



## Dormansland Parish Council

Interim Parish Clerk – Lisa Liggins  
Lemorne, 87 Lingfield Road, Edenbridge,  
Kent TN8 5DY  
Tel – 01732 866149  
Email – [dormansclerk@outlook.com](mailto:dormansclerk@outlook.com)  
Website – [www.dormansland.org.uk](http://www.dormansland.org.uk)

### Minutes of the 195<sup>th</sup> Meeting of Dormansland Parish Council held at 7.30pm on Wednesday 7<sup>th</sup> June 2017 in the Club Room, Dormansland Memorial Hall

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#### 1 Roll Call

##### 1.1 Members present:

**Chairman** Councillor Mrs Maureen Young  
**Vice Chairman** Councillor Mr Harry Fitzgerald  
Councillor Mr Peter Holgate  
Councillor Mr Guy Kaiser-Davies  
Councillor Mr Peter Joseph-Tebbutt  
Councillor Mr Neville Harrison  
Councillor Mr David Bright

##### 1.2 Also in Attendance:

County Councillor Mrs Lesley Steeds, three members of the public and the Clerk.

#### 2 Apologies for Absence

There were no apologies for absence.

#### 3 Declarations of interest

There were no declarations of interest.

#### 4 To receive minutes of the 194<sup>th</sup> meeting held on Wednesday 3<sup>rd</sup> May 2017

4.1 It was resolved that the minutes of the 194<sup>th</sup> meeting held on 3<sup>rd</sup> May 2017 previously circulated to all members, be signed as a true record. The minutes were signed by the Chairman.

#### 5 To receive reports from County and District Councillors.

##### 5.1 Report from County Councillor Mrs Lesley Steeds:

- Councillor Mrs Young congratulated Mrs Steeds on becoming elected as Surrey County Councillor.
- County Councillor Mrs Steeds was concerned about the current planning application at Falacre, Dormans Park. The planning application has been withdrawn however when County Councillor Mrs Steeds visited the site the developers had already made the integral garages into rooms with windows and laid foundations for garages. County Councillor Mrs Steeds contacted Wayne Spencer who said the application for Certificate of Lawfulness had been withdrawn. This means the owners cannot put in an application for new garages until the new houses have been built. County Councillor Mrs Steeds reported builders appear to have gone ahead and continued with work and ignored restrictions placed on those properties. The current building works are

thought to be totally out of keeping with the street scene and County Councillor Mrs Steeds is very disappointed with planning department.

- At District level things has been quiet while Tandridge concentrates on the regeneration of Oxted Town Centre. There is no planning policy meeting for the couple of weeks and no agenda has been published yet. Sarah Thompson is organising another meeting and inviting parish councils to go along to review the next phase of the Local Plan. **The Clerk confirmed this meeting would take place at The Lingfield & Dormansland Community Centre at 7-9pm on Thursday 6 July 2017.**
- County Councillor Mrs Steeds reiterated that the Highways budget has been totally slashed from £250,000 to £30,000 and SCC have had to cancel several projects that were planned for the future. Tandridge District Council held an emergency meeting on 6 June 2017 for Local Committee in order to try and raise some more funding for things. County Councillor Mrs Steeds is also following up on the dropped kerb in Dormansland and yellow and white line road markings that have not been finished. County Councillor Mrs Steeds also mentioned to SCC the issue of HGVs. **Clerk confirmed she has contacted Anita Guy and will forward correspondence to County Councillor Mrs Steeds.**
- Local Committee funds have been decreased from £10,000 to £6,000 to be spent over 7 parishes. County Councillor Mrs Steeds mentioned at the meeting she was going to try and find money from different areas to try and build up those figures.
- County Councillor Mrs Steeds reported having received emails from a resident in Moor Lane regarding the cutting of verges and sight lines near Young Epilepsy. County Councillor Mrs Steeds has forwarded the enquiry to Surrey and asked they contact the resident direct.
- Councillor Mrs Steeds intends to speak to the parishes regarding the Lingfield Hub as it appears parishes are very much on different wave lengths.
- The build-outs in the village need to be put forward to Local Committee and it was confirmed £3,000 will be contributed instead of the original £6,000. Alteration of highways now needs to be taken to Local Committee and Anita Guy is going to present this to the next meeting. County Councillor Mrs Steeds to make sure this is approved.

5.2 Councillor Mrs Young reported that Tandridge District Council have moved certain roles of the district councillors around. Councillor Mrs Young has been moved off and Housing and is now on Community Services. She has also been put on Licencing and promoted to SCC Local Committee.

