

**MINUTES OF OCKHAM PARISH COUNCIL MEETING  
TUESDAY 11<sup>th</sup> FEBRUARY 2020  
ALL SAINTS' CHURCH  
Commenced at 8pm**

<p><b>PRESENT:</b> Dr Aish (Chair) Mrs Jamieson Miss Lofthouse Mr Waldman Mrs Walton Mr Walton</p>	<p>In attendance: Mrs Blackwell (Parish Clerk) 4 Members of the Public</p>
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**20/12 Apologies for Absence**

Apologies from SCC Cllr Iles and GBC Cllr Cross.

**20/13 Disclosure of Interest**

No disclosures of interest.

**20/14 Election of Chair**

Resolved Mrs Jamieson proposed Dr Aish as Chair. In favour: Miss Lofthouse, Mr Waldman, Mrs Walton and Mr Walton.

**20/15 Election of Vice Chair**

Resolved Dr Aish proposed Mrs Jamieson as Vice Chair. In favour: Miss Lofthouse, Mr Waldman, Mrs Walton and Mr Walton.

**20/16 Questions from Members of the Public**

Members of the Public attended and asked whether the Parish Council had read the Stiles report and whether Cllrs found it strange? Dr Aish advised that he had reviewed the document. Members of the Public asked whether the Parish Room Trustees were happy with the prices for the works, quoted examples and asked for the Trustees to explain the figures? Dr Aish reiterated that the questions were not within the remit of the Parish Council but suggested there was a need to treat the Stiles report seriously in the business proposal to the Trustees. Suggested that the best was for the Historic Ockham Group and Tony Allen to set up a working group to look at the business plan and to provide alternative estimates where they wish to challenge the costs in the Stiles report, to include the offers received of the work in kind and funds pledged from benefactors. Concluded Dr Aish and Mr Walton agreed as residents to be involved in the working party if required as it is not within the remit of the Parish Council.

**20/17 Approve Minutes of the Meeting on 21<sup>st</sup> January 2020.**

The Minutes of the Meeting on 21<sup>st</sup> January 2020 were approved and signed by the Chair.

**20/18 Matters Arising not on agenda:**

**20/03** Joint Actions Group (JAG)– Cllr Iles and Cllr Cross have followed up the actions with GBC for the JAG to address the increase in motorbike activity on the Former Wisley Airfield. Seeking to get the Police procedures reinstated with the use of dispersal orders as effective when used previously and for the Landowner to replace the signs where they have been knocked down. Reminded Residents to report incidents to the Police to call 101 and quote the reference no: 45160036052.

**19/138b.)** Concurrent Functions Grant for 2 Activated Speed Devices – Resolved as devices received and payment of £5,389.50 plus VAT approved for April 2020. Mr Walton and Dr Aish agreed to oversee the installation. Prior approval received from Highways. Approved quotes from Stocksigns of £236.68 (plus VAT) for 2 metal posts,

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quote from Stennett Landscapes for £160 (plus VAT) for the installation of the posts and quote from Came and Company of £25.95 for the Annual additional insurance premium from the next renewal date. Agreed to request insurance cover from 12<sup>th</sup> February 2020.

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**20/06b.)** Elmbridge Borough Consultations on Supplementary and Parking documents consultation – Resolved no comments received.

**20/07** Consultation on proposed upgrade works M25 Junction 10/A3 – Resolved response submitted to Highways England. Agreed to invite Mr Wade to a future meeting.

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**20/09** Mayors Award for Service to the Community 2020 – Resolved no nominations received.

**20/10** Letter of thanks to Dr Travers – Resolved Dr Aish sent the letter.

## **20/19 Planning Matters**

**a.) Current Planning Applications** - Planning Applications as at 11<sup>th</sup> February 2020, noted report received on updates:

**1. 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 comments – 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 back in November 2019 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 the 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 THBSPA and the latest application seems to have taken these factors into account. OPC agreed to object.

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**2. 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 Showpeople 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 agreed to object re lack of infrastructure and amenities, reduced air quality, height of buildings, visual impact.

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**3. 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 comments – difficult 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.

**4. 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 dwelling house* 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.

**5. Reference: 19/W/00114 Location: High Ryde, Old Lane, Mays Green, Cobham, KT11 1NJ**

Proposal: Prior notification under part 3, schedule 2 of the Town and Country Planning (General Permitted Development) Order for change of use from agricultural building to a dwellinghouse (use class C3) and associated operational development. GBC approved 31.01.20

**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 decision awaited.

**7. Reference: 19/P/01923 Location: Smithy Cottage, Ockham Lane, Ockham, GU23 6NP**

Proposal: Erection of car port. OPC objected 12.12.19 re inappropriate development within the Ockham Conservation area, 400 m to 5 kilometres radius of the Thames Heath SPA, creeping development. GBC refused 30.1.20.

