



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 7 May 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

In attendance:

District Cllr. Sir Nicholas White

1. APOLOGIES FOR ABSENCE

Were received from Cllr. Horwood, Cllr. McBryde, Cllr. Groom
County/District Cllr. Steeds and District Cllr. O'Riordan

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 2 April were approved and signed.

4. CHAIRMAN'S REPORT

A further Speedwatch site on the Copthorne Road has been approved. Speeding continues to be an issue in the village. The first two sessions resulted in 160 motorists being reported to Surrey Police for driving in excess of the speed limit on the road.

5. **FINANCE**

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

Date	To / From	Description	Amount	Current Account	Deposit Account
31 Mar		Brought Forward		£2784.82	£48160.40
		Receipts			
10 Apr	TDC	CIL - 24 Rowplatt	1677.20	£1677.20	
17 Apr	TDC	Precept 1	20000.00	£20000.00	
		Transfers			
2 Apr	Deposit Account		3000.00	£3000.00	-£3000
		Sub Total		£27462.02	
		Payments			
	Payroll	Salary, Tax, NI	£1775.98	-1775.98	
2 Apr	St Catherine's Hospice	Donation	£500.00	-500.00	
2 Apr	Clerk	AVM Expenses	£119.28	-119.28	
2 Apr	WRH	Bus Shelter/Sign Cleaning	£60.00	-60.00	
9 Apr	NEST	Pension Contribution	£232.36	-232.36	
30 Apr	Unity Trust Bank	Monthly Fee	£7.00	-7.00	
		Total Payments	£2694.62	-2694.62	
		Bank Balances		£24767.40	£45160.40
30 Apr	Available Funds - Current a/c plus Deposit a/c			£69927.80	
30 Apr	Allocated Reserves Community Funding £2.4K;Traffic Calming £10K			-£12400.00	
30 Apr	General Reserve including restricted expenditure CIL funds c£25K. (available funds - including budgeted expenditure - minus Allocated Reserves)			£57527.80	
Current and Deposit Account statements circulated to councillors on 1 May 2026, along with the record of receipts and payments, for transparency and confirmation of accuracy					

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

6. **VILLAGE MAINTENANCE**

(i) **Highways Grass Verge Cutting:** Awaiting schedule for next cuts

7. **COUNTY/DISTRICT COUNCILLOR REPORT**

Nothing new to report

8. **DISTRICT COUNCILLOR REPORTS**

Nothing new to report.

9. **COUNCILLORS' REPORTS/UPDATES**

Redundant Developer Signs: Cllr. Lea asked if these signs could be removed. It was noted that there is no requirement for the developers to do so but they could be reminded.

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

Nothing new to report.

11. PLANNING

(i) Applications considered at the planning meeting held on 16th April:

2026/173 Ganwhins Paddle, Woodcock Hill Felbridge, Surrey, RH19 2RD

Resolved: Felbridge Parish Council objects to this application. There is no objection to the principle of the demolition and rebuild, or to the position and scale of the proposed replacement dwelling. However, Felbridge Parish Council objects to the proposed design which is visually very different from any local properties contrary to policies DP7:1 & DP7:2 whilst not being of an exceptional architectural design to overcome these objections.

2026/284 Linden, 14 Wembury Park, Newchapel, Lingfield, Surrey, RH7 6HH

Resolved: Felbridge Parish Council objects to this application. While not adverse to the proposed extensions, we are very concerned about the proposed volume increase within the Green Belt. The 1963 OS map shows that some additions to the original building had taken place before the December 1968 policy baseline for volume increases. However, taking these into account we think the volume increase over the 1968 baseline is still around +60% which is excessive.

Applications considered at the meeting:

