



Salfords and Sidlow Parish Council Minutes

Salfords Village Hall

9 March 2026

Meeting opened at 7:30pm and closed at 9.25pm

Email: clerk@salfordsandsidlowpc.org.uk

Website: www.salfordsandsidlowpc.org.uk

Councillors (Cllrs) present:

1. Cllr Bob Barnes (BB)
2. Cllr Jim Blackmore (JB)
3. Cllr Wayne Clark (WC) Chair
4. Cllr Caroline Clarke (CC)
5. Cllr Karen Dukes (KD)
6. Cllr Paul Edwards (PE)
7. Cllr Mark Lodge (ML)
8. Cllr Stephen Rolph (SR)

Apologies

Attending:

Cllr V Chester (VC)
5 members of public

Apologies

Cllr A Lynch (AL)
Cllr C Baart (CB)
Cllr S Wotton (SW)

In attendance: Claire Baller (CB), Clerk

Ref	Agenda item	Who
26/03-001	To receive apologies for Absence.	
	WC welcomed Councillors and residents to the meeting. County Cllrs Baart and Lynch and Borough Cllr Wotton sent apologies.	
26/03-002	Declarations of Interest and dispensations	
	There were no declarations of interest.	
26/03-003	Public Notices	
	<ul style="list-style-type: none">– Family Playgroup – Wednesday 11 March/ Wednesday 8 April - 10.30m to 12.00pm - Salfords Village Hall (SVH)– Spring Litter Pick – Saturday 21 March – 10am to 11.30am – SVH– Baby and toddler tabletop sale - Saturday 21 March – 10am to 11.30am – SVH– Councillors Surgery – Wednesday 8 April – 6.30pm to 7pm – SVH– East Surrey YMCA Wellbeing Walk - Salfords Stroll – Friday 10 April – 9.45am – SVH– Coffee Morning - Friday 10 April – 11am to 12.30pm – SVH (2nd Friday – Easter)– Parish Council Meeting – Monday 13 April at 7.30pm – SVH– Annual Parish Assembly –Monday 13 April – Salfords - after Council meeting -SVH– Salfords community day - Saturday 13 June 1pm to 5pm - Salfords social club– Sidlow community day – Saturday 27 June – Bures Manor – 2pm to 7pm	

26/03-004	Public Question Period	
A	<p>A resident asked if the data from the Ironsbottom and A217 speed checks could be shared so they could analyse the data in detail. See agenda item 15B Clerk Report for detail. Councillors agreed to this.</p> <p>The resident also asked if S&SPC would submit a request for a speed reduction on Ironsbottom from 40mph to 30mph due to the residential area. Councillors agreed they would submit the request to Surrey County Council highways advising the resident the process could take time to be implemented.</p>	
B	A resident provided detail on the outcome for Picketts Lane Plot 2. See agenda item 6D Planning for detail. The resident thanked KD and VC for all their work and support on this matter.	
C	<p>A resident attended to understand how residents can engage with S&SPC regarding the proposed development on land west of Salfords.</p> <p>WC advised that S&SPC could not pre-determine the planning application and would review the application once submitted. At that time, residents can engage with S&SPC. WC confirmed that Horley town council and S&SPC met with the developer and raised concerns about highway/ access and infrastructure – See agenda item 6C Planning for summary detail of meeting.</p> <p>JB confirmed the Parish Council is opposed to development in the Green Belt and will always support protection unless the development would bring benefit to the community.</p> <p>WC recommended that residents organised themselves in preparation for receiving the planning application.</p>	
D	<p>A resident attended to hear about discussion on Route 4.</p> <p>Action</p> <ul style="list-style-type: none"> ▪ CB to share speed data with resident ▪ CB to submit request for speed reduction on Ironsbottom from 40mph to 30mph 	<p>CB</p> <p>CB</p>
26/03-005	To confirm the Minutes of the Council meeting held on Monday 9 February 2026	
	The minutes were approved and recorded as a true and accurate record of the meeting.	
26/03-006	Planning, enforcement and aviation matters	
A	<p><u>Planning Applications</u></p> <p>See attached Appendix B – Planning List with full commentary.</p> <p>JB advised 5 of the 8 Councillors attended the Councillor surgery on Monday 2 March when planning applications were reviewed. 3 residents were also in attendance.</p> <p>The Councillors agreed to respond to 6 planning applications with 1,</p>	

