

**MINUTES OF OCKHAM PARISH COUNCIL MEETING  
TUESDAY 10<sup>th</sup> MARCH 2020  
ALL SAINTS' CHURCH  
Commenced at 8pm**

<p><b>PRESENT:</b> Dr Aish (Chair) Mrs Jamieson Mr Waldman Mrs Walton</p>	<p>In attendance: Mrs Blackwell (Parish Clerk) 15 Members of the Public SCC Cllr Iles (part meeting) GBC Cllr Cross (part meeting) Mr Wade Highways England</p>
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**20/25 Apologies for Absence**

Apologies from Miss Lofthouse and Mr Walton.

**20/26 Disclosure of Interest**

No disclosures of interest.

**20/27 Presentation from Jonathan Wade, Project Manager, Regional Investment Programme (South East), Highways England.**

The Chair welcomed Mr Wade and thanked him for attending. Mr Wade agreed to send details of the presentation to share and to follow up on questions where further information was requested:

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Q1. How will cyclists access other directions with free flowing traffic lanes? Response Non-Motorised User (NMU) routes are to be upgraded so there is ease of flow from Ockham roundabout right up to Painshill roundabout. There will be bridge crossing in all 4 directions so that the NMUs will not need to cross the A3/M25 using pedestrian crossings.

Q2. San Domenico Restaurant re-opened why allowed due to high record of accidents with access difficulties? Response under new proposals access proposed via the Seven Hills Road. Details available on the Elmbridge Council Planning portal.

Q3. With the proposed increase in Lanes on the A3 from 3-4. Question raised about the loss of trees referred to at Elm Corner and around Boldermere and associated impact as acts as noise reduction for the Village, seeking clarification on proposals?

Q4. Question raised about the increase in size to Boldermere on the village side as the lake will be reduced in size on the A3 side as a decision was made not to cantilever the A3 due to the structure of the base of the lake, seeking clarification on proposals?

Q5. New bridge to Pond Farm - who will have access? Response would be managed as a gated bridge from Ockham Bites primarily for Surrey Wildlife Trust access and as a bridleway and footpath.

Q6. What traffic modelling been carried out and assumptions made in the event of expansion of the FWA? Mr Wade agreed to forward the question to the traffic modellers for a response as modelling impact to 2037. Seeking assurance that HE are carrying out the modelling rather than relying on other Agencies or developers?

Q7. Further information requested on the proposed slips north and south bound and impact for surrounding areas? Noted proposals for 13 access points to be closed to A3.

Q8. Concerns raised of risk of flooding from Boldermere as experienced, what measures are being taken? Reported Design Engineers working with colleagues at GBC to look at the impact of the sluice at Boldermere, Mr Wade agreed to follow up.

Q9. Concern raised about the fact that the over bridge to Wisley has come about due to the RHS campaign to protect their trees and the impact for Ockham Residents.

Next step in the DCO process is the hearing on 23/24/25<sup>th</sup> March 2020 at Mandolay Hotel with 2 Inspectors predominately reviewing the written submissions. Planning Inspectors to submit findings to the Secretary of State for Transport. Expect decision around 12<sup>th</sup> November 2020, Judicial Review period to follow and works anticipated to

commence in 2021 until 2023. Reported that both the A3 and M25 will be closed at times if the works go ahead. There was also acknowledgment of the impacts on Ripley in terms of the increased traffic and pollution.

#### **20/28 Questions from Members of the Public**

No supplementary questions, covered under questions from the presentation.

#### **20/29 Approve Minutes of the Meeting on 11<sup>th</sup> February 2020**

The Minutes of the Meeting on 11<sup>th</sup> February 2020 were approved and signed by the Chair.

#### **20/30 Matters Arising not on agenda:**

**20/03** Joint Action Group (JAG) – Update received on the JAG meeting on 4<sup>th</sup> March 2020 from Cllr Cross. Resolved to ask permission from Cllr Cross for the update to be circulated via OHRA.

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**20/16** Questions from the Public about Ockham Parish Rooms – Update Historic Ockham Group established a working party, members Nigel Scholey, Garry Walton and Mary Pargeter to address the issues required to get the business plan ready for the Parish Room Trustees. Dr Aish is acting in an advisory role to get the working party to work constructively with the Trustees and for the Plan to address anticipated questions. He is acting in a private capacity as not within the remit of the Parish Council.

**19/138b.)** Concurrent Functions Grant for 2 Activated speed devices – Resolved, ordered the 2 metal posts for the Activated speed devices. Received funding from the Lengthsman Scheme for the posts.

