

**MINUTES OF OCKHAM PARISH COUNCIL MEETING  
TUESDAY 11<sup>th</sup> DECEMBER 2018  
THE PARISH ROOMS  
Commenced at 8.05pm**

<p><b>PRESENT:</b> Mr Bevan (Chair) Dr Aish Miss Lofthouse Mrs Walton</p>	<p>In attendance: Mrs Blackwell (Parish Clerk) 1 Local Resident</p>
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**18/120 Apologies for Absence**

Apologies from Dr Travers, SCC Cllr Iles, GBC Cllr Cross, Mrs Porter. No apology for absence given by Mrs Inge. Concern was expressed about ensuring regular attendance of Parish Councillors at meetings.

**18/121 Disclosure of interest.**

There were no disclosures of interest.

**18/122 Questions from Members of the Public**

Request from a Local Resident to know about the history of the Parish Rooms to include details on historic Ockham on the Village Facebook page. Parish Clerk agreed to contact Anita Marshall and Gillian Lachelin to find out if they have any information. PC

**18/123 Approve Minutes of 13<sup>th</sup> November 2018**

The minutes of the meeting on 13<sup>th</sup> November 2018 were approved subject to one amendment to Minute 18/29 to replace Old Lane with Ockham Road North. The Minutes were signed by the Chair.

**18/124 To Co-opt a New Parish Councillor**

Mrs Cathryn Walton was co-opted to the vacancy and welcomed as a new Parish Councillor. Mrs Walton agreed to assist with Planning matters. Received the completed Register of interest form. The Parish Clerk agreed to pass on details of training events for new Councillors. PC

**18/125 Matters Arising not on agenda:**

**18/89 Brick Kiln Copse complaints of fires** – Notified Mr Reid has withdrawn the planning application.

**18/110 Litter problems in Ockham** – Parish Clerk agreed to contact David Scotland and Christine Townsend to invite them to report back on the list of priorities for consideration at a future meeting. PC

**18/102 Review of Burial Fees** – Mr Bevan awaiting comments on the proposed fees from Revd Hugh Gear. PB

**18/117g.) Letter to Barclays Bank KYC Refresh Team** – To carry forward action. PC

**18/126 Planning matters:**

**a.) Planning Application as at 10/12/18, noted report received on updates:**

**1.GBC Draft Local Plan** - Planning Inspector's final report awaited.

**2. Reference: 17/P/02229 Location: High Ryde, Old Lane, Mays Green, Cobham, KT11 1NJ**

Proposal: Erection of two dwelling houses following demolition of existing building  
OPC objected on grounds of green belt, new builds (rather than conversions of existing buildings) and inappropriate design for the area. GBC refused the application 09/01/2018 on grounds that change of use of agricultural to residential land, and inappropriate development in Green Belt. The applicant appealed against the GBC refusal: APP/Y3615/W/18/3198234. Appeal

dismissed 15/11/18.

**3. Highways England published consultation document: "M25 junction 10/A3 Wisley interchange improvement scheme.**

OPC submitted its first response to Highways England on 19/01/2017. HE preferred route announcement December 2017. OPC wrote to HE on 25 January 2018 with concerns and raising strong objection to e.g. two-way access to and from RHS Wisley from and to Ockham Park Junction. Public Consultation on preferred route announcement started 12 February and ended on 26 March 2018. OPC sent a follow up letter on 23 March 2018, restating concerns and objections. Further non-statutory consultation on changes to the scheme launched 14/11/2018. OPC has responded with comments on 29/11/2018.

**4. Location: Brick Kiln Copse, Old Lane, Cobham, KT11 1NL.** Land being used/to be used for importation, deposit, storage, processing and composting of waste materials, excavated waste. Retrospective planning application submitted to SCC (ref: 2017/0194) and registered with GBC (ref: 18/CON/00017). OPC submitted an objection letter to SCC and GBC. GBC has itself raised no objection but SCC is the final arbiter. SCC decision awaited. Notified Applicant withdrawn application.