	<p>support, 1 no observation, 2 no objection with comment and 2 object.</p> <p>Councillors agreed to make further representation for SCCRef-2025-0148 25/01888/CON – land at Salfords depot/ Grundon waste site.</p> <p>B <u>Planning decisions made by R&BBC</u> Refer to 385 February 2026. There were 2 planning applications:</p> <ul style="list-style-type: none"> ▪ 2 Approved with conditions <p>C <u>Land West of Salfords</u> Councillors noted a joint meeting with Horley TC was held on 18/2/26 with Crest Nicholson ahead of a second public consultation in early March. The meeting provided an opportunity to hear details of proposals for land west of Salfords, where up to 1,000 homes are planned, with 45% designated as affordable. Crest Nicholson aims to submit an outline planning application by the end of April 2026. Outline planning would confirm the site boundary, protect green space and the strategic gap, define Section 106 obligations, and set the overall number of homes. It would not determine the housing mix, amenities, or detailed layout. Key elements of the proposals include a new two-form entry primary school, a multi-use local centre, 30 hectares of public open space, green infrastructure, and play areas.</p> <p>Two access points are proposed: one via Hoadley Road allowing two-way traffic, and another from the A23 further north. The A23 access would support bus circulation and allow vehicles to enter freely, while exit movements would be restricted to left turns towards Redhill.</p> <p>At the meeting Councillors raised concerns on education provision, sewage capacity, traffic impact, sustainable water use, parking, Gatwick-related pressures, and flight path considerations.</p> <p>The projected timeline is:</p> <ul style="list-style-type: none"> – March 2026 – public consultation; Councillors noted residents carried out a peaceful protest at this event – April 2026 – outline application submission; – Winter 2026 – determination by Reigate and Banstead Borough Council. – If approved, detailed design and Section 106 agreements would follow, with construction anticipated from 2029 over approximately eight years. <p>Councillors agreed they must wait for the outline planning application to be received before making any further comment. Councillors requested CB to arrange a meeting with SCC as they have responsibility as the lead flood authority and highways to discuss potential highways matters, including crossing of Meath Green Lane, and sewage requirements.</p> <p>D <u>Enforcement Updates</u> <u>Picketts Lane</u> The latest court order, for Plot 2, refused permission for a Judicial review (JR) but allowed for a Renewal application to be made by the Claimants within 7 days – which they did. This means it will proceed to an oral hearing of 1 hour where the Claimants can try to persuade a judge that they should be granted permission for a JR. Only if they are unsuccessful in that, then the October 25 Order would become effective and require the</p>	
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	<p>(December 2024), the Planning Practice Guidance on Green Belt (February 2025), relevant planning appeal decisions and High Court judgements.</p> <p>The Economic needs assessment is nearly finished. This identifies offices/ warehouses/ commercial floor space/ employment development which is needed. Councillors stated concern regarding the Fairacres site with unplanned and unregulated expansion requesting further monitoring required</p> <p>The NHP approach was discussed and recommendation to consider design code specific to S&S</p> <p>Councillors noted R&BBC agreed to continue to have dialogue as we progress the plan. A meeting has been scheduled for 7/4/26.</p> <p>B <u>Steve Tilbury</u> This will be covered on agenda item 8, Neighbourhood Plan, below.</p> <p>C <u>Crest Nicholson/ Horley TC</u> This was covered under agenda item 6, Planning.</p> <p>D <u>Engaging with new unitary training</u> This was a SALC course run by Breakthrough Communications giving guidance on how Parish Council's voice can be heard in the new unitary authority and how we should be planning and engaging now.</p> <p>E <u>RACC meeting with N Stagg</u> This was a positive meeting with Nick Stagg and the new Chair.</p> <p>Councillors noted the updates and agreed no further action was required.</p>	
26/03-08	Neighbourhood Plan	
	<p>WC/KD/SR and CB met with Reigate & Banstead Borough Council (R&BBC) and then S Tilbury, Planning Consultant, who had reviewed our draft policies to move our Neighbourhood Plan (NHP) forward.</p> <p>The consultation on the revised National Planning Policy Framework (NPPF), published in December 2025, requires us to adjust our approach. Once finalised, the new framework will take precedence over policies contained within existing Local Plans and Neighbourhood Plans. The intention behind these national changes is to simplify the planning system and support the delivery of new homes. As a result, R&BBC's emerging Local Plan will not be able to repeat policies already set out in the NPPF. Similarly, our NHP cannot duplicate policies that appear either in the Borough's Local Plan or the NPPF. Any repetition would be removed at examination, so it is important that such material is not included in our draft.</p> <p>A number of policies originally drafted for our NHP are now either addressed through proposed NPPF updates or considered strategic, meaning they fall outside the neighbourhood planning remit.</p> <p>Councillors agreed to proceed on the assumption that policies currently consulted on within the draft NPPF — expected to be finalised in summer</p>	

	<p>2026 — will form the policy context going forward. This ensures clarity and consistency as we progress.</p> <p>Councillors agreed the NHP must provide detail and local distinctiveness beyond the Borough’s strategic policies so the NHP will begin at the local level, to review land use, community assets, and infrastructure to assess what we have, what we lack, and what we believe will be needed over the next 15 years. Throughout this process, we will continually ask: “What value will this bring in shaping development within our parish?”</p> <p>Councillors agreed to explore the preparation of a Design Guide or Design Code. This document would define what well-designed development looks like locally, including site layout, scale, materials, and building heights where appropriate.</p> <p>Councillors agreed to continue to work to develop the NHP noting final costs could be in the region of £35,000 if not higher. CB was asked to identify companies to write the Design Guide/ Code, with costs, which may range between £10,000 and £20,000, with assistance from KD.</p> <p>Councillors agreed to continue engaging with the Borough Council and Surrey County Council to understand potential development pressures. A meeting is scheduled for 7 April with R&BBC to discuss strategic working partnership to ensure collaborative, positive participation in shaping and protecting our parish’s future.</p> <p>Action</p> <ul style="list-style-type: none"> ▪ KD to prepare a tender brief for CB to submit to companies to obtain costs for writing a design guide or design code ▪ All to attend meeting with R&BBC on 7/4/26 	<p>KD/CB All</p>
<p>26/03-009</p>	<p>Community Governance Review</p>	
	<p>The recommendations will be published on 18/3/26 with the final decision being made at R&BBC full council meeting on 26/3/26.</p> <p>R&BBC Democratic Services advise all responses to the consultation are being reviewed and considered by a cross-party Member Working Group, and Final Recommendations will be presented to Full Council in March, along with the responses submitted during the consultation.</p> <p>Until the Council papers are published, R&BBC are not able to give a steer as to what the recommendations may be, nor the contents or extent of consultation responses. However, R&BBC will consider the views of local residents, parish/town councils, and community groups and representatives in developing the final recommendations.</p> <p>Councillors noted two meetings have been scheduled: -</p> <ul style="list-style-type: none"> - 18/3/26 – 6.30pm – Councillors to meet SVH rear hall - 24/3/26 - 9.00am – Councillors to meet R&BBC Cllrs - Richard Biggs, James Baker, Victoria Chester and Steve Wotton – SVH council office. <p>Action</p> <ul style="list-style-type: none"> ▪ Council to note timelines and meetings scheduled for 18/3/26 and 24/3/26 and attend if available 	<p>All</p>