**20/21** Ockham Village Green project – Resolved to defer the project.

#### **20/31 Planning Matters**

a.) Current Planning Applications - Planning Applications as at 4<sup>th</sup> March 2020, noted report received on updates:

**1. Reference: 20/P/00019 Location: Barnsthorns, Old Lane, Cobham** Proposal: Erection of 2 containers for 3 years. OPC objected 25/02/20 – This area of land has been the subject of an enforcement action EN/19/00279 where it had been reported that the owner was burning commercial waste. Since transpired that the owner was lawfully burning wood, which had been sourced, within the owners own land. There are at least 3 containers at the property and 1 of them has been there for at least 10 years and can no longer be subject to enforcement. The application is for temporary consent to have 2 containers on site, which if granted will mean that they must be removed within 3 years of the date of approval. Objected on the basis of unnecessary and inappropriate temporary structure within the green belt and within the 400m to 5 Km buffer of TBHSPA, no special circumstances and requested that the containers are removed.

**2. Reference: 20/P/00222 Location: Nutberry Fruit Farm, Portsmouth Road, Ripley, Woking, GU23 9XX** Proposal: Detached dwelling to replace barn with retention of existing lowered ground level. OPC objected on 25/02/20 – the development at Nutberry Farm has been ongoing for some time. There is an outstanding enforcement on the site EN/18/00256 relating to unauthorised development and the enforcement team advised in November 2019 that Planning were in talks with the owner and a planning agent to attempt to reach an arrangement about an acceptable scheme. The supporting planning statement of this latest application reflects this and the proposal is for a building of reduced footprint and a single dwelling. GBC refused 18/P/02055 on 07.01.19 on the basis of inappropriate development in Green Belt, no very special circumstances, within 400m to 5 KM of TBHSPA and OPC objected on the same basis.

**3. Reference 19/P/02223 Alternative Reference PP-08330701 Location: Land at Garlicks Arch, Send Marsh/Burnt Common, Portsmouth Road, Send** Proposal: Hybrid (part full/part outline) application comprising: Full planning permission for 220 residential dwellings (Use Class C3) with

associated open space and landscaping, means of access, parking, drainage, utilities and infrastructure works, temporary acoustic fencing, and other associated works; and Outline planning permission, with all matters reserved except for access, for up to 300 residential dwellings (Use Class C3) and Travelling Show people plots (Sui Generis) with associated open space and landscaping (including a landscape bund and acoustic fencing), means of access, enabling infrastructure and other associated works. OPC objected 12/02/20 re lack of infrastructure and amenities, reduced air quality, height of buildings, visual impact

**4. Reference: 20/P/00127 Location: Oakmead Farm, Ockham Lane, Cobham, KT11 1LY**

Proposal: Lawful Development Certificate to establish whether the land marked in red has been used as part of the residential curtilage for more than 10 years before the date of this application. OPC objected 12/02/20– difficult for us to comment re the residential curtilage. The application is an attempt to establish permitted development rights. It would seem that if approved, the applicant would be able to develop their land irrespective of any decisions reached by Guildford Borough Council. However, the reasons behind the refusal of 19/P/00675 and 18/P/01057 remain valid.

**5. Reference: 2020/0012 Elmbridge Location: Forge Cottage, Ockham Lane KT11 1LU**

Proposal: Single storey rear extension. OPC objected on 19/1/20 on the basis of inappropriate development within the greenbelt, the property falls within the 400 m to 5 km buffer zone of the TBHSPA, the certificate of lawfulness for the permitted development clearly states that *the outbuilding should not be physically attached or linked to the main dwellinghouse* and so this is creeping development. Further, the house has been significantly extended since 1966 and is therefore moving further and further away from the original footprint, the work is inappropriate for the size of the plot and out of keeping with its original construction. Update as at 10.03.20 – target date for decision 10.03.20.

**6. Reference: 19/P/02144 Location: Hatchford End, Old Lane, Cobham, KT11 1NA**

Proposal: Single storey extension following demolition of existing conservatory. Erection of a new garage following demolition of existing garage. New porch and lobby following demolition of existing. OPC objected 20/12/19 re 21% increase being a significant uplift and constitutes inappropriate development within the Green Belt, the property falls within 400m of the TBHSPA, the extension falls close to the neighbouring properties of The Gardens and it is likely to fall within their sightline making the proposed works impact on the openness of the Green Belt. GBC approved 24/02/20.

