



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 2 July 2026 at 7.30pm in the Committee Room at Felbridge Village Hall

Present:

Cllr. Jeremy Clarke (Planning Chairman)
Cllr. Alex Horwood (Vice-Chairman)
Cllr. Jane Groom
Cllr. Nigel Lea
Cllr. Ian McBryde

In attendance:

Cllr. Sir Nicholas White, Tandridge District Councillor
Mrs. Patricia Slatter, Clerk to Felbridge Parish Council

In the Chairman's absence, Vice-Chairman Cllr. Horwood chaired the meeting

1. APOLOGIES FOR ABSENCE

Were received from Cllr. Hall, Cllr. Huntington and County/District Cllr. Steeds

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 4 June were approved and signed.

4. CHAIRMAN'S REPORT

Nothing new to report

5. FINANCE

(i) Receipts and Payments for June 2026

Date	To / From	Description	Amount	Current Account	Deposit Account
31 May		Brought Forward		£5775.97	£60160.40
		Receipts	0.00		
		Transfers	0.00		
		Sub Total		5775.97	
		Payments			
2 June	Cllr. Huntington	Planter Refresh	£73.02	-73.02	
2 June	Cloud Next	Email Domain Reg	£60.00	-60.00	
2 June	Hire-a-Loo	Temp Toilet Hire	£138.16	-138.16	
2 June	Felbridge Village Hall	Room & Storage Hire	£365.30	-365.30	
2 June	Clerk	Expenses inc MS365	£180.10	-180.10	
2 June	WRH	Bus Shelter Cleaning	£45.00	-45.00	
9 June	NEST	Pension Contribution	£365.14	-365.14	
30 June	Unity Trust Bank	Monthly Fee	£7.00	-7.00	265.39
June	Payroll	Tax, NI, Salary x 2	2644.12	-2644.12	
		Total Payments	£3877.84	-3877.84	
		Bank Balances		£1898.13	£60425.79
30 June	Available Funds - Current a/c plus Deposit a/c			£62323.92	
30 June	Allocated Reserves Community Funding £2.4K;Traffic Calming £10K			-£12400.00	
30 June	General Reserve including restricted expenditure CIL funds c£19K. (available funds - including budgeted expenditure - minus Allocated Reserves)			£49923.92	
Current Account statement circulated to councillors on 1 July 2026, along with the record of receipts and payments, for transparency and confirmation of accuracy					

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

(iii) **First Quarter Finance Update:** Finance update previously circulated was noted. There were no issues to raise.

(iv) **MSDC Developer Funding Update:** The Clerk is now liaising with the new MSDC S106 officer to progress the developer funding options

6. VILLAGE MAINTENANCE

(i) **Highways Grass Verge Cutting:** Latest urban cut is due for completion in late July and a rural cut is due by end August.

(ii) **Weeds in Playground Area: Approved:** The overgrown weeds around the playground area and the nearby paths and the area around the coronation planter to be strimmed. Funds available in Maintenance budget. **Action:** Clerk to arrange.

7. COUNTY/DISTRICT COUNCILLOR REPORT

Rowplatt Lane Speeding/HGVs: More complaints regarding speeding on Rowplatt Lane and HGVs blocking the road. Raised with Highways and asked that funding be set aside for this project.

TDC Resources Meeting: Confirmation that FPC's Expression of Interest in transferring the Recreation Ground and Tennis Club/Pavilion was formally approved.

Rowplatt Lane Parking Review: Will be making a site visit to look at what Highways are proposing and how these would impact residents and properties. Residents living on and off Rowplatt Lane are asked to respond to Highways.

East Surrey Council: Works continue on the new Unitary Authority in preparation for going live next year.

8. DISTRICT COUNCILLOR REPORTS

Cllr. White:

Biffa Green Waste Issues: There had been two missed collections in the previous four weeks which was due to Biffa being unable to secure and retain staff. They were now recruiting agency staff which TDC were part funding in order to restore the service.

TDC Local Plan: Cllr White reported that the TDC Local Plan was being published on Monday 6 July. Residents were asked to respond with their thoughts on the content no later than 17 August. The plan will be available online and will include a list of sites being put forward by developers and land owners for development. TDC are required to consider all sites and will take into account residents comments as part of the assessment process. Felbridge has been classed as a Tier 4 village due to the lack of infrastructure and facilities including no rail station or regular bus service.