26/03-010	Route 4 Change consultation	
	<p>The Route 4 consultation is open until 28/4/26 Route 4 consultation</p> <p>Standing Orders were suspended so the resident could provide input to the discussion.</p> <p>JB confirmed he attended the consultation session on 12/2/26 with representatives from Gatwick Airport. JB advised it was confirmed the Noise Preferential Route (NPR) had been moved which confirms the NPR being shown for the current option is north of where it was in 2013.</p> <p>There are 4 Options in the consultation. We can comment on all of these and can make other suggestions if we wish. JB was told Gatwick does not favour any Option, but the CAA would want the one that causes the minimum 'harm' unless there are good reasons to approve another one.</p> <p>There are 14 measures which must be considered but most have the same or neutral effect and only three have varying effects, Noise impact on health and quality of life, Greenhouse gas impact and Fuel burn so they are the ones that should be considered.</p> <p>As far as Salfords and Sidlow are affected three of the Options, A, B and C, are close to but a bit south of where aircraft flew in 2013 which was on or just north of the then NPR.</p> <p>Option A has the first westerly point slightly north of Options B and C. These all go along the centre line of the current NPR from that point. There are differences while aircraft make the 180-degree right turn but after that there is no clear difference.</p> <p>Option D requires aircraft to make a tighter right turn and to make a second slight left turn to take it to the same point 'SUMNAV' near Sevenoaks. This Option is shown as having the best 'monetized' net benefit for Noise impact on health and quality of life, Greenhouse gas impact and Fuel burn but clarity on this would be better understood.</p> <p>Consultation Document 'Shaping the future: have your say on London Gatwick's Route 4 Airspace Change Stage 3' says in '2.2.3 . . . <i>Soon after take-off, aircraft flying Route 4 turn 180 degrees northwards and head east, flying in the vicinity of South Holmwood, Leigh, Redhill and Reigate before flying on towards their destination.</i>' Aircraft did not fly over or even near the towns of Reigate or Redhill in 2013 and nor do they in any of the 4 Options.</p> <p>The inclusion of these towns with their large populations can give a false impression/calculation of the number of people being 'harmed.' JB was advised if one house in a post code is overflowed, according to the CAP1498 definition, all houses in that post code are included as overflowed.</p> <p>In which case, there is a greater possibility of overstating the number of people overflowed in built-up areas where there are usually more houses/people in each post code.</p>	

	<p>The same Consultation Document - Table 2 Design Principles for this ACP:</p> <table border="1" data-bbox="359 257 1332 779"> <tr> <td>1</td> <td>Route 4 options will be designed safely with full regulatory compliance</td> </tr> <tr> <td>2</td> <td>Designs should be built to facilitate dispersion below 7,000 ft</td> </tr> <tr> <td>3</td> <td>New Route 4 designs options should give due regard to the historic routings in use prior to the introduction of RNAV routes in 2012</td> </tr> <tr> <td>4</td> <td>Route 4 designs should seek to minimise the adverse impact of noise on previously unaffected populations and seek to reduce the total number of people overflowed</td> </tr> <tr> <td>5</td> <td>Designs should seek to minimise the impact of noise on particularly sensitive areas</td> </tr> <tr> <td>6</td> <td>Route 4 designs should enable transition to a vertical profile that allows an efficient, and potentially faster, climb to higher altitudes</td> </tr> <tr> <td>7</td> <td>Designs that seek to provide respite should not overfly previously unaffected populations</td> </tr> <tr> <td>8</td> <td>Route 4 designs should not be constrained by the existing NPR to 4,000 ft</td> </tr> </table> <p>Standing Orders were resumed.</p> <p>Councillors agreed their preferred priority order was Option B, as this closely mirrored the original/ legacy route, then A, C, and D. It was noted Option D would have a detrimental effect for the parish.</p> <p>CB was asked to contact Horley Town Council to confirm if they were engaging with the process.</p> <p>JB would be attending the GACC meeting with various representatives on 10/03/26. CB was asked to confirm with GACC who was attending the meeting for JB to be prepared.</p> <p>Action</p> <ul style="list-style-type: none"> ▪ CB to contact Horley TC to confirm they are engaging in R4 consultation ▪ JB to attend session run by GACC with local community groups ▪ CB to ascertain which organisations are attending the GACC meeting ▪ Council to collate information for final submission 	1	Route 4 options will be designed safely with full regulatory compliance	2	Designs should be built to facilitate dispersion below 7,000 ft	3	New Route 4 designs options should give due regard to the historic routings in use prior to the introduction of RNAV routes in 2012	4	Route 4 designs should seek to minimise the adverse impact of noise on previously unaffected populations and seek to reduce the total number of people overflowed	5	Designs should seek to minimise the impact of noise on particularly sensitive areas	6	Route 4 designs should enable transition to a vertical profile that allows an efficient, and potentially faster, climb to higher altitudes	7	Designs that seek to provide respite should not overfly previously unaffected populations	8	Route 4 designs should not be constrained by the existing NPR to 4,000 ft	<p>CB JB CB All</p>
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<p>26/03-011</p>	<p>Community Updates</p>																	
<p>A</p> <p>B</p> <p>C</p> <p>D</p>	<p><u>Wellbeing Walk – Salfords Stroll</u> 14 people attended the walk with some new residents to the area joining in.</p> <p><u>Coffee mornings</u> Over 50 residents attended the March coffee morning. Greensand Care Home hosted a bingo session. CB was asked to thank Greensand Care Home. SCC will be attending the April coffee morning to cover the new community resilience emergency hub.</p> <p><u>Family playgroup</u> In February, 8 families with 27 adults/ children attended which was a good turnout. The next session will be on 11 March.</p> <p><u>Litter Pick</u> Salfords Spring Litter pick is scheduled for 21/3/26, 10am to 11.30am at SVH as part of Keeping Britain Tidy campaign week.</p>																	