OPC has also written to the Environment Agency objecting to the application (ref: EPR/FB3807UK/A001) for an Environmental Permit.

**5. Reference: 18/P/01267 Location: Ash Tree Stables, Ockham Road North, Ockham**

Proposal: Erection of 6 loose box stables and creation of new access on to Ockham Road North  
OPC objected on previously expressed grounds. GBC decision awaited 10/12/18.

**6. Reference: 18/P/01831 Location: Tankards, Ockham Road North, Ockham, GU23 6NQ**

Proposal: Proposed new outbuilding following demolition of an existing outbuilding.  
No objection lodged by OPC. GBC approved 14/11/18.

**7. Reference: 18/P/01792 Location: 1 Lovelace Cottages, Ockham Road North, Ockham, GU23 6NL.** Proposal: Proposed creation of permeable hardstanding and replacement of single glazed windows with double glazed windows. No OPC objection. GBC approved 15/11/18.

**8. Reference: 18/P/01793 Location: 2 Lovelace Cottages, Ockham Road North, Ockham, GU23 6NL.** Proposal: Proposed creation of permeable hardstanding and replacement of single glazed windows with double glazed windows. No OPC objection. GBC approved 15/11/18.

**9. Reference: SCC Ref 2018/0111/GU18/CON/00034/2018 Site: The Drift Golf Club, The Drift, East Horsley, KT24 5HD.** Proposal: Details of a Woodland Management Plan; details of a Landscape and Ecology Management Plan; details of foul drainage; details of a Dust Action Plan; and details of an Archaeological Written Scheme of Investigation, submitted pursuant to Conditions 15, 16, 17, 18 and 19 respectively of planning permission ref: GU14/P/01718 dated 23 February 2018 Applicant: Drift Golf Club Grid Ref: 509522 155780. No OPC objections on basis that agreed conditions are monitored and enforced. Additional plans published December 2018, OPC reviewing.

**10. Reference: 18/P/01849 Location: Forest View, Long Reach, Ockham, GU23 6PG** Proposal: Change of use from Office (B1) to Residential (C3)

OPC comments: the existing building is an oak framed single-storey detached office building in a plot of just over 2 acres, gross internal area is 196 sqm. The site is within the Green Belt and is also within the 400m – 5km buffer zone of the Thames Basin Heaths SPA. The proposed change of use would convert the multi office space building into a 4 bedroom home with kitchen/breakfast room, reception room, dining room, study and 2 bathrooms. OPC objected on grounds of Green Belt and loss of an employment site.  
GBC decision awaited as at 10/12/2018.

**11. Reference: 18/P/01910 and 18/P/01911 Location: Millwater, Mill Lane, Ockham, GU23 6QT** Proposal: Full and listed building consent for partial conversion of an existing barn including changes to fenestration and internal alterations. No OPC objection.  
GBC approved 21/11/2018.

**12. Reference: 18/P/01918 Location: The Orangery, Ockham Park, Portsmouth Road, Ockham**  
Proposal: Listed building consent to rebuild a section of wall opposite Guileshill Farm, Guileshill Lane. Pre-application advice was sought from GBC and was supportive. No OPC objection. GBC approved 29/11/2018.

**13. Reference: 18/P/01830 Location: Southacre, Elm Corner, Ockham, GU23 6PX**  
Proposal: Certificate of Lawfulness for existing development to establish whether the porch was substantially completed more than four years before the date of this application  
No objection by OPC. GBC decision awaited as at 10/12/2018.

**14. Reference: 18/P/02043 Location: Curley's Cottage, School Lane, Ockham, GU23 6PA**  
Proposal: Proposed timber shed at the rear of the property measuring 2.4m x 4.2m with a ridge height of around 2.65m following approval of planning application (18/P/01367) to demolish an existing double garage and loose box. No OPC objection. GBC decision awaited as at 10/12/18.