2026/347 Semper Fidelis, Wire Mill Lane, Newchapel, Lingfield, Surrey, RH7 6HJ

Resolved: Felbridge Parish Council (FPC) has carefully considered the latest proposals for this site in line with the Inspector's decision to dismiss the appeal for the previous application, and object to the current application for the following reasons. Paragraphs 8 to 11 of the appeal decision relate to the visual impact of development upon the Green Belt. It highlights that the previous proposal 'includes two storey houses along the front and within the centre of the site. The height and depth of the proposed houses, combined with the spread of development across the site, would lead to a visual impression of substantial bulk.' The previous proposal had ridge heights of 7.3m and 6.4m, the current proposal has ridge heights of 8.75m. Whilst the layout of the scheme has changed, it will still represent a visual impression of substantial bulk when viewed from the footpath to the west as the only views across the site are the narrow gaps between the garages and the neighbouring house along with the much taller proposed dwellings. We therefore believe that this proposal has not overcome the issues that were determined to cause substantial harm to the openness of the Green Belt and was given significant weight by the Inspector. Nothing has changed in relation to the accessibility of the site since the last application, therefore the Inspector's assessment of the poor accessibility of the site (paras 12 & 13) and the resulting moderate weight of harm has not altered. There is concern regarding the suitability of the junction with Wire Mill Lane. The Manual for Streets recommends the sightline is taken 2.4m behind the junction of the minor arm with the major arms to avoid an exiting vehicle protruding into the major arm carriageway before the driver is able to see clearly. The visibility splays shown in the application appear to be 0m behind the junction. Considering the appeal Inspector's comments and resident concerns, we ask that Surrey Highways specifically confirm the suitability of the visibility at this junction. FPC are concerned about flood risks in this area and note that SCC have objected to the current proposals as they do not meet the necessary drainage criteria. FPC also has concerns about the conflict of use between the footpath and the vehicular access to the site.

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

Resolved: Felbridge Parish Council have reviewed the latest application documents and have the following revised comments; Felbridge Parish Council do not have an objection to a replacement dwelling on this site in accordance with the design that has been proposed for the dwelling under application 2024/1144. However, we previously requested that the detailed tree report attached to 2024/1144 should be used to determine the replanting necessary to reinstate the trees of an equivalent size to the ones which were removed that had been identified for retention in line with the ecology and arboricultural reports supporting the previous application. The applicant has provided a current tree survey this has wrongly stated that trees T1 and T2 were to be removed (see page 10 of the current report). The text description in the 2012 report table was that these class A1 trees were to have dead wood removed and T1 was to have a crown lift, they were not to be felled. The 2012 tree report showed that mixed species Tree Groups G1, G2 (A2 quality) and H1 (B2 quality) were all to be retained and protected by fencing. The tree plan of the 2012 tree report clearly shows the positions of the numbered trees and the location of group G1 and H1 as attached, this is contrary to the current tree report which states the positions of the trees was not recorded and that the groups marked in paragraph 26 of the new report as RB & RT were to be removed when they were actually identified for retention.

The latest landscape/habitat plan has minimal tree replanting at the rear of the site which fails to mitigate the loss of trees T1 & T2 and the significant tree groups G1, G2 & H1. The Arboricultural report recommends the planting of silver birch, we do not believe that these are a suitable long term alternative to the mature oaks removed. The result is that the harm caused to the Green Belt since the approval of application 2024/1144 has not been mitigated and as a result the current scheme fails to reflect the prevailing setting of this area which is dwellings nestled within mature woodland at the edge of the ancient woodland.

Felbridge Parish Council previously stated that the application needed to reflect "the current state of the site and what will be done to return it to the biodiversity score it had in 2024". Whilst a current Biodiversity Net Gain (BNG) Statement has been provided, it has clearly not used the detailed August 2024 biodiversity baseline attached to application 2024/1144 and has instead set about estimating the baseline habitat using Google Earth images and set a new baseline date of 'April 2025'. This approach does not meet the requirement of showing BNG over the baseline provided for the full planning application that was approved for the redevelopment of this site. The current application should be refused as it fails to demonstrate delivery of a 10% BNG over the August 2024 detailed baseline.

(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**

While the current planning application is being considered there has been no enforcement action on the site

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

David Wilson Homes Site:

Road Closure: A full road closure of Crawley Down Road to bring utilities to site will take place from 27 July-11 August. Access will be maintained for residents. The TDC Tree Officer will visit to make spot checks to ensure that no plant is operated or stored near the Chestnut trees. **Action:** Councillors to monitor works and submit reports if required.

Signs on Village Green: Redundant signs have now been removed

Wheel Washing/Road Cleaning: Insufficient cleaning is taking place. Site Managers for both sites have been reminded that they must ensure wheel washing and road cleaning is carried out.

12. CLERK'S REPORT

Playground Base Repairs: TDC have still not delivered the repairs to the playground base necessitated by the failure to remove weeds before installation.

New Noticeboard was delivered in mid-April. Cllr. Lea to manage

Correspondence:

Broken Glass: A resident reported broken glass near playground to TDC and the area was cleared.

Road and Footpath Works: There have been queries regarding the road and footpath works associated with the new Crawley Down Road developments but information is not yet available from Surrey Highways.

13. BUSINESS FOR NEXT MEETING

14. DATES OF NEXT PARISH COUNCIL AND PLANNING MEETINGS

The next full meeting will take place on Thursday 4 June. The Annual Meeting will take place on Thursday 21 May followed by a Planning Meeting.

The meeting closed at approximately 2025..

Patricia Slatter

Clerk to Felbridge Parish Council

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