E	<p><u>Baby and Toddler Tabletop sale</u> This is being run in conjunction with Infinity Space to Grow on 21/3/26, 10am -11.30am at SVH as part of celebrating village hall week.</p> <p>These two events will run side by side and CC and CB will attend. All planning is in hand.</p>	
F	<p><u>Community Garden</u> This will re-open for the summer from Thursday 28 May starting at 2pm</p>	
G	<p><u>Community Day – Salfords Social Club</u> The event will be on 13/06/26 from 1pm to 5pm This will be advertised on the front page of the S&S News CB/CC will be meeting with the social club to work through final details on 17/3/26</p>	
H	<p><u>Sidlow Community Day</u> The event will be on 27/6/26 at Bures Manor from 2pm to 7pm. The working party are exploring options for live music. Flyers have been prepared.</p> <p>Action</p> <ul style="list-style-type: none"> ▪ CC/ CB to prepare upcoming Salfords events ▪ BB/ CB to prepare upcoming Sidlow events 	CC/CB BB/CB
26/03-012	Finance Matters – Parish Council and Village Hall	
A	Statements of Income and Expenditure for S&SPC (£120,638.74) and the Village Hall (£5,744.85) for February 2026 were noted and approved.	
B	<p>List of cheques/DD for S&SPC and the Village Hall for January 2026 were noted and approved</p> <p>S&SPC - 2 DD, 1 TV and 8 online payments were issued for a total amount of £43,937.82 Village Hall - 4 DD, 1 TV payment and 8 online payments were issued for a total amount of £3,488.48</p>	
C	Councillors noted bank reconciliation for February 26 has been signed off by CC	
D	<p><u>Parish Pump Grant donation</u> The Parish Pump (PP) Team have submitted a request for financial support for a donation towards printing and design costs for the preparation of the Charlwood Parish Pump which includes S&SPC articles, on a monthly basis. The team advise the PP gets downloaded 1000 times each month from a dedicated opt-in email list and social media together with the 200 printed copies.'</p> <p>Councillors agreed not to make a donation as Salfords and Sidlow residents all directly receive the S&S News which is funded by S&SPC.</p> <p>Action</p> <ul style="list-style-type: none"> ▪ CB to advise Charlwood Parish Pump of the grant application decision 	CB

26/03-013	Correspondence	
	<p>The following correspondence had been received in February/March 2026:</p> <p>-</p> <p>04/02/26 - Reigate & Banstead Business e-bulletin - February 2026 04/02/26 - Community Partnership February Newsletter 04/02/26 - Surrey Prepared Comms Toolkit 04/02/26 - Latest update from Surrey Community Action. 04/02/26 - Community Buildings Newsletter - January / February 2026 04/02/26 - Community Rail News - 4 February 2026 04/02/26 - Public Consultation - Horley Community Centre 05/02/26 - Warm Welcome Newsletter – February 05/02/26 - Surrey Nature Partnership - Community Event 10/3/ 2026 09/02/26 - Copy email from WAG re Planning Application at Horse Hill 09/02/26 - SALC newsletter 11/02/26 - Aviation Town and Parish Council Forum newsletter 11/02/26 - Extension of Public Footpath 337 (Charlwood) Temp Closure 11/02/26 - Godstone Parish Neighbourhood Plan Consultation (Reg. 16) 11/02/26 - CAGNE Newsletter 209 12/02/26 - SCA - Terrorism Act 2025 - New Home Office materials 16/02/26 - SCC response to HAG HHDL Planning Application at Horse Hill 18/02/26 - Borough-wide Residents' Survey 18/02/26 - R&BBC budget for 2026/27 18/02/26 - Community Rail News - 18 February 2026 19/02/26 - R&BBC - Arts Takeover 2026 promises to be full of drama! 19/02/26 - AEF's February Newsletter 24/02/26 - Notification of various CAGNE events incl AGM and R4 seminar 25/02/26 - R&BBC community newsletter 26/02/26 - East Surrey Council elections: C&A Nominations Briefing (26/02/26 - SALC training update schedule 27/02/26 - Voluntary Action Southeast Funding Newsletter February 28/02/26 - 01/03/26 – Surrey Matters 01/03/26 - Voluntary Action Southeast (VASE) newsletter 01/03/26 - CAGNE Parish and Town Council form newsletter 02/03/26 - R&BBC business e-bulletin 02/03/26 - Lucy Raynor newsletter Various - GATCOM updates</p> <p>Council noted the correspondence and agreed no further action was required.</p>	
26/03-014	Clerk Report	
A	<p><u>Planters on central reservation Salfords</u> Councillors noted that R&BBC has confirmed they will be continuing to maintain the planters on the central reservation in Salfords for 2026/27. In 2025 they changed the bedding from seasonal planting to perennial planting so that the planters could stay in place year-round to reduce waste, in line with their sustainability goals. R&BBC do not know what arrangements will be in place under the new unitary authority at this stage.</p>	
B	<p><u>Speedchecks in Ironsbottom and Reigate Road Sidlow</u> The survey results for the speedchecks on the A217 and Ironsbottom have been received. Speedchecks were carried out in 5 places from Tuesday 27 January until Monday 2 February 2026. Detailed analysis was provided by</p>	

