

**MINUTES OF OCKHAM PARISH COUNCIL MEETING
TUESDAY 10th SEPTEMBER 2019
ALL SAINT'S CHURCH
Commenced at 8.05pm**

<p>PRESENT: Dr Aish (Vice Chair) Miss Lofthouse Mrs Jamieson Mr Waldman Mrs Walton Mr Walton</p>	<p>In attendance: Mrs Blackwell (Parish Clerk) SCC Cllr Iles (part meeting) Sally Blake Co-ordinator Save Surrey Countryside 2 OHRA representatives</p>
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19/95 Apologies for Absence

Apologies from Dr Travers, Dr Aish Chaired the meeting. No apologies received from GBC Cllr Cross.

Noted change of venue for Parish Meetings from Ockham Parish Rooms having been given notice by the Parish Rooms Trust. Meetings will be held All Saint's Church. Thanks were given to Reverend Hugh Gear for the use of the Church for Parish Meetings.

19/96 Disclosure of Interest

No disclosures of interest.

19/97 Questions from Members of the Public

Sally Blake, Co-ordinator Save Surrey Countryside was invited to give a presentation.

Outlined current focus:

- Surrey Countryside Estate, the 10 acres includes Ockham & Wisley Commons, protection of SSSI and biodiversity. Mixed relationships with SCC, some concerns raised with Cllr Goodman as perceive he has failed to listen to concerns from Residents. Portfolio currently under review.
- Surrey Wildlife Trust (SWT) who manage the Countryside Estate on behalf of SCC, liaising with New Chief Executive at SWT.
- Campaigned against introduction of car park charges at Newlands, Ockham & Wisley Commons. Concerned about impact of parking charges, led to a reduction in visitor numbers and impacts on health & wellbeing. Cllr Oliver agreed to a cross party task group to review the impact of the car park charges.
- Surrey Hills Chairperson – Concerns raised with Cllr Goodman about the process to fill the Chair role not being open and independent. 5 out of 8 Board Members were lost with the Elections and concerned that a 5-year plan was being discussed before Board Members were in place.
- Surrey Climate Commission set up, met with Representatives looking to Parish Councils and Resident Associations to help make the changes.

Thanks were extended to Sally Blake for coming to the meeting and re-assurance was given of the widespread support from OPC and OHRA. The Parish Council had expressed concerns against the car park charges. Cllr Iles confirmed the portfolios were currently under review, outcome not yet known. Review of car park charges to be undertaken towards the end of the year. Concern raised by OPC on the loss of the Warden roles at SWT. Other concerns were the lack of green policy and use by Ockham Bites of plastic cups and need to re-enforce measures to address litter issues. Question asked about why Ockham is not part of ANOB. Sally Blake agreed to look at what the review includes and report back. Question raised whether the car park revenue can be used to address security issues after hours at Ockham and Wisley Common car parks to

lock the entrance to address anti-social behaviour. Cllr Iles advised money generated from the car parking is ring fenced to pay for the Countryside access team, suggestion to ask the Police to add the area to their patrols. Noted Highways England were due to commence work in the future and to review whether any measures can be put in place to address the problems with anti social behaviour.

Vice Chair reported a joint letter from OPC and WAG has been sent to the Prime Minister to outline the concerns that Residents are unhappy about the approach taken by GBC to the Local Plan and asked to put protection of Greenbelt back on the Agenda. Request to send a copy to Sir Paul Beresford. MA

19/98 Approve Minutes of the Meeting on 9th July 2019

The Minutes of the Meeting on 9th July 2019 were approved.

19/99 Matters Arising not on agenda:

19/62c.) Planning Applications Enforcement cases – Resolved to carry forward, GBC Cllrs Cross proposed a joint visit with Mrs Jamieson to meet the Planning Enforcement Officers at GBC, awaiting a date.

IJ/CC

19/88 Highways Footpath clearing & Missing 40mph signs , Ockham Lane -
Resolved to carry forward the actions.

