



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 4 June 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
Cllr. Alex Horwood

In attendance:

District Cllr. Sir Nicholas White
Shadow East Surrey Cllr. Nick Greenfield

Declarations of Acceptance of Office

Cllr. Stephen Hall signed his Declaration of Acceptance of Office having been elected Chairman at the Annual Meeting held on 21st May

Cllr. Alex Horwood signed his Declaration of Acceptance of Office having been elected Vice-Chairman at the Annual Meeting held on 21st May

1. APOLOGIES FOR ABSENCE

Were received from Cllr. Groom 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 7 May were approved and signed.

4. CHAIRMAN'S REPORT

Speedwatch: Three sessions took place in May with 192 vehicles detected exceeding the speed limit or abusing the Speedwatch operators. 160 letters were sent to the owners of the vehicles advising them to be aware of the speed limit and amend their driving accordingly.

5. FINANCE

(i) Receipts and Payments for May 2026

Date	To / From	Description	Amount	Current Account	Deposit Account
30 Apr		Brought Forward		£24767.40	£45160.40
		Receipts	0.00		
		Transfers			
5 May	Current to Deposit		-£15000.00	-15000.00	15000.00
		Sub Total		9767.40	
		Payments			
5 May	HMRC	Salary, Tax, NI	£509.10	-509.10	
5 May	Greenbarnes	Noticeboard	£592.09	-592.09	
5 May	Felbridge Village Hall	Main Hall Hire AVM	£42.60	-42.60	
5 May	Zurich	Annual Insurance	£823.91	-823.91	
5 May	SLCC	Annual Membership	£200.00	-200.00	
5 May	SALC	Annual Membership	£857.43	-857.43	
5 May	Mulberry & Co	Internal Audit Fee	£394.56	-394.56	
5 May	Hire-a-Loo	Temp Toilet April	£133.70	-133.70	
5 May	Hire-a-Loo	Temp Toilet March	£20.90	-20.90	
5 May	WRH	Bus Shelter Cleaning April	£45.00	-45.00	
8 May	NEST	Pension Contribution	£365.14	-365.14	
31 May	Unity Trust Bank	Monthly Fee	£7.00	-7.00	
		Total Payments	£3991.43	-3991.43	
		Bank Balances		£5775.97	£60160.40
31 May	Available Funds - Current a/c plus Deposit a/c			£65936.37	
31 May	Allocated Reserves Community Funding £2.4K; Traffic Calming £10K			-£12400.00	
31 May	General Reserve including restricted expenditure CIL funds c£19K. (available funds - including budgeted expenditure - minus Allocated Reserves)			£53536.37	
Current and Deposit Account statements circulated to councillors on 2 Jun 2026, along with the record of receipts and payments, for transparency and confirmation of accuracy					

(ii) **Approval of Annual Governance Statement 2025-26 Approved:** The Annual Governance Statement was approved and signed by the Chairman and Clerk

(iii) **Approval of Accounting Statements 2025-2026: Approved:** The Accounting Statement was approved and signed by the Chairman having already been signed by the Clerk/Responsible Finance Officer
Action: Clerk to submit all audit documents to the External Auditor

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

(v) **Funding Application from Kent Surrey and Sussex Air Ambulance: Resolved:** It was agreed to provide a £500 donation. **Action:** Clerk to liaise with KSS and include payment in the July payment schedule.

(vi) **CIL Report 2025-26** The Annual Return has been submitted to TDC and uploaded to the FPC website. It has been reported that the TDC CIL online system is not properly capturing data regarding expenditure. FPC are currently holding CIL funds of c £19K.

6. VILLAGE MAINTENANCE

(i) **Highways Grass Verge Cutting:** Latest cut was completed at end May

7. COUNTY/DISTRICT COUNCILLOR REPORT

Cllr. Steeds reported that complaints were received about an area of grass on Crawley Down Road which had been left off the last cut. TDC are sending the contractor back to complete the cut.

Further to the meeting with TDC regarding the future of the Recreation Ground, I am pleased that the plans to lease the land to a third party have been stopped and will leave Cllr. White to report. TDC is continuing to prepare a Local Plan which they hope will be ready by December 2026.

Surrey County Council are continuing with the work of transitioning to the new Unitary Authority.

8. DISTRICT COUNCILLOR REPORTS

Cllr. White was pleased with the positive response to his intervention regarding a TDC officer's proposal to lease the Felbridge Recreation Ground to a third party.

The new Tandridge District Council Local Plan will go to the Planning Policy Committee on 17th June for approval.

Also for consideration will be the list of HELAA (Housing and Economic Land Availability Assessment) which is a list of sites in Tandridge being put forward for development.