Surrey County Council showing individual data for each of the five sites.

The data included number of vehicles each day, per hour, travelling in both directions along the roads, the speed of vehicles, type of vehicle - car, motorcycle, lights good vehicle, bus, HGV's, etc. This data was then summarised with numbers of vehicles with average percentile speed and mean speed. A summary is shown in the table below: -

<u>Speed check Area</u>	No of vehicles	Northbound Average speed	Southbound Average speed	Average mean speed
Site 1 A217 Reigate Road	84,369	34.5	34.6	34.5
Site 2 Ironsbottom (SW of Reigate Road)	8213	30.2	31.2	30.8
Site 3 Ironsbottom (North of Tudor Barn)	7564	38.8	37.4	38.1
Site 4 Ironsbottom (North of Ridgewood)	6230	38.3	39.1	38.7
Site 5 Ironsbottom (North of Collendean Lane)	6231	36.9	37.5	37.2

This data shows that on average cars are travelling below the speed limit.

Councillors had discussed this in public question time and agreed to pursue to introduce a 30MPH speed limit on Ironsbottom up to Site 3, where the majority of the road has higher density of residential houses.

Salfords village hall

Councillors noted and approved costs for the electrician to repair faulty hallway light and rear bulkhead lights at a cost of £141.70 + VAT.

Councillors noted and approved costs of £49.17 + VAT for spare keys to be cut for the external kitchen door and door from the office to kitchen.

Councillors approved costs of £66.54 for cleaning main hall entrance curtains.

Reigate Valley college

The college has reached out for us to possibly provide community opportunities for some of their pupils age 13 to 16 years – every Friday from 27 Feb to 27 March - they will have at least one teacher with them. CB has proposed various opportunities and is awaiting to hear from them.

Leak on Honeycrook Lane

CB advised the response from SES Water about the water leak on

C

D

E

	<p>Honeycrook Lane: - <i>'1. Honeycrook Lane has been investigated multiple times with excavations and confirmed it is not our water. It starts up from the railway bridge. I have listened to MSM's (Meter Standard Manifold) from the Bridge down to the new development and there is no noise (on listening devices) pink test is negative.</i> <i>2. Water bubbling up at end of green lane entrance, this water has dried up as previous investigations suggested it is not our water.'</i></p> <p>SCC Cllr Andy Lynch has escalated the issue with highways.</p>	
F	<p><u>Sidlow Solar Farm by Duxhurst</u> Luminous Energy Group has confirmed there is no expected activity on site as they are running a little late on construction, due to some grid issues.</p>	
G	<p><u>Right of Way improvement plan</u> BB attended the SALC meeting where SCC footpaths team spoke of projects to improve their rights of way network by tackling some of the stiles in poor condition. The parish has around 16 miles of paths with 64 stiles recorded. BB has engaged with the Senior Countryside Access Officer who has provided background and support with this. SCC liaises with landowners over repair and replacement of stiles. Maintenance of these structures is the responsibility of the landowner, but the legislation requires that SCC contribute 25% towards maintenance of lawful structures – i.e. those that are recorded on the definitive statement for the path. When a stile is no longer required for stock security, SCC encourage the landowner to remove it leaving a gap as this is the best option for accessibility for all. It can be replaced later if animals are reintroduced. SCC often make their contribution by providing a replacement pedestrian or kissing gate, by providing volunteers to carry out the work – or both. SCC has no powers to force a landowner to take a gate to replace a lawful stile. SCC would prefer not to replace a stile with another stile, but if a landowner is adamant, they want to keep it, SCC will assist with provision of materials. The landowner would need to repair the stiles – this cannot to be done by volunteers.</p> <p>SCC has provided maps of the parish, with the stiles they know about, marked. We can use these to check the stiles to see whether they need any maintenance. It is proposed if we find ones in poor condition and we're willing to do the investigation regarding landowners and start the conversation with them about improving the structure and suggesting that SCC might be able to help with a replacement gate or volunteer help, would be a great start.</p> <p>Councillors agreed for BB to run a couple of 'test cases' using the maps of the stiles in the Sidlow area and also report if there's a stile marked on the map that is now a gate or is no longer there, or a new stile has appeared.</p>	
H	<p><u>Ditches on common land opposite West Avenue/ Cricket club</u> CM had requested R&BBC Greenspaces team to clear ditches as they are full of debris and there is nowhere for water to run off. KD confirmed that where a new pole had been installed a few years ago, at that time the Contractors had filled the ditches when digging the hole which was causing an issue now.</p>	