**15. Reference: 18/P/02114 Location: Slade Farm, Ockham Road North, Ockham, GU23 6PB**  
Proposal: Minor internal alterations to the approved listed building application 17/P/00442  
No OPC objection. GBC decision awaited as at 10/12/2018.

**16. Reference: 18/P/02066 Location: Ockham Bites, Old Lane, Cobham, KT11 1LA**  
Proposal: Advertisement consent for an advertising banner attached to wall of café building  
No OPC objection. GBC decision awaited as at 10/12/2018.

**17. Reference: 18/P/02055 Location: Nutberry Fruit Farm, Portsmouth Road, Ripley, GU23 9XX**  
Proposal: Change of use from agricultural building (barn) to three residential units, new entrance gates and an electrical service hut (retrospective)

OPC comments: approval given by GBC to the earlier application (17/W/00068) for change of use of the agricultural buildings to three dwellings (C3 Use class). Current application is for retrospective prior approval for a number of amendments and the roof ridge is proposed to be increased by 300mm to facilitate a 15-degree roof pitch. No OPC objection provided terms of any GBC decision are strictly adhered to and enforced. GBC decision awaited as at 10/12/2018

**18. Reference: 18/P/02187 and 18/P/02188 Location: Bridgefoot Farm, Portsmouth Road, Ripley, GU23 6BA.**

Proposal: Full and Listed building consent: single storey oak framed extension

OPC comments: the farmhouse is Grade II listed and has been extended numerous times over the centuries pre 1948. The currently proposed single storey extension to the north of the granary building is oak framed, around 5m wide and 3.8m deep, modest in size compared to the overall building. It replaces a proposal for a contemporary design with bronze cladding (over 9m wide and 4.5m deep) for which pre-application advice was sought and while considered to be acceptable in planning policy terms was thought to be "overly modern" by the Conservation Officer. The current proposal is in more traditional form and has a considerably reduced footprint. No OPC objection. GBC decision awaited as at 26/11/2018

**19. Reference: 18/P/02278 Location: Bridgefoot Farm, Portsmouth Road, Ripley, GU23 6BA**

Proposal: Listed Building Consent for replacement windows and doors to the dwelling. Opening up of a window below the sill only to create a new door opening. Existing glazed link roof to be replaced with a clay tiled roof with rooflights.

OPC comments: the house currently has a variety of windows, which are stated to be in urgent need of replacement. The design of the proposed new windows (though double glazed) has been based upon the original windows. Additionally, an upgrade and alterations are stated to be required to a single storey glazed roof linking the main house and granary building. The proposal is to replace this roof with a clay tiled roof with 2 flush roof lights and to extend the roofline to provide a small porch to the eastern elevation. No OPC objection proposed.

**b.) Guildford Local Plan update** – Awaiting details on the timeframe for the Inspector to re-open the hearing to consider the revised ONS figures.

### 18/127 Lovelace Neighbourhood Plan (NP)

Dr Aish provided an update. Dr Travers and Mr Bevan met with Tim North, an independent Planning expert recommended by CPRE to address concerns from Local Residents raised during the NP consultation. Advised that there is no need to include reference to the Strategic Sites or buildings in the NP as it is not the purpose of a NP plan. Mr Bevan and Dr Aish met with Annie Cross and 2 Cllrs from Lovelace NP group to share concerns, subsequently received a letter from 2 Cllrs who were not present at the meeting to state their concerns about the impact of the late change from Ockham. Next step, agreed to seek advice from QC Harwood on the implications of the strategic site, housing and the impact on the timings for the NP Plan. OPC to make an informed decision on receipt of the advice.