#### **CHAIRMAN SUSPENDED THE MEETING**

#### **6 Public Question Time**

Two members of the public expressed how there had been a huge interest in the proposal for 101 homes to be built at Frith Manor. Residents generated approximately 80 responses to the Frith Manor application and approximately 35 to the Charters Village application. There were concerned because a reference had been noted in correspondence to the possibility of Frith Manor culminating to 330 dwellings. This figure had been highlighted by a neighbour who found it amongst documentation from utility companies that referred to 330 houses. Residents are concerned this is perhaps phase 1 of a much larger development. DPC confirmed we had put in our objections to Tandridge and could only respond or object to an application that had been submitted. DPC also confirmed they would ask that if this application was approved it goes before Committee for approval. A member of the public confirmed she would send a copy of the correspondence referring to 330 hours to the Clerk for her information.

#### **MEETING REOPENED**

## 7 PLANNING

- 7.1 It was resolved, unanimously, to approve the following planning recommendations made under delegated powers.

### Planning Meeting 20 May 2017

#### Planning Applications

##### **TA/2017927**

##### **Planning Application for Poultons, Moor Lane, Dormansland RH7 6NX**

Erection of garage. (Adem Mehmet)

**Dormansland Parish Council refrained from comment.**

##### **TA/2017/769**

##### **Planning Application for Land South East of Charters Village, Felcourt Road, East Grinstead RH19 2JR**

Development of land to the south east of Charters Village consisting of; erection of extra care development of 31 units (comprising 8 apartments in a 2 storey building, 16 apartments in a part 2 storey/part 3 storey building, and 7 cottages) all within Use Class C2, demolition of conservatory and erection of enlarged conservatory to main communal building (to provide communal facilities within the wider village), formation of vehicular and cycle parking together with all necessary internal roads and footpaths and provision of open space and associated landscape works. (Robin Evans)

**Dormansland Parish Council (DPC) strongly object to this planning application. DPC can see no exceptional circumstances for the development of this site. It is situated in the Green Belt and would be inappropriate development destroying the openness and natural beauty of the area. Charters Village falls within the 7km zone of influence of the Ashdown Forest and this factor needs to be considered.**

Section 9 of the NPPF relates to development within the green belt and states that the Government attaches great importance to Green Belts. The fundamental aim of the Green Belt Policy is to prevent urban sprawl by keeping land permanently open.

The essential characteristics of Green Belt are openness and safeguarding the countryside from encroachment and merging towns/villages.

There is also concern that the privacy of many residents will be compromised by the height and proximity of the potential 2/3 storey buildings.

#### **Highways**

- **This site lies within a countryside location situated on a very busy congested road to East Grinstead. There are already frequent accidents on what is known locally as “the Lingfield Road” which is an unclassified road used to avoid the badly congested A22.**
- **There is a constant flow of traffic and this particular road is being reviewed for traffic calming measures to be put in place by SCC due to the residents of Felcourt Road and District Councillors being extremely concerned of the excessive speeding. The proposed exit of these new properties would create a very dangerous situation.**
- **The road has several blind spots and there is no sufficient night lighting. The residents of the Charters Retirement Village are constantly complaining of the dangers of attempting to exit this busy road. The sight lines are blighted by blind bends, trees and lack of crossings to the bus stop.**
- **There is very little public transport to East Grinstead or Lingfield so the only transport available to the residents of this new proposed development would be by motor vehicle which would**

cause further traffic on this already very busy road.

- We would ask that the that Surrey County Council carry out an inspection and furnish you with a Highways Report.

#### Doctors

- DPC also made enquires with various Doctor's Surgeries only to be informed that Moatfield and Ship Street in East Grinstead were totally full and not taking any more patients. This was also the case at the Lingfield Surgery. Should this application be granted this would impose a very serious pressure on the National Health Service which could reflect on the residents of the proposed development.

DPC wish to make it clear that this site was not put forward by TDC as one of the designated sites in the Local Plan and is not a site identified for potential development in our emerging Neighbourhood Plan. Members of the public attended our planning meeting on 20 May 2017 and they will also be putting forward their comments which DPC fully support.

#### TA/2017/945/NH

##### Planning Application for 9 Beeches Mead, Hollow Lane, East Grinstead RH19 3PU

Erection of single storey rear extension measuring 5.3 metres deep, with a maximum height of 2.9 metres and an eaves height of 2.5 metres. (Notification of a Proposed Larger Home Extension) (Jessica Hampson)

**Dormansland Parish Council have no objections to this planning application subject to neighbours.**

#### TA/2017/888

##### Planning Application for Frith Manor Farm, Lingfield Road, East Grinstead RH19 2JW

Demolition of existing buildings. Erection of 101 dwellings, provision of public open space, and vehicular access from Lingfield Road. (Outline application access only) (Christopher Hall)

**Dormansland Parish Council (DPC) strongly object to this planning application.**

DPC has given careful consideration to Policy DP10 of the National Planning Policy Framework and believe there are no exceptional circumstances for this site. It is situated in the Green Belt and would be inappropriate development destroying the openness and natural beauty of the area. There is also a concern about any development being built within the 7km zone of influence of Ashdown Forest.