	<p>There were no other updates other than what was included in the action list – See Appendix C</p> <p>Action</p> <ul style="list-style-type: none"> ▪ BB and CM to explore options for Rights of Way project to review condition of stiles. 	BB/CM
26/03-016	Urgent matters at discretion of Chairman	
	<p>WC thanked everyone for attending and as there being no urgent matters WC declared the first part of the meeting closed.</p>	

APPENDIX A- LIST OF PAYMENTS MADE IN FEBRUARY 2026

List of Cheques/ DD's/ BACS Paid Out to 28 February 2026			
Salfords and Sidlow Parish Council			
		VAT	Total
DD	BT -Telephone and Broadband Invoice No M037 HW 28/01/26 £48.28 +£9.66 VAT = £57.94	£9.66	£57.94
SO	Christ the King Church - ground rent	£0.00	£750.00
BACS 1381	Grant donation to AEF	£0.00	£250.00
BACS 1382	Grant donation to GACC	£0.00	£250.00
BACS 1383	Grant donation to Sidlow Community Association - BBQ	£0.00	£500.00
BACS 1384	Caroline Clarke - Expenses for coffee morning - £13.40	£0.00	£13.40
BACS 1385	Hampshire Toilet Hire - Sidlow community day 27/2/26- 50% deposit 15/02/26 - 30040 - £130 + £26 VAT = £156	£26.00	£156.00
BACS 1386	CCLA - Transfer £40,000	£0.00	£40,000.00
BACS 1387	Amazon - stationery £35.80 + £6.59 VAT = £42.39	£6.59	£42.39
DD	NEST - Clerks Pension scheme contribution Febuary 2026 Employer £56.53 + Employee £75.37 = £131.90	£0.00	£131.90
BACS 1388	Mrs. C. Baller - SalaryFebuary 2026 - £1,738.26 & Jan O/T £666= £2404.26 less tax £434.20 NI £108.50and Pens £75.37= £1786.19	£0.00	£1,786.19
		£42.25	£43,937.82
Salfords Village Hall			
		VAT	Total
BACS 708	ASF Cleaning - 30/01/26 - 65122 £255.53+ £51.11 VAT = £306.64	£51.11	£306.64
DD	Engie Gas - Gas Bill 19/01/26 - 01970225 - £839.70 + £41..98 VAT = £881.68	£41.98	£881.68
BACS 709	Caroline Clarke - Expenses clening hall curtains - 04/02/26 - £66.54	£0.00	£66.54
BACS 710	Downland Pest Control - pest control rear hall 07/02/26 - £80	£0.00	£80.00
BACS 711	Caroline Clarke - Expenses key cutting 07/02/26 - £29.17 + £5.83 VAT = £35	£5.83	£35.00
BACS 712	Amazon - Hot water warning signs 11/02/26 - 0363971 - £3.32 + £0.67 VAT = £3.99	£0.67	£3.99
BACS 713	Hall hire - hall deposit refund - £100	£0.00	£100.00
DD	Corona Energy - Electric - 11/2/26 - £183.85+ £9.19 VAT = £193.04	£9.19	£193.04
DD	Corona Energy - Gas - 17/2/26 - £579.81 + £115.96 VAT = £695.77	£115.96	£695.77
BACS 714	Caroline Clarke - Expenses key cutting 16/02/26 - £20 + £4 VAT = £24	£4.00	£24.00
BACS715	Power demand - repair faulty hallway light and rear bulkhead light 19/02/26 - J04266 - £141.70 + £28.34 VAT = £170.04	£28.34	£170.04
DD	SES Water	£0.00	£31.00
TV	Clerks % salary - 1/3	£0.00	£900.78
		£257.08	£3,488.48

APPENDIX B- PLANNING APPLICATIONS IN FEBRUARY/ MARCH 2026

Ref	Date	R&BBC Officer	Address	Proposal	Parish Council Decision
SCCRef-2025-0148 25/01888/CON Planning link	11/02/26	Janine Wright (SCC)	Land at Salfords Depot, Salbrook Road, Salfords, Surrey RH1 5GJ	Development of waste transfer station and associated workshop, depot, wash bay, weighbridge, site offices, hardstanding, car and HGV parking, skip and container storage, drainage, landscaping, acoustic barrier fence and boundary treatment.	See attached note from Stephen
25/02197/F Planning link	11/02/26	Jake Hardman	Land Adjacent To Sewage Works Ironsbottom Sidlow Surrey	The proposal is: Construction of new single-storey community hall with Cafe, parking, cycle storage, sustainable drainage and renewable energy systems.	Support - see below
26/00087/RET Planning link	11/02/26	Michael Parker	Land Parcel Formerly Fairthorn Nursery Lonesome Lane Reigate Surrey	The proposal is: Retention of new cladding to wall and roof plus roller shutter door to existing barn, to be painted in an approved colour	Object. This building was an open barn which has been clad. It has an enforcement order to remove the existing cladding. It should remain an open barn.
26/00157/HH OLD Planning link	13/02/26	Kate Beith	10 Southern Avenue, Salfords, RH1 5DE	Loft conversion with 2 hip to gable conversions and Velux windows on the front and rear elevation.	No objection subject to neighbours
26/00179/TPO Planning link	16/02/26	Guy Stephens	21 Woodside Way Salfords Surrey RH1 5BD	Oak tree in rear garden of 21 Woodside Way. Remove snapped out hanging branch. Full canopy reduction of up to 2m in some places, less in some areas to form natural shape all cut to suitable growth points. Remove deadwood. Thin epicormic growth on trunk.	No observation
26/00193/F Planning link	16/02/26	Stephen Yeoll	Street Record Hillford Place Redhill Surrey	Proposed culvert of existing open drainage ditch	Object, We objected to the previous application for this, and SCC SUDS were not content. See below
26/00057/RET Planning link	27/02/26	Matthew Sheahan	Lower Duxhurst Farm 15, Reigate Road, Sidlow, Surrey, RH2 8QH	Retention of hardstanding and associated temporary buildings	No objection subject to comment – see below

Grundon WTS Application by Salfords Station Additional comments from SSPC on Noise Concerns from

The express inclusion of noise in the National Planning Policy Framework (NPPF) means that it is a material planning consideration for local planning decisions.