MA

19/90 Concurrent Functions Projects 2019-20 for Historic Ockham signs –
Resolved to carry forward the actions, Mr Walton agreed to discuss the graphic ideas for the sign for the Church with Reverend Gear. Dr Aish and Miss Lofthouse agreed to discuss where the sign will be put with Reverend Gear. Agreed to review the timescales to order the sign for Ockham Green to include in the project plan. Mr Walton agreed to review the design options.

GW/MA/JL

GW/IJ/JL

19/87 Planning Matters

a.) Update on the application for the Section 113 Appeal under the Aarhus convention – Noted date for Appeal deferred to 5th November 2019, listed for 3-4 days, submission in progress. WAG involved with fund raising, increase in cost due to the extra time listed for the hearing.

b.) Current Planning Applications - Planning Applications as at 04/09/19, noted report receive on updates:

1. **Location: Brick Kiln Copse, Old Lane, Cobham, KT11 1NL.** Resolved to carry forward the update to the next meeting.

2. **GBC Enforcement** whether the placing of a large “chalet” on land at Rydings Farm, Long Reach, Ockham, GU23 6PF requires planning or other consent. GBC report awaited.

3. **Reference 19/P/00849 Location: Rydings Farm, Long Reach, Ockham, Woking, GU23 6PF**
Proposal: Development to provide for the erection of a covered riding arena.

OPC comments: Jan 2019 Rydings Farm sought pre-application advice from GBC whilst the Planning Officer expressed concerns about possible harm to openness of green belt, recommendation that the arena should be no larger than 26m x 14m and rural in character to compliment the existing outdoor equestrian use and on this basis, it could be considered to preserve the green belt. Other issues for consideration related to additional visitor traffic, parking on site for visitors. The proposed arena is within the size specified and will be wood slatted. OPC objected on 06/06/2019. GBC approved 12/7/19.

4. **Reference: 19/P/00954 Location: Buren, Surrey Gardens, Effingham KT24 5HF**

Proposal: Proposed erection of three x two-storey dwellings following demolition of the existing house. OPC written to GBC on 13/6/19 to notify that the site is within 5K of the Thames SPA and may require provision of SANGS. GBC refused 25/7/19.

5. **Reference: 18/P/00357 Location: Land adjacent to Rose Cottage, Elm Corner, Ockham, GU23 6PX**
Proposal: The conversion and extension of an outbuilding to form a single dwelling

OPC comments: OPC written 13/6/19 to reiterate objection to the proposal as within 400m of Thames Heath SPA, sent to Planning Inspectorate in Bristol and GBC. GBC decision awaited.

6. Reference: 19/P/00634 Location: Land rear of Chicane and Quintons, Ockham Road North, East Horsley, KT24 6PU Proposal: Outline application for the demolition of two dwellings and alteration to access to allow for outline consent with all matters reserved (except for means of access from Ockham Road North not to include internal roads) for up to 110 dwellings and up to 300sqm of offices floor space (Use Class B1a) (0.01ha) , open space, sustainable urban drainage system and associated landscaping, infrastructure and earthwork's at Lollesworth Fields, Ockham Road North, East Horsley. OPC comments: OPC objected 13.06.19 on the basis of inappropriate large scale high density and high rise development within a village setting, one third of the land is classified as Flood Zone 2 & 3 which renders it unsuitable for development, the development is likely to lead to increased surface water flooding along Ockham Road North, the proposed entrance/exit point adjacent to the railway arches on Ockham Road North will compromise road safety for both vehicles and pedestrians, inadequate parking on site, increased air and light pollution. As at 4/7/19 Office space reduced from 300 sqm to 90 sqm. GBC decision awaited.

7. Reference: 2019/1414 Elmbridge Borough Council Location: Beech Cottage, Ockham Lane, Cobham, Surrey, KT11 1LS Proposal: New parking spaces on Hatchford Hall property verge. OPC sent comments in support on 5.7.19 and asked EBC to request that SCC consider reviewing the speed limit along the stretch. EBC refused 15/8/19.

