

LOWER BEEDING PARISH COUNCIL

Minutes of the meeting held on Tuesday 25th November 2025

The Meeting was held at Holy Trinity Church Rooms, Lower Beeding

Present: Cllrs Claridge (Vice-Chair), Allen, Dunckley, Keen, Fitzpatrick, Mercer, Smith, Bamford.

Also Present: Cllrs Livingston & Raby and three members of the public.

The Vice-Chair started the meeting at 7:00 pm

139/25 Apologies for absence: The Clerk

140/25 Approval of minutes for:

September 2025 Parish Council meeting.

The minutes were approved.

Prop: Cllr Keen Seconded: Cllr Fitzpatrick.

October 2025 Parish Council meeting.

The minutes were approved.

Prop: Cllr Mercer Seconded: Cllr Keen

141/25 Meetings attended by Councillors.

Cllrs attended the following meetings:

Cllr Keen – bus shelters/ routes within our Parish. Report to follow.

Cllr Claridge – update on the new Planning Framework (NPPF).

Cllrs Fitzpatrick, Claridge, Bamford and The Clerk – Public meeting on highways issues held on the evening of 24th November at the Crabtree.

142/25 Declaration of Interests.

There were no declarations made.

143/25 Report from District Councillor.

Cllr Livingstone reported the following:

Food Waste- Food waste collections are coming to Horsham District Council (HDC). We will be adding weekly food waste recycling collections to the bin collections in spring 2026. HDC will be writing to all households in January 2026 about how the service will work and delivering starter packs to all households from February 2026. You will receive a 23-litre grey bin with an orange lockable lid, a 5-litre internal kitchen caddy, an instructional leaflet and a roll of liners to get you started.

Local Plan – HDC has formally written to Planning Inspector Luke Fleming to request the re-opening of the Local Plan examination, citing changes in circumstances since the original hearings in December 2024. The Council's submission highlights a major shift in the regulatory landscape following Natural England's recent withdrawal of its Water Neutrality Position Statement. This policy had significantly constrained development across the district for just over four years. With its removal, site promoters are no longer required to provide bespoke water neutrality solutions, removing a key barrier to progress.

The Council's letter also references recent guidance from the Secretary of State to the Planning Inspectorate, which urges Inspectors to adopt a more flexible approach to accelerate the delivery of the Local Plans. In light of these developments, the Council is calling for the examination hearings to be re-opened so that the Local Plan can move forward without further delay.

The Inspector's response will be published on the Council's website once received.

Stonehouse Farm – It should now come to Planning Committee on 16th December – 5.30pm start.

May I wish all residents in the parish of Lower Beeding a very Happy Christmas and a wonderful New Year.

144/25 Report from County Councillor.

Cllr Raby reported the following:

Highways:

- A general summary was provided on the public meeting held 24th Nov at The Crabtree Pub on the end-to-end review of the A281, there was a good turnout by residents- total attendees stood at 27 people:
- Speed issues across the Parish were highlighted. In particular, people would like to see a consistent road speed through the Parish on the A281 reduced to 40mph (from 60mph) as a minimum – they would also like to see speed restricted to 30mph through Crabtree Village.
- Two crossings in the village were discussed: one at the village centre to help support school children, and one in Crabtree.
- Other enforcement suggestions included average speed cameras
- A summary of the current Community Highway Scheme (CHS) was provided by the Transport Working Party (TWP).

Cisswood House Hotel (CHH):

- He had a meeting with Paul Anderson (HDC) and Emily King (WSCC) about the recent events at the CHH and the ongoing concerns raised about the property being used to house single male immigrants.
- Emily King has again suggested to send a senior member of their team to visit the PC, after they receive their next update from the home office- this is anticipated to be imminent.
- With regards to the recent protests outside the CHH – the police and HDC said they had no prior intelligence to this protest, though it was pointed out by Cllr Keen that there had been a presence on this site a week prior to the event taking place.
- There is currently no indication as to when the Home Office intends to close CHH.

145/25 Public Adjournment

TWP feedback and SiD's update:

- The council voted to approve the five village Gateways as recommended by the TWP, on the understanding that the installation cost has been covered by WSCC Highways. The cost of these have been included in the reserved costs for 2025. This was approved by a majority vote.
- A recent email was received by George Fort (WSCC Highways) requesting locations for the Gateways on the Handcross Road, to dovetail this work into the implementation of the CHS.

No further matters raised by the public.