**7. Reference 19/P/01913 Location: Drift Barn, The Drift, East Horsley, KT24 6NU**

Proposal: Change of use of the existing vacant building to provide a 4 bedroom dwelling and creation of cycle store. OPC objected on 14.11.19 on the basis of inappropriate development within the green belt on the basis that whilst the change of use will not affect the footprint or height of the existing building, it does not fulfil affordable housing need within the borough. Further, the proposed development falls within the 400 m to 5 kilometres radius of the Thames Heath SPA and the proposal will increase traffic levels on a particularly narrow rural road which has a stretch of single lane carriageway and already struggles with the existing level of traffic at peak times. Update as at 10.03.20 – still waiting for decision

**8. Reference: 19/P/01168 Location: The Barn, Millwater, Mill Lane, Ockham, Woking, GU23**

**6QT** Proposal: The conversion of a barn to form a single four bedroom dwelling

The existing 18<sup>th</sup> century oak framed barn was constructed in 1984 to replace an asbestos clad barn and the proposed dwelling will maintain the existing footprint. Ockham Mill is a conservation area. OPC objected 24.07.19 Update as at 10.03.20 decision anticipated 27.03.20

**9.** Notification of a gypsy traveling site – Rose Lane, Ripley. Agreed to liaise with Ripley Parish Council

**10. Slade Farm** – Received notification from the Resident of concerns, reported to GBC Enforcement.

**11.** Enquiry from Residents at 2 Fellside Cottages regarding concerns about the height of 3-4

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trees on Ockham Village Green to reduced to the height of the property. Resolved to liaise with Tim Holman at GBC. Agreed to take a pragmatic judgment to the height of the trees for safety reasons.

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b.) Section 113 Appeal – Notified OPC has been refused permission to Appeal the High Court decision. Notified Taylor Wimpey has purchased Wisley Airfield. Informed by OHRA of a petition to register an interest against the Local Plan on the basis that additional houses have been built in Guildford since the Local Plan increasing the provision available. Details available on the GBC website.

c.) Lovelace Neighbourhood Plan (NP) – Supplementary questions raised by the Examiner. Ripley Parish Council has co-ordinated and submitted the response.

d.) GBC draft Climate change, sustainable design, construction and energy supplementary Planning Document – Consultation closes 30<sup>th</sup> March 2020. Noted the impact of climate change.

### 20/32 Highways Update

a.) Proposed M25J10/A3 interchange works – Thanks were given to Cllr Jamieson for submitting the response on behalf of OPC to the Examining Authority.

b.) SCC Capital Maintenance Allocation – Priorities submitted to Cllr Iles for the meeting with SCC Highways. Identified priorities as re-surfacing Guilehill Lane, Old Lane from the Black Swan to the A3 and Long Reach, Ockham Road north end. Re-surfacing the pavement from the playing field to the War Memorial. Other requests submitted for the Highways Fund to cut back overgrown hedgerow and replace fallen warning posts along Old Lane.

c.) Highways issues and requests from OHRA – Discussed the request to consider a sign that automatically switches on and off according to temperature to alert of icy conditions near Upton Farm as regular accidents. Resolved to ask Bahram Assadi, SCC Highways whether hazard-warning lines can be painted on the road. Agreed to publish the SCC link for residents to log potholes using the SCC online system <https://www.surreycc.gov.uk/roads-and-transport/roadworks-and-maintenance/report-a-highway-problem>.

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### 20/33 Financial Matters

a.) Cheques paid out/money received to bank account balance – Business Current Account as at 4<sup>th</sup> March 2020 - £18,675.63. Cheque signed for: Wisley Action Group HMRC VAT refund - £7,156.83, Stipend from 1.12.19 to 29.2.20 - £1,170, Affinity for water - £20.16. Payments received HMRC VAT refund 1.8.19 to 31.1.20 - £8,049.57, Lengthsman Scheme grant for 2 metal poles - £247.71.

b.) Review of end of year financial position – Resolved to defer the order for the CFGA Historic signs to the next financial year pending final decisions. Agreed to make provision in 2020-21 budget.

c.) Concurrent Functions Grant Aid Historic Ockham Signs – Revised quote pending from Stocksigns. Approved final wording for the artwork, amended to All Saints' and 12<sup>th</sup> Century. Resolved to pass by Revd Gear and plan for the location for the Historic signs to mark the Boundary on the Junction of Green Lane. To seek permission from SCC Highways.

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### 20/34 Correspondence

a.) Proposed telecommunications upgrade Ockham Bites – Noted response received from Waldon Telecom Ltd.

b.) GBC Ethical Standards Consultation with Parish Councils in the Borough – Consultation closes 17.4.20. Noted requirement for Cllrs to seek approval before representing views as a Cllr on behalf of the Parish Council.

c.) GBC invite to reception for Parish Council Chairman and Clerks – Dr Aish agreed to review, replies by 20.3.20.

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**20/35 Any item for noting or inclusion on a future agenda**

a.) Feedback Villagers Unite Event - hosted by West Horsley Parish Council. Mrs Walton shared feedback as a beneficial networking event. Supported the proposal for Parishes to reciprocate a similar event in the future.

b.) Covid -19 – Noted the current advice and resolved to review next month and possibly MA in advance of the meeting.

**20/36 Date of next meeting** – 14<sup>th</sup> April 2020 at All Saints' Church at 8pm.

There being no further business the meeting ended at 10.15pm  
*Alyson Blackwell, Clerk to Ockham Parish Council*