Nutfield Parish Council Minutes
Nutfield Memorial Hall
Wednesday 10th December 2025
Meeting opened at **7.30pm** and closed at **9.30pm.**

Email: parishclerk@nutfieldpc.com Website: www.nutfieldpc.com

Councillors (Cllrs) present:
Cllr Rigel Mowatt (Chair) (RM)
Cllr John Corlett (JCo) (Vice-Chair)
Cllr Graham Powell (GP)
Cllr Sue Ford (SF)
Cllr Jon Dadswell (JD)
Cllr John Clarke (JC)
Cllr Duncan Mallison (DM)

Apologies:
Cllr Dean Holborn (DH)
Cllr Aled Duggan (AD)

Attending:
Cllr Helena Windsor (HW)
7.35-7.55

Apologies:
Cllr Chris Farr (CF)
Cllr Richard Fowler (RF)

In attendance: Jim Paulett (Clerk & RFO) plus around 20 members of the public.

1	**Councillor apologies for absence** Apologies were received and accepted for DH, AD, Councillor Farr (Surrey) and Fowler (TDC).	
2	**Declarations of interest** None declared.	
3	**Minutes of Previous Meeting** The minutes of the meeting held on 12th November 2025 were approved as a true record and signed by the Chair.	
4.	**Public Session** By invitation, a representative of Blackthorn Homes came to address the council about a proposed development to extend 26 new homes into the field to the North and West of the existing houses on Thepps Close. Many of the members of the public had come to hear this and to make points of their own. It was made clear at the start that the public session is limited to 20 minutes and that there are no mechanisms for people attending the public session to engage with each other. The representative outlined his plans and distributed drawings of the proposal. There are to be 26 homes, all 2/3/4 bedroom homes, mainly detached,with 13 private and 13 affordable. Questions were asked of him by councillors about the ownership of the land, details of drainage and utilities provision. Other MoP's asked the chair permission to ask their own questions, which the chair granted. One major point that the MoP's wanted to express was to do with drainage and flooding. The existing house have soakaways and drainage facilities that utilise the land in question for distributing rainwater. Building on this land would therefore require even more drainage provision than has been allowed for. Furthermore, many of the gardens of the existing properties flood throughout winter, and residents raised concerns that this might be worsened by the development of the field. As the 20 minutes allowance had passed, RM wished to draw a close to the public session. The clerk suggested that the Blackthorn Homes might wish to consider hiring one of the halls in the village in order to arrange a more suitable forum for the discussions as 20 minutes was clearly insufficient. The clerk agreed to liaise with the developer about hiring a hall and agreed to publicise this to the wider community after it had been arranged. The representative of Blackthorn Homes, along with around 15 of the other MoP's left the meeting at around 8pm.	clerk
5.	**Reports from other authorities** HW had other commitments and asked to be excused at 7.55pm, having first checked whether NPC had anything to cover with her – which there was none. As HW was the only District or County councillor to attend, there were no reports to receive and the chair moved on to the next item.	

6. **Planning** JC

To agree a response to the following planning applications:

No.	Address	Detail
2025/1165	Land at rear of Black Barn, Crab Hill Lane	Lawful Development Certificate (existing) Erection of two detached outbuildings for ancillary storage use.
2025/1122	Land off Green Lane, Outwood. RH1 5QR	Removal of Condition 2 (5 year limited period of use) of planning permission 2019/1584 dated 14/02/2023- (change of use of land for the stationing of caravans for residential purposes for 2 Gypsy pitches, together with the formation of a hardstanding and utility/day rooms ancillary to that use and erection of a stable.) in order to allow permanent use of the site.
2025/1182	Greenacre, Crabhill Lane, RH1 5PG	The stationing of 2 additional static caravans for residential purposes, the erection of 2 dayrooms and the laying of hardstanding ancillary to that use.

JC outlined recommended responses and these were all approved by council. JC to submit response to TDC

7. **Planning Strategy**

Following multiple applications for small to medium sized planning projects e.g Eugene Bann Centre, Thepps Close, Land Parcel west of 29 High Street, Land adjacent to 2 Mid Street and others. A Member of the Public, who is also an active member of Nutfield Conservation Society was able to give an overview of the impact on housing development on the local wildlife as a background to help Council to discuss the feasibility of combining land and planning working groups to enable a more coherent approach to responding to larger planning applications when they are received. It was **RESOLVED** that NPC would look to appoint a paid expert to assist with considering planning applications where multiple properties were involved. The council has been doing this in-house for some time (with one councillor previously attended training to help better understand the planning process for small developments) , but it was felt that with the large increase in applications such as the ones listed above, plus that prospect of larger applications at Nutfield Green Park and Redhill Aerodrome, that NPC should revert to having a professional advisor again. The clerk to contact potential advisors. A brief discussion took place about the possibility of drawing up a neighbourhood plan. It was decided that although this would be desirable, the sheer work involved made it impractical. The deciding factor was the realisation that the time taken to create this would inevitably mean that any useful outcomes would arrive too late. The clerk was able to inform the meeting that TDC had confirmed their intention to resist the developers appeal to overturn the refusal to allow NGP. Council **RESOLVED** that the clerk should investigate setting up a “Rule 6” group to assist in the appeal with NGP, should TDC find it helpful. Council also **RESOLVED** to create a new group to include NCS to discuss planning applications in a separate body to the monthly meetings of council. This is due to the sheer weight of applications coming in at present which threatens to dominate meetings and leave little time for other matters clerk

7. **Finance**

- The list of payments was approved.
- Detailed Receipts & Payments Report was approved and signed
- Bank reconciliation for November 2025 was noted and signed
- The clerk reminded council the 2026/27 budget was still not approved and outlined the plan to include the adoption into the January agenda. One councillor raised concerns that the projection of income for the cemetery for the next financial year was overly-optimistic, and that more thought should be given to unforeseen circumstances that might lead to a lower income (eg staff sickness or other considerations). However, with adequate reserves and no indication that cemetery revenue might fall other than through black swan events, it was decided to leave the projections as they are.

clerk

8	**Link Magazine** The clerk was instructed to continue the three-part article for the Link which outlines mechanisms and helplines for reporting various aspects of community life which are currently being channelled through the parish council.	clerk
9	**Website updates.** Deferred from November. The clerk outlined progress on updating the NPC website and that out-of-date documents and references had been removed, along with old news articles. Leading on from this is the need to review and update all council policies and procedures that are listed. There are currently 22 in need of review, some of which have been grouped together so that the number for review is divisible by nine. Each councillor has been given two policies, and the plan is that the clerk will re-issue these documents over the course of the coming months, with each councillor proof-reading and helping to edit two each. A timetable and division of documents was circulated and council **RESOLVED** that this was how it would be progressed.	Clerk
10	**Clerk's exchange.** The allotment hedge has been cut – The fire at the rear of the garages off Mid Street was discussed – the parking at the bottom of the Avenue was discussed but it is without the remit of the parish council – permission to use the Pound to store heavy equipment in March was approved on the condition that the contractors in from the residents. The clerk was also instructed to try to get the Pound resurfaced at the same time – The tree on the footpath has been reported – Bonfire finances were not discussed due to apologies from DH –	clerk
13	**Items for information or for inclusion on future agendas** • Adoption of 2026/27 Budget • Adoption of Financial Regulations • Update on Planning Group and Advisor • Discussion and Resolution about applying for a local By-law	
14	**Next meeting date** Date of the next council meeting confirmed as 14th January 2026.	
15	**Exclusion of press and public** The chair dismissed this item and then closed the meeting at 9.30 pm	