8. Reference: 19/P/01001 Location: Forest Garage, Forest Road, Effingham Junction, Leatherhead, KT24 5HE Proposal: Outline application for nine, two bedroom flats with associated parking and rear amenity space following demolition of existing garage. OPC comments: OPC objected 25/06/19 on the basis of Inappropriate high density and high rise development within a village setting, overdevelopment of plot, loss of small local business, loss of natural light to neighbouring properties, inadequate parking on site which could lead to congestion and obstruction in adjacent roads and as the proposed site is within 5 kilometres of the Thames Heath SPA and asked if there is appropriate SANGS. Application withdrawn 22/7/19.

9. Reference: 19/P/01100 Location: RHS Gardens, Wisley GU23 6QS Proposal: Variation of condition 8 (parking) re: 16/P/1080 approved 30/9/16 to amend the approved car park layout. Comments: RHS Wisley request to increase their approved parking of 1484 spaces (79 disabled, 4 electric, 1401 standard) to 1541 (79 disabled, 10 electric, 1448 standard). An increase of 3%/57 spaces. OPC no objection. GBC decision awaited.

10. Reference: 19/P/01138 Location: Forest View, Long Reach, Ockham, Woking, GU23 6PG Proposal: Erection of a detached double garage. Consent granted on 15/4/19 for a carport to be constructed 19/P/00359 but a further application has now been made to increase the size of this by 15.59 m² to create a double garage of timber construction to house two cars with space for bins and bicycles. OPC objected 12/7/19 as concerns of creeping development. GBC approved 20/8/19 with condition to mitigate creep in the future.

11. Reference: 19/D/00084 Location: Slade Farm, Ockham Road North, Ockham, Woking, GU23 6PB. Proposal: Discharge of condition 4 (landscaping) and condition 5 (means of enclosure) re: planning application 17/P/00441 approved 16/02/18. OPC comment – no objection. GBC Approved 07/08/19

12. Reference: 19/P/01244 Location: Willow Glen Cottage, Old Lane, Mays Green, Cobham, KT11 1NJ . Proposal: Variation of Condition 2 of planning application 17/P/02381 approved 19/01/2019 to remove drawings 940/03c and 940/05b from Condition 2, and replace with drawings 940/03D and 940/05C incorporating minor amendments. Willow Glen Cottage granted consent to add two storey side/rear extension, single storey side/rear extension, first floor rear extension incorporating roof alterations, following demolition of existing single storey side extension and detached double garage under application 17/P/02381. OPC objected in Dec 2017 on grounds of inappropriate development in the Green Belt due to increases in size, height and

bulk. New application is for minor revisions to put in a chimney and rearrange the windows. OPC objected 24.07.19. GBC approved 7/9/19.

13. 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, existing 18th century oak framed barn was constructed in 1984 to replace an asbestos clad barn and proposed dwelling will maintain the existing footprint. Ockham Mill is a conservation area. OPC objected 24.07.19. GBC decision awaited.

14. Reference: 19/P/01106 Location : Old Brickyard, Long Reach, Ockham – this is in West Horsley Parish. Proposal: Erection of a pair of five bedroom semi detached dwellings
OPC comments: Not clear whether the application is for two four bedroom dwellings or two five bedroom dwellings as there is inconsistency in the application documents, inappropriate development within green belt, out of keeping with the existing buildings which are single storey dwellings, loss of light to the existing properties opposite, Long Reach is a narrow country lane with an uneven camber which will struggle to cope with heavy transport vehicles necessary for construction of these houses, inadequate detail about how the proposed properties will be accessed, consent granted for these two houses may lead to further creeping development on a larger scale within the same area – there are delineation markings within the application showing a large plot. OPC objected 31.07.19 GBC Refused 03/09/2019

15. Reference: EN/19/00279 Barnsthorpe, Old Lane, Ockham - Matter brought to attention of OPC by residents who report commercial fire burning activity in the area. 15/07/19 Enforcement Officers involved. Advised that GBC have issued a Planning Contravention Notice (PCN) seeking information in relation to the use of one of the storage containers sited on the land and sought the removal of two more. 04/09/19 Waiting for further update.

c.) Lovelace Neighbourhood Plan (NP) – Dr Aish and Dr Travers met with members of Ripley Parish Council to discuss the modifications, changes accepted. NP Plan submitted to GBC. Submission circulated to Cllrs. Awaiting details from GBC of the Inspector for the Plan.