Much of the noise prediction data for this application is given as Leq numbers.

Leq definition

Equivalent Sound Level - Leq

Equivalent Sound Level - Leq - quantifies the noise environment to a single value of sound level for any desired duration. It is designed to represent a varying sound source over a given time as a single number. Leq is also sometimes known as Average Sound Level - LAT even if this is not.

While this approach is used by planners etc it does not always benefit our residents near to this proposed site.

Residents hear sounds as single events for example any discharge of glass, on a Sunday morning around 08.30am is horribly intrusive and even insulting when they may have been shown a favourable Leq calculated noise prediction.

To protect our residents from very noisy single event noise levels please require the applicant to provide noise monitoring equipment and set out for them the maximum single event noise levels that are not to be exceeded. Monthly or quarterly records of the monitored noise levels to be overseen by Environmental Health officers at the local authority, currently Borough & then Unitary.

25/02197/F - support

Salfords and Sidlow Parish Council expresses strong support for the proposal for the construction of new single-storey community hall with cafe, parking, cycle storage, sustainable drainage and renewable energy systems.

Councillors are aware there is currently no permanent, accessible venue in Sidlow that serves as a central meeting point in this part of the parish particularly since the only pub in Sidlow closed. Opportunities for regular social interaction, organised activities, and support services are very limited, in reality only to the church, which is on the opposite side of the busy A217 which has no road crossing, with lack of support from Surrey County Council to obtain one and is some distance from most of the houses.

Salfords and Sidlow Parish Council are working with Surrey Local Resilience Forum (LRF) and National Consortium for Societal Resilience (NCSR) to be part of a pilot for the development of a Community Emergency Information Hub (CEIH) in the parish. As part of the process Salfords village hall has been selected with Community Resilience and Data Officer advising the lack of meeting space in Sidlow.

There is a vital need for community space, so the proposed community hall is very close to the main residential area, which is why this site, which is being given to the residents on a long lease with a peppercorn rent by [what name to put here?] has been chosen.

The provision of this sustainable, long-term solution is supported.

We agree with the points made by Sidlow Community Association in that It will re-establish a much-needed focal point for the community and create a welcoming space for residents of all ages. The hub will support social inclusion, reduce isolation, and encourage stronger community cohesion.

In addition, the new Village Hub will deliver several important benefits:

- A permanent community meeting space for clubs, societies, parish meetings, and local groups.
- Facilities for youth engagement, providing safe and constructive activities for younger residents.
- Support services and outreach opportunities, particularly for elderly or vulnerable residents.
- Flexible multi-use space for classes, workshops, health and wellbeing activities, and cultural events.
- Opportunities for local enterprise, including small-scale markets, pop-up services, or community-led initiatives.
- Improved community resilience, offering a central coordination point during emergencies or adverse weather events.
- Sustainable design principles, ensuring the building is energy-efficient and financially viable for long-term operation.
- Enhanced sense of identity and belonging, strengthening the long-term vitality of the parish.

Salfords and Sidlow Parish Council is developing our Neighbourhood Plan and Councillors consider this new village hub to be an essential component for Sidlow

The Village Hub represents far more than a building; it is an investment in the social infrastructure of Salfords and Sidlow. It will restore a sense of shared place that has been missing since 2019 and help ensure the parish remains vibrant, connected, and supportive for future generations.

Salfords & Sidlow parish councillors respectfully urge the planning authority to approve this proposal.

26/00193/F Object

It appears the application to culvert the ditch is to enable new houses to be built in the back gardens of houses in Woodside Way.

The existing ditch works perfectly well. Culverting could lead to unseen problems including blockages which could reduce or even prevent the effectiveness of this necessary water course.

The ditch needs to be kept open to allow rainwater from the highway to run into it as well as to allow it to be properly maintained.

The ditch provides a valuable space and highway for plants and animals.

The applicant claims some of the trees are in poor health, keeping the ditch open allows trees etc to be maintained or replaced when and where necessary.

The application says the applicants own the ditch. There is no proof provided that this is correct but irrespective of who owns the ditch it should be kept open.

26/00057/RET

No observation subject to the following

- This is a retrospective application. It is not clear if the temporary buildings are recent or how long they have been there.
- The retention of new buildings should only be permitted where there is no existing suitable alternative unit.
- It is not clear whether the buildings are suitable for securing and handling the relevant pesticides.

- The application reads as though one building is to be used for both welfare and storage of pesticides. We question whether this combined use is hazardous and should therefore be refused.
- Another building is to be used for storage of machinery. There's no real explanation for the use of the other two, so we question their need.
- Permission should only be approved if the Borough is satisfied as regards the storage and handling of both waste and pesticides.
- If permission is approved for temporary buildings, it should be subject to restrictions for the agricultural nature and in the event of any change of use these buildings should be removed.