Cllr. O’Riordan: Nothing to report.

9. COUNCILLORS’ REPORTS/UPDATES

Speedwatch: Cllr. Lea reported that the regular Speedwatch sessions were going well.

Star Junction Improvements: Cllr. Groom noted that works to the pavement and roadside at the A22/A264 junction had improved the area.

Limes Pond: Cllr. McBryde reported that residents had cut back overgrown weeds by the Limes Pond.

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

Damaged Drain Cover: West Park Road. Reported to Surrey Highways.

Playground Base: TDC continue to fail to deliver the repairs required to the base.

11. PLANNING

(i) Applications considered at the meeting:

2026/662 Leonards Turf Farm, West Park Road, Copthorne, Surrey RH7 6HT

Resolved: Felbridge Parish Council objects to this application for Planning In Principle. We believe that it does represent inappropriate development in the Green Belt. The buildings were identified as being derelict by the previous appeals inspector (see below) and as such the site has effectively returned to nature as part of the Green Belt. In our opinion, it does not therefore meet the requirements of Grey Belt from the perspective of obtaining improvement from previously used land. FPC very strongly objects on the grounds that the site is not a sustainable for residential dwellings. The Leonards Turf Farm proposed site was also subject to previous applications 2024/563/NC and 2024/571/NC for conversion to domestic properties. Surrey Highways recommended refusal on the grounds that *The site is located in an unsustainable location, without access to public transport services or local amenities, with limited active travel opportunities, and where the only realistic means of transport would be the private car. This is contrary to the aims of the National Planning Policy Framework (NPPF) 2023 and the Surrey Local Transport Plan 4 (LTP4) 2022. The County Highway Authority (CHA) considers that the application site is not a suitable location in sustainable transport terms for new residential use, as it is not easily accessible by modes of transport other than the private car. It is recognised that the site has an existing commercial use which would generate a certain number of vehicle movements on the public highway. A change from an agricultural use to a residential use will introduce different types of journeys which were not previously generated by the site, such as journeys for education or shopping purposes. Residential developments in unsustainable locations introduce a greater level of day-to-day reliance on use of a private motor vehicle than commercial land uses in these locations. The Highway Authority considers the potential opportunities for residents to walk or cycle to and from this location are very limited. The roads within proximity to the site are unlit, rural roads which are not conducive to active travel modes. Residents of the proposed residential use would therefore be heavily dependent on the private car for access to normal day to day services and facilities, hence the development would be contrary to the sustainable transport objectives of the NPPF (2023) and the Surrey Local Transport Plan 4 (2022). Due to the lack of any suitable pedestrian and cycle infrastructure, any walking trips which would be generated by the proposals, for travel or leisure purposes, would represent an unacceptable road safety risk due to the potential for conflict between cars and vulnerable road users, contrary to the objectives of the NPPF 2023 and the Surrey Local Transport Plan.*

West Park Road is only serviced by one bus route, the Metrobus 485, with very restricted times and only one destination and no weekend services. We support Surrey Highways' conclusion that attempting to walk or cycle from the site would constitute a hazard on an unlit road with no pavement. The distance from any suitable facilities far exceeds those previously assessed by the planning inspector for application reference DM/17/4024 Land North of Rowan, Turners Hill Road, RH10 3EP. This site is 1km south of the application site, on the south side of Effingham Park Hotel, and against the east end of Copthorne Village therefore much closer to the nearest built up area. The Officer's report includes the following from West Sussex Highways: *There is however a very limited range of services and facilities within the village itself that could be reached by these modes. Notably, the only facility that could be used to meet some day to day needs is the fuel station on the A264 which can be reached via the existing footway network. This would not though meet all needs and travel to a larger retail store would be necessary. There are otherwise no notable employment, retail or health provisions within the village or the surrounds that could reasonably be reached on foot. There is no dedicated cycle infrastructure or off road cycle routes located in this part of Copthorne or within a close proximity of the site. The lighter traffic conditions may facilitate cycle movements along the A264; however, the narrow carriageways and potential of vehicle/cyclist conflict may make some routes unattractive. Journeys to wider services and employment centres of Crawley and East Grinstead would be mainly along the A264 and are not conducive to safe cycling due to higher speed limits and road layout. The conclusion is that residents of the proposed development would inevitably still be reliant upon the use of the private car for the significant majority of daily trips.* This site was subsequently built out with a care home, the inspector [APP/D3830/W/21/3281350] making reference to the limited sustainability of the site but noting that care home residents are unlikely to walk or cycle to local facilities.