PB/MA

### 18/128 Highways

- a.) **Footpath update on clearing** – Carry forward Dr Aish waiting to hear from Colin Rayner on the missing direction signs on FWA and progress with the clearing of footpath 13A. Dr Aish agreed to follow up with Highways on clearing the pavements at Ockham Lane by the cricket club as difficult to access as the bank has spread over the pavement. Pavements need clearing along Alms Heath at the Hautboy end and the postbox end as slippery due to an excess of leaves. MA
- b.) **Pidgeonhouse Bridge to review options** – On-going issues rest with SCC, awaiting an update.
- c.) **Repeater 40mph signs on Old Lane** – Dr Aish agreed to contact Highways for an update on progress with the missing repeater 40 mph signs along Old Lane. Quote received for a vehicle activated speed sign, cost around £4K and the sign is moveable to different locations. Decision approved in principle, preference for the solar power option. Agreed to explore funding options such as CFGA, donation from the fete, increase precept and to ask Cllr Iles if there is any funding from the Highways budget. Thanks were given to Mr Walton for obtaining the quotes. MA  
ALL  
PC

### 18/129 Financial Matters

- a.) Cheques paid out/money received to bank account - Community Account as at 29<sup>th</sup> November 2018 of £11,078, Business Premium Account of £3,425. Cheques signed GB Walker garden maintenance November 2018 - £130, SLCC Enterprises Ltd Local Council Admin handbook - £134.79, Stipend 1/9/18 – 30/11/18 - £1,155, Stationery - £14.65.
- b.) Quote for tree works at the War Memorial – Approved the quote for £390 to remove the dead wood and tidy the Oak tree from GN Tree Surgery.
- c.) Precept requirements for 2019-20 – Agreed to review the budget for approval at the next meeting and to build in an inflation uplift for matched funding for projects for the Concurrent Functions Grant Aid (CFGa) and legal costs for a further consultation on the GBC Local Plan. ALL
- d.) CFGA approved projects for 2019-20 – Schemes for financial assistance were approved by GBC for matched funding of £827 for the Historic signs and £630 for the bench for the burial ground.

### 18/130 Correspondence

- a.) GBC Wisley Garden Village bid - Letter sent from OPC to Cllr Hodge, SCC Leader to express concern at the apparent policy change from SCC and lack of consultation with OPC regarding the proposal for the Wisley Garden village - awaiting a response.
- b.) Poster Joint Committee meeting – 12<sup>th</sup> December 2018
- c.) Parish Council update from Peter Stevens, Business Manager Planning Services
- d.) Notification GBC adopted West Horsley Neighbourhood Plan on 4.12.18.

**18/131 Any item for noting or inclusion on a future agenda**

- a.) Inspector Hills invited to the January meeting for an update, to check availability for the revised date of the next meeting on 15<sup>th</sup> January 2019. PC
- b.) Invited suggestions for the speaker for the AGM, Parish Councillors agreed to come back with suggestions for the next meeting. ALL
- c.) Local Resident highlighted article in Surrey Advertiser from Highways England order issued to authorise A3 closure from 10pm-6am from the Hook underpass to A3/M25 junction from 1 January -31 December 2019 for programmed cyclical maintenance and litter pick. Agreed to ask OHRA to look into and inform residents of any disruption. CW

**18/132 Dates of meetings for 2019**

Meeting dates agreed to defer the January 2019 meeting to 15<sup>th</sup>, 12<sup>th</sup> February, 12<sup>th</sup> March, 9<sup>th</sup> April, agreed to review alternatives for the AGM proposed on 14<sup>th</sup> May, 11<sup>th</sup> June, 9<sup>th</sup> July, no August meeting, 10<sup>th</sup> September, 8<sup>th</sup> October, 12<sup>th</sup> November, 10<sup>th</sup> December. PC

**18/133 Date of next meeting** – Tuesday 15<sup>th</sup> January 2019 at 8pm at the Parish Rooms.

There being no further business the meeting ended at 10.30pm.  
*Alyson Blackwell, Clerk to Ockham Parish Council*