Section 9 of the NPPF relates to development within the green belt and states that the Government attaches great importance to Green Belts. The fundamental aim of the Green Belt Policy is to prevent urban sprawl by keeping land permanently open.

The essential characteristics of Green Belt are openness and safeguarding the countryside from encroachment and merging towns/villages. DPC strongly believe that if permission was granted for this development there is a potential danger of a coalesce situation within Baldwins Hill and East Grinstead.

#### Highways

- This site lies within a countryside location situated on a very busy congested road to East Grinstead. During the day not only do motor vehicles use this road as a cut through to East Grinstead but it is also used by HGV vehicles avoiding the busy A22 road into East Grinstead.
- There is a constant flow of traffic and this particular road is being reviewed for traffic calming measures to be put in place by SCC due to the residents of Felcourt Road and District Councillors being extremely concerned of the excessive speeding. The proposed exit of these new properties would create a very dangerous situation.

- The road has several blind spots and there is no sufficient night lighting. The residents of the Charters Retirement Village are constantly complaining of the dangers of attempting to exit this busy road. The sight lines are blighted by blind bends, trees and lack of crossings to the bus stop.
- There is very little public transport to East Grinstead or Lingfield so the only transport available to the residents of this new proposed development would be by motor vehicle which would cause further traffic on this already very busy road.
- We would ask that the that Surrey County Council carry out an inspection and furnish you with a Highways Report.

#### Education

- DPC made enquiries with the local schools about admissions and both Baldwins Hill Primary School and Dormansland Primary School are currently at full capacity and not in a position to offer further school places.

#### Doctors

- DPC also made enquires with various Doctor's Surgeries only to be informed that Moatfield and Ship Street in East Grinstead were totally full and not taking any more patients. This was also the case at the Lingfield Surgery. Should this application be granted this would impose a very serious pressure on the National Health Service which could reflect on the residents of the proposed development.

DPC wish to make it clear that this site was not put forward by TDC as one of the designated sites in the Local Plan and is not a site identified for potential development in our emerging Neighbourhood Plan. Members of the public attended our planning meeting on 20 May 2017 and they will also be putting forward their comments which DPC fully support.

#### **TA/2017/894**

**Planning Application for Woodlands House, Smithers Lane, Edenbridge TN8 7LA**

Erection of detached garage. (Jessica Hampson)

**Dormansland Parish Council have no objection to this planning application subject to neighbours.**

#### **TA/2017/818**

**Planning Application for Woodbury, Park Road, Dormans Park RH19 2NQ**

Demolition of existing conservatory. Erection of single storey rear extension. (Certificate of Lawfulness for a Proposed Use or Development) (Jessica Hampson)

**Dormansland Parish Council have no objection to this planning application subject to neighbours.**

7.2 Members noted recent planning decisions by Tandridge District Council.

#### **8 Chairman's Comments**

Councillor Mrs Young noted we need to rearrange a meeting with Heidi Brunsdon to discuss proposal for land South of Dormans Station.

**Clerk to contact Mrs Brunsdon to request further dates.**

## 9 Correspondence and Communication

9.1 Members noted receipt of the following correspondence:

- Members noted email received 26 May 2017 from Burstow Clerk re Lingfield Hub - **Clerk to liaise with Jeannie Ryan.**
- Members noted email received 31 May 2017 from Martyn Avery, Chartwell Property Group re Proposal for Land at Dormans Station Road – **Clerk to contact MA to arrange a meeting for Chartwell to present plan to DPC.**

## 10 Clerk's Report

The Clerk has chased up Anita Guy on dropped kerbs and yellow/white lines. Clerk to email County Councillor Mrs Steeds who will liaise with Anita Guy at SCC.

The Clerk has had a busy month working on figures for the year end finances and annual return. The Clerk confirmed the internal audit would take place week commencing 12 June 2017.

## 11 Neighbourhood Plan

11.1 Councillor Mr Holgate expressed some disappointment with the lack of progress made on the Neighbourhood Plan. Councillor Mr Holgate has spoken to Jon Dowty of rCOH to find out what is outstanding. A meeting has been arranged for 14 June 2017 with members of the of NP steering group to agree how best to move things forward. The group need to identify the various tasks still outstanding and try to get commitment on who will complete what. Councillor Mr Holgate can then liaise with Jon Dowty on how he can help.

11.2 There were no NP expenses to approve.

## 12 Village Environment, Highways and Infrastructure

12.1 DPC agreed that Adam Neill would continue to clear and maintain the bushes/shrubs in New Farthingdale, Clayfords and any other areas requiring attention. Grass cutting would continue to be done by the HUB.