APPENDIX C– TO DO LIST

Ref	Date	Action	Who	Update	Complete
26/02-003	09/02/26	Clerk to work with council to confirm whether to change April councillor surgery date due to bank holiday.	CB	Confirmed to 8/4/26	Closed
26/02-004	09/02/26	CB to contact R&BBC re vehicles stationed on the (BOAT) off Honeycrook Lane	CB	R&BBC to liaise with legal team	Closed
26/02-004	09/02/26	CB to contact SES Water about the ongoing water leak on Honeycrook Lane by the new houses built	CB	Response received. Escalated to highways	Closed
26/02-006	09/02/26	Clerk to respond 6 planning applications	CB	Responses submitted	Closed
26/02-006	09/02/26	Councillors to attend meeting on 18/2/26 with developer for land west of Salfords	ALL	Meeting held – agenda item	Closed
26/02-006	09/02/26	SR to attend HTC meeting with Vistry re land west of Reigate Road	SR	Scheduled for 10/3/26	Closed
26/02-007	09/02/26	CB to inform SCC that S&SPC agree to be a pilot for the Community Emergency Information hub and develop plan as required.	CB	Confirmed. Emergency box prepared. Radio received. Now to share with residents	Ongoing
26/02-008	09/02/26	All to create policies, for various headings of NHP, to be collated and reviewed by each other.	ALL	Update approach – agenda item	Ongoing
26/02-008	09/02/26	CB to share draft policies with full council	CB	Shared – Agenda item	Closed
26/02-008	09/02/26	All to attend meeting with S Tilbury on 18/2/26 on NHP	ALL	Meeting held 18/2/26	Closed
26/02-009	09/02/26	CB to obtain timeline for process for CGR to identify when we will know the recommendation and can review feedback	CB	Meetings scheduled for 18/3/26 and 24/3/26	Closed
26/02-010	09/02/26	CB to arrange meeting with GACC and Plane Wrong for Route 4	CB	Scheduled 10/03/26	Closed
26/02-010	09/02/26	JB to attend public consultation on R4 on 12/2/26	JB	Attended – agenda item	Closed
26/02-010	09/02/26	CB to prepare article for S&S News to advise Residents of consultation and impact to them on the 4 routes proposed	CB	Prepared	Closed
26/02-011	09/02/26	CB to confirm S&SPC has signed the Civility and Respect Pledge	CB	Confirmed	Closed
26/02-011	09/02/26	CB to confirm Councillors have signed the individual Councillor's statement of assurance	CB	Confirmed	Closed
26/02-012	09/02/26	CC/ CB to prepare for upcoming Salfords events	CC/CB	Meeting social club 17/3/26	Ongoing
26/02-012	09/02/26	BB/ CB to prepare for upcoming Sidlow events	BB/CB	Ongoing	Ongoing
26/02-012	09/02/26	CB to purchase lamp post poppies	CB	Request submitted	Ongoing
26/02-013	09/02/26	CB to make grant donations to GACC and AEF	CB	Donation made and thanks received	Closed
26/02-013	09/02/26	CB to advise Sidlow Community Association of the grant application decision and make donation	CB	Donation made and thanks received	Closed
26/02-015	09/02/26	CB to arrange for damage to ladies toilet ceiling to be painted	CB	Repaired and painted	Closed
26/02-015	09/02/26	CB to arrange for curtain pole to be installed	CB	Ongoing	Ongoing
26/02-015	09/02/26	CB to arrange to obtain third estimate for the forecourt so the tender review process can be completed.	CB	Ongoing – on agenda – closed session	Closed
25/04-007	14/04/25	CB to speak with SCC and R&BBC to understand processes for waste management monitoring	CB	Email sent to SCC 23/4/25 – no response	Closed



Salfords and Sidlow Parish Council Minutes

Confidential Matters

Salfords village hall, Salfords

9 March 2025

1.	<p>Salfords village hall</p> <p><u>Forecourt changes</u></p> <p>Councillors agreed to appoint Bill Kier Plant and Agricultural Contractors Ltd to carry out the Salfords village hall forecourt improvements work, including removal of existing slabs, preparing ground and laying tarmac, have clear demarcation for footpath to main entrance and side entrance, mark out parking bays and to install bollards/ barrier to prevent vehicles hitting the hall for £13,895. Councillors also agreed for Bill Kier Plant and Agricultural Contractors Ltd to install the dropped kerb for £5,220.</p> <p>Total costs = £19,115 + VAT</p> <p>Councillors agree for KD and BB to be on the working party for the project, with Clerk, to: -</p> <ol style="list-style-type: none"> a. complete and submit planning application to R&BBC to avoid limited costs for planning consultant, biodiversity surveys, etc b. complete and submit application to SCC for approval for dropped kerb c. to engage with Contractor as works progress to deal with any matters arising d. approve costs as required within financial regulations <p>Councillors noted a biodiversity survey, and possibly other surveys, will be required as a full planning application must be prepared which may incur costs. Councillors agreed to approve planning application costs to progress project as required</p> <p>Action</p> <ul style="list-style-type: none"> ▪ CB to advise Bill Kier Plant and Agricultural Contractors Ltd they have been appointed as the Contractor to install parking spaces at village hall ▪ CB to advise other Contractors they have not been successful in the tender process ▪ CB/BB/KD to progress planning application for forecourt and submit to R&BBC 	<p>CB</p> <p>CB</p> <p>CB/BB/ KD</p>
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