146/25 Other matters arising which are not covered elsewhere on the agenda.

Updates:

Cisswood House Hotel

- Cllr Bamford remains the main point of contact with Horsham police.
- Cllr Paul Anderson and Emily King were welcomed to attend future PC meetings.

Stonehouse Farm – Cllr Mercer

- The applicant (Lake Investments Ltd) was not aware of earlier submissions to HDC Planning Dept. The poor communication issues from HDC Planning were noted by Cllr Livingstone.
- In summary there are three parts to the application (Industrial Park / Bio Digester/ Jacksons Farm. A separate Class Q application to establish change of use to residential for Jackson's farm is expected to be approved next week.
- Cllr Livingston suggested a refusal is unlikely as no objections have been lodged.

Land Acquisition – Cllrs Keen / Claridge / Allen

Cllr Keen gave an overview of the current situation on the transfer of the land adjacent to the playground from HDC to LBPC.

Bus Shelters – Cllr Keen gave a summary and handout regarding the bus stops in the Parish. It was noted that the No.17 bus route is expected to have improvements to passenger experiences and an increase in stops. Cllr Keen will be the focal point on any developments on the bus routes throughout the Parish.

Grant for LBA Solar Panels – The Chair introduced Pete Robinson (LBA) who had requested a grant of £5,000/- for solar panels for the Village Hall. After discussion with the PC on liaison between both parties in the future the PC approve the grant for payment.

This was proposed by Cllr Keen and Seconded by Cllr Dunckley it was not unanimously voted in.

Parish fingerposts repair – The Chair requested another quote from a competitor to assess the best offer.

Play area fencing quote – The PC has received two quotes for the playground perimeter fence repair. Although one of the quotes does not address the full perimeter fence. A comparable quote will be requested from the second supplier.

Warm Spaces – The Clerk has arranged the Warm Spaces initiative for 2025-26. Where residents can go to the locations specified below for free tea, coffee and biscuits. As follows:

The Crabtree Pub every Tuesday on the 9th / 16th / 23rd December & 6th / 13th / 20th / 27th Jan.

The Plough Pub every Thursday on the 4th / 11th / 18th December & 8th / 15th / 22nd / 29th Jan.

All sessions will begin at 10 am until 2 pm.

147/25 Planning Applications

There were no planning applications to review.

148/25 Chair's announcements.

The Chair suggested that the PC would hold an informal Christmas Meeting on the 9th December depending on the Planning Committee sitting. Timing and location to be advised.

There were no further comments.

149/25 Draft of Precept for 2026/27

The Draft precept to be discussed and approved at the meeting on 13th January.

150/25 Approval of Hazard & Risk Assessment for 2025-26

Deferred to January pending review.

151/25 Accounts status as at end of October.

Date		Accounts November 2025	AMOUNT £
Balance at 25th October 2025			
	Treasurers Account - Balance		£54,255.19
	Business Account - Balance		£20,583.21
	32 Day Notice Account		£10,642.68
28-Oct	Clerk Salary - October		£1,286.74
28-Oct	Expenses - October		£16.79
28-Oct	Maintenance - October		£150.00
28-Oct	Storage for October & November		£100.00
17-Nov	MAS Networks		£104.39
18-Nov	Bank Charges		£4.25
24-Nov	Payroll Services		£72.00
	Total Costs		£5,620.07
CREDITT			
03-Nov	CIL Payment for Sandygate Lane Development		£10,552.44
	Business Account		
10-Nov	Interest		£10.83
	32 Day Notice Account		
15-Nov	Interest		£15.77
Balances at 25th November 2025			
	Treasurers Account - Balance		£77,908.54
	Business Account - Balance		£20,594.04
	32 Day Notice Account		£10,658.45

152/25 Outstanding payments.

Date	Outstanding Payments	
	Clerk Salary	£1,200.00
	Expenses	£40.00
	Total	£1,240.00

Date of the next meetings:

153/25 Planning –Tuesday 9th December 2025 at 7:00 pm and 13th January 2026 to be held in the Church Rooms Holy Trinity Church, Lower Beeding.

Please note that Planning Meetings will only take place if there are any applications to review.

154/25 Parish Council Meeting – Tuesday 27th January 2026 at 7:00 pm to be held in the Church Rooms Holy Trinity Church, Lower Beeding.

The meeting concluded at 8:40 pm

Peter Knox

Clerk to Lower Beeding Parish Council

Email: clerk@lowerbeeding.com