19/100 Highways Update

- a.) SCC Notification of temporary extension to closure of Footpath 82 at Pigeon House Bridge - Response received from Alan Bowley, SCC Interim Head of Environment still reviewing options. Cllrs expressed concern to Cllrs Iles as not seen as a priority. Resolved to hold off further action at present but agreed to keep progress under review. OHRA Resident raised safety concerns about the works near the weir at Pyford Lock regarding the railings at 2ft high with larger gaps, as a potential safety hazard for children. Local Resident agreed to report back via the contact number and to forward details to Cllrs Iles, noted maybe a matter for the Environmental Agency. OHRA/JI
- b.) Ockham Village/M25/J10/A3 Wisley Interchange project – Resolved as response received from Highways England, Ockham Village Green falls outside of the consent order. Parish Clerk to circulate the letter to Cllrs. PC

19/101 Ockham Village Green

Resolved to resend the suggestion from Emily Inge following the options reviewed whilst a Cllr. Cllrs to review and feedback to Miss Lofthouse and Mrs Jamieson who agreed to draft an action plan to consider at a future meeting. Miss Lofthouse enquired about potential funding from SCC; none identified other than SCC Members Allowance. AII/JL/IJ

19/102 Financial Matters

a.) Cheques paid out/money received to bank account balance – Community Account as at 30th August 2019 £9,812.16 and Business Premium Account £3,431. Cheques signed for SSALC for Cllr Training £168, Clerk training £84, Stipend £1,215 and Norbury Park deposit for Tilford Bench £719. Mr Walton agreed to contact Mr Stennett to ask about GW

options and a quote for concrete slabs as a base for the Tilford Bench. Parish Clerk to enquire about funding from the Lenghtsman scheme if it is still available. Received payment for reclaimed VAT for £453.33 and £2 for Parish mug. PC

b.) SCC Community Allowance – Thanks were given to Cllrs Iles for receipt of the SCC Community Allowance of £741 towards the Tilford Bench for the Memorial ground.

c.) Concurrent Functions Grant Application (CFGGA) for 2020-2021 for Vehicle Activated Signs – Resolved agreed to submit the CFGGA Application for 2 Vehicle Activated signs for traffic calming with the quote of £6,467.40 to request CFGGA matched funding. PC

19/103 Correspondence

a.) Community Governance Review in Parish of East Horsley and Effingham - Noted.

b.) SCC Rights of Way & Countryside Access Annual report 2018-19 – Noted

c.) Shaping Elmbridge – A New Local Plan – Consultation from 19th August - 30th September 2019 - Mrs Jamieson agreed to send key points to Cllrs for comment prior to the deadline of 30th September 2019. IJ/ALL

19/104 Any item for noting or inclusion on a future agenda

a.) Invitation to Surrey Hills Affordable Rural Housing Conference – 24th September 2019 at Denbies 10-3pm – Miss Lofthouse agreed to confirm if able to attend. JL

b.) Received SSALC Health & Wellbeing Questionnaire – response by 28th September 2019. Resolved Parish Clerk to circulate a draft response for Cllrs to respond by 27th September 2019 and to include Health & Wellbeing on the October Agenda. PC/ALL

c.) Thanks were extended to Mr Scotland and Mrs Moore for attending the meeting on behalf of OHRA. Mr Scotland advised of the Village cricket match held last week. At the event the plaque from OHRA and OPC was presented for the tree planted in memory of Charles Hewlett and attended by family members.

19/105 Date of next meeting - Tuesday 8th October 2019 at All Saint's Church at 8pm.

There being no further business the meeting ended at 9.55pm
Alyson Blackwell, Clerk to Ockham Parish Council