1500hrs for the TDC survey which covered a longer period), 2½ hours before the start of the peak hours modelled [17:30-18:30]. Thus the queue already present at 17:30 [which was recorded as >1km in the TDC 3-day survey] must be added to the LinSig MMQ to provide the mean max queue during the peak hour. This is important as the MMQ is used to determine the average time delay experienced by road users during the peak hour (MMQ/rate vehicles go through the junction). For the future state modelling, this requires the hours prior to the peak hour to also be modelled such that the growth in queue can be determined and the summation of those queue lengths added to the peak hour LinSig MMQ. Thus without adding the large pre-existing queue to the LinSig MMQ, the average delays are massively understated, thus leading to a seriously flawed transport impact assessment. Felbridge Parish Council very strongly object to this application, which will have a detrimental impact upon the character of the Tier 3 village of Felbridge as a result of over-bearing scale of development along its southern side within Mid Sussex District. The application is upon land designated as an area of countryside protection and the applicant is using the emerging DPD policy map to indicate that this land is within the 'built up area boundary', but the DPD has not been adopted and therefore it is premature to base an application upon its policy maps. The application site is an extension to the land to the east (DM/20/1078) that was approved on appeal when Mid Sussex were unable to demonstrate a 5 year housing supply and this tipped the planning balance in favour of development. This situation has changed with the latest housing trajectory provided as MM11 of the DPD showing an over-delivery of housing and thus the planning balance is tipped in favour of the countryside protection policy.

Applications considered at the full Parish Council meeting:

2022/200 Four Beeches, 1b The Glebe, Felbridge, RH19 2QT

Resolved: No Action

2022/194 Land East of Woodcock Hill, Felbridge, RH19 2RD

Resolved: Felbridge Parish Council strongly object to this proposal for a new dwelling in the Green Belt. Works to service the building, vehicle movements and accessing the property will affect the ecology and Green Belt. It is also considered that the red line curtilage is inappropriately close to the building and should instead provide adequate space around the building. There are further concerns relating to the affect of construction on trees in an area where there has been no movement for many years.

TA/2022/387 Land rear of 61 Crawley Down Road, Felbridge, RH19 2PP (MSDC Reference DM/22/0718)

Felbridge Parish Council request that Tandridge District Council urgently advise MSDC that the determination of this application should be delayed until Surrey Highways have been given the opportunity to comment. West Sussex Highways are the statutory authority for the land being put forward for development and they have handed over the Highways assessment to Surrey Highways who must be allowed to comment and their advice taken into consideration prior to determination. *(The comments already recorded above against MSDC reference DM/22/0718 were added to the statement above)*

(ii) Applications Received by Neighbouring Authorities

None other than those considered above.

11. CLERK'S REPORT

(i) **20s Plenty in Surrey:** This group are asking town and parish councils to pass a motion calling for a 20mph speed limit in built up areas in Surrey. Councillors felt that Felbridge's layout would make this difficult to achieve and also voiced concerns about ongoing issues with enforcing the existing speed limits. **Action:** Clerk to respond

(ii) **Community Noticeboards:** A resident asked whether noticeboards could be placed around the village to allow posters to be displayed. Councillors agreed that with the local shop offering this service and the opportunity for information to be shared on local social media sites that this was not a suitable use for funds. **Action:** Clerk to respond

(iii) **Felbridge WI** would like to plant a tree in the grounds of Felbridge Village Hall. Councillors support this proposal. **Action:** Clerk to liaise with WI and TDC

(iv) **Sharp Edged Advertising Signs:** The Clerk removed two signs mounted on unfinished, sharp edged metal backing, which had been cable tied to the low fencing around the children's playground in the Village Hall grounds. The signs were advertising an event in Forest Row so the local Parish Clerk has been contacted.

(iv) **11a Crawley Down Road – Antler Homes**

Contact has now been established with the developers who have shared their Construction Management Plan and have been asked to add restrictions on deliveries during school drop off/pick up times and reminded which roads are unsuitable for HGVs.

(iv) **Crawley Down Road** resident asked for permission to place a skip or boards on the Common Land during works with a commitment to make good any damage. TDC have given approval providing the contractor's insurance covers this.

(v) **Table Tennis Table/Basketball Hoop.** Feedback from residents is positive with several thanking Felbridge Parish Council for providing such good local facilities.

12. HISTORY BOARDS

Councillors agreed with Cllr. Huntington's suggestion that the History Boards around the village should be refreshed and updated since they have faded and become worn over time. **Action:** Cllr. Clarke will prepare the artwork.

13. BUSINESS FOR NEXT MEETING

Internal Audit
Year End Finance Report

14. DATES OF NEXT PARISH COUNCIL AND PLANNING MEETINGS

The next full Parish Council meeting will take place on Thursday 5th May with a planning meeting scheduled for 21st April.

The meeting closed at approximately 2130.

Patricia Slatter
Clerk to Felbridge Parish Council

