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**Minutes to the Parish Council Meeting of Crowhurst Parish Council held on Monday**

**13th January 2025 at 7:30pm in Crowhurst Village Hall.**

Cllrs Present: Cllr G King (Chairman), Cllr C Jarrott, Cllr D. Rand and Cllr L. Ellam.

Absent: District Cllr. J Duggan

Apologies received: County Cllr L. Steeds.

Public: Seven members of the public were present.

In Attendance: Clerk to the Council Emma Fulham and District Cllr L Lockwood and District Cllr P. Killick.

**Public Meeting:**

There were no questions from the public.

**Reports were presented as follows:**

Cllr Lockwood reported on the new NPPF and the Local Plan was expected to complete by the end of 2026. Some issues might delay it including a Greenbelt Review. Consultants have been employed to write the plan.

Surrey County Council elections are possibly going to be delayed due to the unitary consultation and Government white paper. This would have a knock-on effect to District elections as the District Councils may have changed to a unitary council format. Tandridge was looking to set a balanced budget but there would be some cuts to non-statutory costs.

Knightwood Farm have asked for a map proposal for bridleways and she would provide that.

Having reviewed several queries from Parishioners, Cllr King asked Cllr Lockwood for an update on the fence in Bowerland Lane. Cllr Lockwood updated that Tandridge Planning Dept were due to review the position in the near future.

***The Parish Council meeting was started at 7:50pm.***

1. To accept apologies for absence.

None.

1. Declarations of pecuniary and disclosable interests in respect of matters to be discussed.

The Chair reminded Cllrs to declare when necessary.

1. To Approve Minutes from Parish Council meeting held on 18th November 2024.

An amendment was made to change the planning replication and timing of the Neighbourhood Plan consultation.

**The Council resolved to accept the minutes as a true record of the meeting and were duly signed by the Chair as a true record.**

1. Matters Arising.

None that were not already included in the full meeting agenda.

1. To consider co-option to the Council.

This item will be removed from the agenda for the foreseeable future as the Council had decided to not seek any additional Councillors for the time being, despite being 1 Councillor short. This was due to the relative lack of success for past searches. If any person is interested in joining CPC as a new Councillor they should contact the Clerk in the first instance.

1. To receive reports from Councillors.

Reports covering SALC and Planning had been circulated and published on the website.

1. Correspondence.
2. List – duly noted.

Cllr King highlighted the correspondence on footpath 250 as the Council had been lobbying for improvements to surface and tree overgrowth. The landowner further up had made improvements and removed the tree overgrowth and gates. SCC have confirmed they will remove the top surface when the weather improves.

Cllr King highlighted to the meeting the TDC correspondence to CPC to look to divest assets to CPC. Specifically, this relates to the Village Hall, Playing Field and Car Park. At this very early stage there are very few details available, however CPC have indicated to TDC that they would wish to express an interest should they decide to proceed with this initiative. Cllr Lockwood highlighted that CPC were likely to be someway down the priority list as TDC were likely to concentrate on the larger councils in the first instance. Cllr King confirmed that he had made the Village Hall committee aware of the approach.

Cllr King reported on some parishioner correspondence regarding Bowerland Lane.

1. Finance
2. To approve accounts for year to date 2024/25

**The Council resolved to accept the account summary.**

1. To approve expenditure as itemised on the schedule.

**The Council resolved to accept the schedule for £3337.51.**

1. To consider detailed budget 2025/26

**The Council resolved to accept the budget for 2025/26.**

1. To accept bank reconciliation

**The Council resolved to accept the bank reconciliation.**

1. To review planning applications and ratify application decisions made between meetings.

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| **Application:** | 2024/1267/NH |
| **Proposal:** | Proposed single storey rear extension which would extend beyond the rear wall of the original house by 8.00 metres, for which the maximum height would be 4.00 metres, and for which the height of the eaves would be 2.80 metres (Notification of a Proposed Larger Home extension) The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 1, Class A |
| **Location:** | Brinkhoff, Crowhurst Road, Lingfield, Surrey, RH7 6DG |