**8. Reference: 19/P/01922 Location: The Old Forge, Ockham Lane, Ockham** Proposal: Erection of car port. OPC objected 12.12.19 re Inappropriate development within the Ockham Conservation area, 400 m to 5 kilometres radius of the Thames Heath SPA, creeping development. GBC refused 30.1.20.

**9. Reference: 19/P/01909 Location: Manor Farm Bungalow, East Lane, West Horsley, Leatherhead, KT24 6HQ** Proposal: Erection of 139 (138 net) residential homes alongside provision of Suitable Alternative Natural Greenspace (SANG) and ancillary teaching and sporting accommodation, with associated accesses, car parking, refuse/re cycling storage, landscaping, earthworks and infrastructure following demolition of existing bungalow and agricultural buildings. OPC objected 12.12.19 re a) unacceptable impact on highway safety, unacceptable air quality levels, inadequate infrastructure (primary sch, doctor surgery, parking at station), within 400 m to 5km buffer TBHSPA, in contravention of policy WH2, WH3, WH13, WH15 of WHNP. No of houses in excess of those allowed for within Policy A37 of Guildford local plan. Withdrawn

5.2.20.

**10. 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, 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. Proposed development falls within the 400 m to 5 kilometres radius of the Thames Heath SPA and 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. GBC decision awaited.

**11. West Horsley Conservation proposal.** Resolved Cllrs agreed to support the proposal.

**b.) GBC Strategic Development Framework Supplementary Planning document for Strategic Sites – Consultation from 20<sup>th</sup> January 2020 to 24<sup>th</sup> February 2020.**

Noted Solicitors advice if OPC are successful with the Appeal the FWA site would be taken out of the Local Plan and the slips at Burnt Common. Resolved that Mrs Jamieson agreed to circulate a draft response for Cllrs to comment in the event that the Local Plan is adopted.

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**c.) Update on Section 113 Appeal – Decision awaited for leave to Appeal the decision. Resolved for the invoice received for £10k for the adverse costs payable to GBC to be sent to WAG to arrange payment from donations received.**

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**d.) Update Lovelace Neighbourhood Plan (NP) – Examination commenced 20<sup>th</sup>**

January 2020, awaiting feedback.

### **20/20 Highways Update**

a.) Notification from Surrey Highways of temporary traffic order for closure of Ockham Road North (B2039) Ockham/West Horsley between the junctions with Long Reach and with East Lane – Noted road works planned for 12<sup>th</sup> & 13<sup>th</sup> February 2020.

### **20/21 Ockham Village Green (OVG) Project**

a.) Report shared from Doug & Emily Inge following discussions with Gristman Tree Surgery Ltd. Led to their decision to stand down from the project as the feedback showed limited scope to provide some by-products from the coppicing to help support the work and efforts involved. Acknowledged receipt of a letter sent from a Resident regarding potential concerns re noise, pollution impact of removing trees and parking issues for OVG without consultation. OPC replied to re-assure only fact finding at this stage and gathering information. Agreed to share any plans and invite Residents to take part and comment on the plans as part of the project. Mr Inge had agreed to find out from the Woodland Trust about any licence fees, resolved to follow up to find out if received a response.

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b.) To consider applying for funding for community projects supported by RHS Wisley to use for OVG - Resolved not in a position to apply for funding for OVG at this stage and agreed to contact them at a later stage to ask for advice.

### **20/22 Financial Matters**

a.) Cheques paid out/money received to bank account balance – Business Current Account as at 30<sup>th</sup> January 2020 - £11,732.88.

b.) Review proposal for a payment of £250 to All Saints' Church in the budget for 2020-21 for meetings. Resolved as approved £250 per annum as a gesture.

### **20/23 Correspondence**

a.) GBC invite to a focus group to gather views as part of the peer challenge review on the role and operation of the Planning Committee – 25<sup>th</sup> March 4-5pm at Millmead House. Mrs Jamieson agreed to attend.

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b.) Notification from West Clandon NP Plan Consultation – comments by 31/3/20.

c.) SSALC Board Commissioned a Strategy review - request for comments by 28<sup>th</sup> February 2020. Agreed to submit the completed survey.

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### **20/24 Any item for noting or inclusion on a future agenda**

a.) Noted Mr Walton has requested a revised quote for the Historic Ockham signs from Stocksigns, to be erected at the junction of Green Lane to mark the boundary. Mr Walton agreed to circulate and the revised wording for the signs. Resolved to review whether to carry forward the project to next year or place the order in March 2020 as provision made in the 2019/20 budget for the CFGA project.

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b.) Mr Walton advised contacted Highways about the about the signs advertising food at Ockham bites.

c.) Concern raised with Highways England by Mrs Jamieson that engineers are driving across OVG to access the SPA without permission from OPC. Awaiting a response from Mr Wade.

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**20/25 Date of next meeting** – 10<sup>th</sup> March 2020 at All Saints' Church at 8pm.

There being no further business the meeting ended at 9.35pm  
*Alyson Blackwell, Clerk to Ockham Parish Council*