It is also noted that the appeal APP/M3645/W/25/3358831 Semper Fidelis, Wire Mill Lane, Newchapel, Surrey RH7 6HJ was dismissed on similar grounds.

12. There are very limited opportunities for residents to walk or cycle to local service centres due to the location of the appeal site being a considerable distance from such facilities and reached by an unlit access. The single bus stop to the west of the appeal site does not provide a sufficient facility to fully militate against this lack of accessibility. Whilst opportunities to maximise sustainable transport solutions shall inevitably vary between urban and rural areas, a Highway Authority (HA) objection to the proposal on the grounds of location reinforce my views on this.

(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**

It was noted that a new planning officer had approved the planning application for this site. Cllr. White was asked to ascertain whether there were reasons (which were not apparent) for approval to be granted despite condition 9 requiring a ESPL prior to demolition of the dwelling which has already been demolished and the site description stating that it is well screened from the road by existing vegetation but the Tree Officer's report clearly states that the entire site has been cleared. **Action:** Cllr. White to follow up.

(iv) **MSDC Development on Felbridge Border**

Lack of Wheel Washing: The developers continue to ignore their contractual requirement for wheel washing and Crawley Down Road and nearby roads are being impacted by mud and dust from the sites.

Verge Reinstatement: No response from the developers on when this will take place but with the DWH site running behind schedule and more works on Crawley Down Road scheduled for August this will not be done soon. The TDC Officer responsible for grass and verges is being supportive.

Working Hours: Complaints from residents about works taking place outside approved hours. Referred to MSDC Planning Enforcement and the local MSDC councillor if residents live within that boundary.

12. ASSET TRANSFER – Tandridge District Council to Felbridge Parish Council

(i) **Felbridge Recreation Ground and Tennis Club: Resolved:** An application for FPC to take over responsibility for these assets was retrospectively approved. TDC had required the Expression of Interest forms to be submitted early to meet their timelines. TDC were asked to advise the football team from outside Tandridge currently using the Recreation Ground that a lease could not be granted for this site.

(ii) **Felbridge Village Hall: Resolved:** It was agreed to submit an Expression of Interest in FPC taking over responsibility for Felbridge Village Hall and Car Park. As this assets stands to benefit from the MSDC developer funding, it is being prioritised. Further discussions took place on other assets which TDC have put forward for transfer. **Action:** Clerk to ask for information on leases, costs, revenue and any other relevant information. The previously postponed site visit has been chased up.

13. ROWPLATT LANE – Surrey Highways Proposal for Parking Restrictions

It was noted that despite wording in this consultation leading some residents to believe that FPC supported the proposals, FPC were not consulted. **Action:** Clerk to respond on behalf of FPC noting that FPC's priority for Rowplatt Lane is for an urgent safety review to identify options to address the road being used as a 'rat run'; Rowplatt Lane is a straight road with no natural obstructions so parked vehicles help slow down traffic entering from the A264; there is no parking enforcement; the map used is out of date so excludes the Rope Gardens development which directly impacts the proposal; parking roadside on the approach to Twitten Lane could obstruct sightlines that were secured as planning conditions upon the development; printing the map on the reverse of the letter would have made the proposals more accessible; the need for on road parking will remain as the Closes have insufficient parking spaces; not all driveways are large and there is a need for visitor parking. The proposed considerable increase in double yellows would push parking further along the road, potentially impact nearby roads such as Mill Lane. The double yellow lines may be ignored and there is no regular parking enforcement in Felbridge.

14. CLERK'S REPORT

Advertising Banner on Playground Fence: Large advertising banner which had been fixed to the playground fence with strong elasticated straps was removed and the company asked to pick it up.

Fitness Sessions: Resident asking to use a grassed space for fitness training for school mums after they have dropped off to the school for an hour once a week. Insurance and risk assessment provided. Advised that while FPC cannot give permission for use, there was no objection.

13. BUSINESS FOR NEXT MEETING

14. DATES OF NEXT PARISH COUNCIL AND PLANNING MEETINGS

The next full meeting will take place on Thursday 3rd September. Planning meetings are scheduled for 16th July, 6th and 20th August.

The meeting closed at approximately 2115.

Patricia Slatter

Clerk to Felbridge Parish Council

www.felbridge-pc.org.uk