**Crowhurst Parish Council has no objection this planning application.**

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| **Application:** | 2024/1225 |
| **Proposal:** | Variation of Condition 1 (Approved Plans ) of planning permission ref: 2024/410 (Variation of condition 1 (Approved Plans), 2 (Hard and Soft landscaping Plans) and 8 (Renewable Energy Details) of planning permission 2023/506 dd 18/07/2023 (Variation of Condition 2 (Plans) of planning permission ref: 2019/423 (Demolition of existing buildings. Erection of two x 3-bed detached dwellings with associated parking and amenity space) to propose new single-storey rear additions and a raised roof ridge level to improve ground floor living accommodation and first floor ceiling heights) to allow minor change to roof light and parking arrangements with adjustment to landscaping, change from solar panels to air source heat pump.)). To enable minor changes to foot print , layout and appearance of the development . |
| **Location:** | Bowerland Farm, Bowerland Lane, Lingfield, Surrey, RH7 6DF  **Crowhurst Parish Council has no objection to this planning application.** |

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| **Application:** | 2024/1229 |
| **Proposal:** | Single storey rear and side extension and triple garage with workshop |
| **Location:** | 6 St Georges Cottages, Crowhurst Lane, Crowhurst, Lingfield, Surrey, RH7 6LR |

**Crowhurst Parish Council object to this planning application. The proposed plans show a substantial increase, at least 2.5 times, from the existing footprint of the property which is out of keeping with other properties in the immediate vicinity. The proposed garage and workshop in particular is a significant development that, especially given the roof height, would impact significantly on neighbouring properties.**

*The owner of the property was invited to briefly discuss the application.*

**The Council resolved to ratify the decisions.**

1. To consider update on kissing gate initiative.

Cllr King reported two kissing gates have been installed in place of stiles at cost to the Parish Council located at Ardenrun Farm / Crowhurst Place. He expressed his thanks to the Bigwood’s for their support of and help with this project. The Council agreed to continue to look at other options and locations and consider whether further kissing gates could be installed.

1. To consider update on Local Plan if available.

No actions were required from the Parish Council at the current time.

1. To consider update on Neighbourhood Plan consultation.

Cllr King reported on recent history of the CPC Neighbourhood plan, acknowledging that progress had largely stopped in the recent past, however the Council would continue with it and a date for the consultation to be agreed in the near future. Cllr King will liaise with Lisa Siggery to arrange a parish event to kick start the revised initiative.

1. To consider actions regarding fishing club lease.

The Council have received two proposals for the future of the fishing lake lease. One from the existing Fishing Club and one from an alternative consortium, with Crowhurst links. Cllr King reported that they were both credible proposals that required full consideration.

**The Council resolved the following:**

1. **To grant an extension to the current lease for one year to Crowhurst Fishing Club.**
2. **To consider both proposals and discuss the proposals to assess the future and bring the lease decision back to a Parish Council meeting in for final agreement in due course. The Council agreed that the Eliot Place Management Committee would be invited to join the working group to discuss the proposals.**

*Cllr Rand abstained from the decision and would abstain from future discussions as a member of Crowhurst Fishing Club.*

1. To consider update on bridlepath initiative.

Cllr Lockwood had reported on this prior to the PC meeting. No actions were required from the Parish Council at the current time. Cllr King reported that he had approached SCC Highways, via the advised route, regarding the 3 signs suggested at the previous meeting. SCC Highways had rejected all 3 proposals due to unapproved signage being requested and no funding agreement with the SCC Councillor for Crowhurst. Cllr King will discuss this with Cllr Lesley Steeds on her return from holiday.

1. To consider Annual meeting arrangements.

**The Council had resolved to host the meeting on 19th May 2025 with the PC AGM. Cllr King asked the Council to respond to the Clerk by email with ideas.**

1. Items for Reporting or Inclusion in Future Agendas.

Fishing Club.

TDC consultation and the Village Hall.

Kissing gates.  
Horse safety signs / Bridlepath initiative.

**Dates of Next Meetings:** 10th March 2025

**Meeting closed at 8:35pm.**