A resident has contacted the Clerk regarding blocked drains and overgrown nettles in the footpath between the High Street and Locks Meadow. Councillor Mr Harrison has managed and cleared the gullies and drains in the past but can no longer continue this. Surrey have not adopted the footpath and there is slight uncertainty as to who owns the path. DPC own the drainage system.

**DPC agreed to ask Adam Neill to clear and maintain the footpath when necessary. Councillor Mrs Young to contact Adam Neill.**

## 13 Report from representatives on outside bodies

13.1 Lingfield Library

Councillor Mrs Young attended a recent library meeting. A few problems have arisen with the Trust House that SCC have arisen which has resulted in a further delay. Finances are in good order and they are putting on summer events to raise more money. Councillor Mrs Young mentioned the fact the library was still not open on time for our planning meetings and MY now has a key for the library.

13.2 Gatwick Airport

DPC have responded to everything they need to and there is nothing outstanding.

### 13.3 Community Care

Councillor Mrs Young reported Meals on Wheels are happy with the current service being provided.

### 13.4 Community Hub

DPC agreed they should be in a position to contribute to extra cuts and help fund the Hub.

Community Hub members are meeting on 27 June 2017 which will ultimately be the last meeting before the HUB ceases to carry on. Contractual work should continue until March 2018 as long as parishes continue to get money from Surrey.

DPC agreed they should meet with Steve Hyder and Tandridge representatives to discuss the current grass cutting contract and the ability for DPC to supplement the budget to get some of the crucial areas cut more frequently and extra weed spraying.

**Clerk to liaise with Jeannie Ryan/Steve Hyder to confirm DPC would like to meet with Steve Hyder and TDC representatives to discuss grass cutting.**

### 13.5 New Website

Councillor Mr Bright met with the Clerk and together had a Skype meeting with Roger Withnell. They are in the process of populating the website map with various pages. DPC need to agree whether the Publication Scheme should this be revised.

**The Clerk to contact SSALC regarding current model of Publication Scheme. DPC must formally agree a latest version of this for the new website.**

## 14 Accounts/Finance

14.1 It was resolved to approve the following list of cheques for payment:

### ACCOUNTS FOR PAYMENT

07-Jun-17

100235	Lynn Blake - May Salary	£978.98
100236	Peter Holgate	£23.40
100237	Harry Fitzgerald	£122.70
100238	Maureen Young (allowance)	£200.00
100239	Lingfield & Dormansland Fairtrade Group	£31.95
100240	Adam Neill	£150.00
100241	Zurich Insurance	£851.76
100242	Community Heartbeat Trust	£45.60
100243	Adam Neill	£323.00
100244	David Bright	£50.00
100245	Lisa Liggins (May salary/office and clerk expenses)	£1,428.45
100246	A Richards	£89.50
100247	Adam Neill	£40.00

14.2 Members approved the Annual Governance Statement 2016/2017.

14.3 Members approved Section 2 of the Annual Return for the year ended 31<sup>st</sup> March 2017.

14.4

**HSBC Community Account**

**May-17**

Balance per Bank Statement as at

**May-17**

HSBC Community Account

£34,743.53

HSBC BMM Account

£35,039.76

Less Un-presented cheques as at May 2017

-£2,008.79

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£67,774.50

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The net balances reconcile to the Cash Book (receipts and payments) account for the month, as follows:-

**CASH BOOK**

Opening Balance

£66,346.05

Add: Receipts

£6,926.15

Less: Payments

(-£5,497.70)

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£67,774.50

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14.5 Members noted receipt of the latest financial position and movements of the Parish Council's cash balances including budget control.

**15 Training and Meetings**

15.1 Planning Meeting on Saturday 10 June 2017 cancelled due to no quorum. Next Planning Meeting rescheduled for Saturday 17 June 2017.

**DPC concerned about limited numbers on Planning Committee and members to discuss at next Full Parish Meeting.**

15.2 Councillor Mr Bright attending New Councillor training course on 22 June 2017, The Sussex Exchange, St Leonards on Sea, East Sussex.

15.3 Councillor Mrs Young, Mrs Councillor Fitzgerald and The Clerk attending Meetings Training on Thursday 6 July 2017, The Georgian Hotel, High Street Haslemere, Surrey GU27 2JY.

**16 Current Consultations**

Councillor Mr Kaiser-Davies has responded to the current Gatwick consultation. No further updates.

**17 Information for Councillors (for noting or inclusion on future agenda)**

**18 Date of next meeting**

18.1 The next Meeting of the Parish Council will be held on Wednesday 5 July 2017 at 7.30pm.

**Signed as a correct record:**

**Dated:**