9. COUNCILLORS' REPORTS/UPDATES

Coronation Planter: Cllr. Huntington reported that the planter had been refreshed with new plants for the summer/autumn.

A22 Fencing: Cllr. McBryde reported that the new fencing on the A22 appeared to have been placed on Highways land outside the boundary line.

Rights of Way Improvements: Cllr. McBryde noted that new signs and improvements to bridges had been delivered by the Rights of Way team on local off road footpaths.

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

Village Green Weeds: TDC had tall weeds at apex cut down. The area hadn't been properly cut due to developer signs being left face down on the grass which have now been removed.

11. PLANNING

(i) **Applications considered at the planning meeting held on 21st May:**

2026/407 Lakeview, Lake View Road, Felbridge, Surrey, RH19 2QF

Resolved: No Action

2026/427 Carousel, Herons Close, Copthorne, Surrey, RH10 3HF

Resolved: Felbridge Parish Council have no objection in principle to the extension of the dwelling. While it is listed as a 25% increase over the dwelling size, the volume calculation has not included the garage which was approved after application 2020/179 or the existing outbuildings which sets the baseline for the site. We are therefore concerned that the total volume may be a disproportionate increase in volume within the Green Belt.

Applications considered at the meeting:

2026/494 81 Copthorne Road, Felbridge, East Grinstead, Surrey, RH19 2PB

Resolved: No Action

2026/335 Copthorne Stud, Effingham Road, Copthorne, Surrey, RH10 3HY

Resolved: Felbridge Parish Council objects to this application and consider it to be inappropriate development in the Green Belt as this is a new additional building of considerable size. The supporting evidence of the previous building is not substantive as that was an existing building and this is a new one.

2026/440 Hedgecourt House, Copthorne Road, Felbridge, Surrey, RH19 2QQ

Resolved: Felbridge Parish Council note that the Green Belt volume calculation records a very moderate increase at 31 cubic metres. The applicant does not specify the volume of the house as it was in December 1968 but it is clear from the planning history that the 1996 planning application significantly increased the volume of the house on that baseline. FPC are not materially concerned with the scale of a moderate increase on such a large building.

We also note that this building is on the local list of non-designated heritage assets as the previous home of international photographer Emil Otto Hoppe, and was extended with designs by Charles Rennie Mackintosh, and was later the home of Andre Simon, President of the Wine and Food Society. Therefore, a heritage statement would be required. We are not sure how much of Rennie Mackintosh's work still survives and therefore how much would be potentially impacted by these proposals.

(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**
Following the delivery of another mobile home to site, a report has been submitted to Surrey Police confirming that there is no planning permission for this site to be used as temporary housing and asking that they ensure that any persons living on this site are doing so by choice and that they have access to proper sanitation and basic needs. It was also noted that although the site is in a rural location, there is no evidence of cars or other modes of transport to access local services.

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

S106 Developer Funding: No response from original MSDC officer responsible for managing S106 funding allocation so the Planning Officer has been asked to provide contact information for the officer who will ascertain who is now responsible for progressing the funding release and schedule.

Lack of Wheel Washing: Evidence sent to Barratt Homes Site Manager of mud being spread on Crawley Down Road and beyond due to the failure of proper wheel washing taking place on site as required. Report also submitted to MSDC Enforcement. Worth PC have also submitted complaints.

Verge Reinstatement: Have asked when the verge reinstatement will take place but this is likely to have to wait until roadside works to both sites has been completed. The David Wilson Homes site is operating behind schedule with roadside works now scheduled to continue well into August.

12. CLERK'S REPORT

Annual/External Audit: Notice of Public Rights posted on noticeboard.

CDR Verges/Trees: Complaint from resident regarding the Evelyn Chestnuts. TDC Tree Officer confirms that the trees are healthy and regularly monitored.

Hedgecourt Lake: Resident reported issues with reeds blocking water flowing into the stream. Provided contact information for Crawley Mariners and the resident has said they have been most helpful.

Gullege Bridleway: Email from resident regarding potential hazard alongside bridleway. Provided contact information for West Sussex Rights of Way for a report to be submitted.

New Fencing on A22 Resident raised concerns that the new fencing might relate to travellers.

Estate Agent Signs on Council Verges: Emails sent to two estate agents asking for signs to be removed. Both complied.

TDC Survey on Open Spaces: Completed and returned with emphasis on the need to retain Open Spaces for Felbridge residents.

13. BUSINESS FOR NEXT MEETING

First Quarter Finance Report

14. DATES OF NEXT PARISH COUNCIL AND PLANNING MEETINGS

The next full meeting will take place on Thursday 2nd July. A planning meeting is scheduled for 18th June.

The meeting closed at approximately 2055..

Patricia Slatter

Clerk to Felbridge Parish Council

www.felbridge-pc.org.uk

