

**MINUTES OF OCKHAM PARISH COUNCIL MEETING
TUESDAY 12TH JANUARY 2021
held remotely on Zoom due to Covid-19 restrictions
Commenced at 7.30pm**

<p>PRESENT: Dr Aish (Chair) Mrs Jamieson (Vice Chair) Miss Lofthouse Mr Waldman Mr Walton Mrs Walton</p>	<p>In attendance remotely: Mrs Blackwell (Parish Clerk) GBC Cllr Cross SCC Cllr Iles 2 Local Residents Mr Pazourou Community & Green Infrastructure Project Manager Taylor Wimpey Ms Soor Planning Manager Taylor Wimpey</p>
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20/143 Apologies for Absence

No apologies received.

20/144 Disclosure of Interest

No disclosures of interest.

20/145 Questions from Members of the Public

A Local Resident in attendance raised two questions:

Question 1 – Reference to a question raised in October 2020 about the deteriorating state of the Parish Rooms as no maintenance has been carried out for 18 months as the Parish Rooms come within the remit of the Parish Council as a Community Asset. Dr Aish responded that the Parish Council are not doing anything to renovate the Parish Rooms, as it is not an asset of the Parish Council. Agreed to forward the request to the Trustees of the Parish Rooms.

MA

Questions 2 – Asked why no trees have been shown along Hyde Lane on the map sent out by Taylor Wimpey in their Newsletter as the border maybe exposed to the conservation area. Dr Aish responded it is not part of the Site.

The Chair asked if there were any other questions from Members of the Public before proceeding with the Agenda.

20/146 Discussion with Taylor Wimpey

Mr Pazourou and Ms Soor from Taylor Wimpey were welcomed to the meeting. Agreed that an extract of Minute of the discussion with TW will be send to Mr Pazourou. Advised that OPC Minutes of Meetings as a Public Record are on the OPC website. The Chair referred to the 40 questions sent in advance of the meeting to TW relating to unanswered questions raised in various meetings and some additional questions. The discussions focussed on some of the questions on the list and recent announcements: Q1 - Invited TW to respond on the impact of the decision received today that the Secretary of State is not giving a decision on the M25/A3J10 project deferred until 12th May 2021?

PC

A: Mr Pazourou responded on DCO decision and delay. Impact TW will not submit an outline Planning Application until ready to do so. Programme to submit the Outline Planning Application was due in May 2021; hope to have a decision in advance of submission. Tasked the Design Team to review any impact on the assessments. For now will carry on with transport modelling to support the EIA work. Need to wait to hear back from the Design Team to review any implications and may lead to further updates. Q2 – Will you defer the Stub Road Planning Application in view of the delay?

A: Not sure yet, will need to discuss with GBC, as the Grampian condition will still remain and would be after the DCO decision. Only reason why the Stub Road Application was submitted was in line with the Highways England build programme if it

went ahead, but the decision has now been delayed.

Q3: Asked about delayed as GBC require another report for the Stub Road and the SANG?

A: No further information required for the Stub Road. For the SANG looking at the Environmental Statement to submit to GBC next week to re-start the Consultation as part of the 16-week statutory period. Also liaising with GBC on Committee dates. Cllr Cross clarified not just a 4-month delay, met with HE and if the work to clear the trees did not start in February it would be delayed due to bird nesting until the autumn.

Q4: Cllr Iles as representative of SCC, huge reservations about the Burnt Common slips and reasons why HE are asking for more information and being revisited. Impact on traffic through Ripley Village and the infrastructure in the Guildford Local Plan. Making HE aware that these are essential for delivery of the Guildford Local Plan, concerned that decisions do not fall between TW and HE?

A: TW have made an allocation in the cost plan to deliver the Burnt Common Slips. Highways England has a process to undertake before they can connect to a strategic network. Started collective engagement with various stakeholders and asked for evidence by 29th January 2021 on the Ripley South Study and with various Parish Councils to start the study process.

Q5: SCC Cllr Iles raised concern about the reference to a four form Secondary School on the Site, as no clear need and would de-stabilise other schools in the area. Only looking at Primary School on the Site. Asked for joint representations with SCC and GBC going forward?

A: Been in discussion with GBC and SCC. Agreed to look to have joint meetings to discuss with GBC and SCC on provision.

Q6: Vast majority of neighbours are concerned about the marketability and potential value of their properties affected by the potential Site Development but this is generally denied by TW? What is your position now?

A: Related to the question our properties will be blighted by the development. Principle of the development has been set by GBC on the FWA in the Local Plan. Too early to make assumptions as a 10-12 year build programme and not in a position to comment. Made a commitment to work with the community to mitigate the perceived nuisances.

Q7: Concern about cultural mismatch of the density of 'Tower Hamlets' in the middle of a small hamlet, seeking some comfort not trying to maximise profit with so many units?

A: Holding Community Consultation events as keen to respect the surrounding settlements. For example, for Ockham Lane looking at off setting development with lower density and height to respect the heritage and listed buildings. In terms of numbers Local Plan states approx. 2,000 and TW are master planning for 2,000, even though the New Local Plan has 3rd party land to the side. TW don't want a concrete village investing in SANG, RHS Wisley to the North, acknowledge different to surrounding villages with more urban feel around the centre with transition from rural to urban feel.

Q8: Anyone buying a house instead of green fields will have 10-12 years of building and this will impact people buying homes?

A: Acknowledge construction is not the nice part but the need for new homes has been identified and why TW started Neighbourhood & CLG Meetings to do what they can to minimise the impact. Will listen to RHS Wisley and other stakeholders where they can during construction.

Q9: How high are you proposing buildings to be in the development?

A: Various building heights across the area depending on the outlook. Maximum of 4 storeys in isolated part of the 'central village'. Coordinating with the topography of the site. Cllrs advised the runway is the highest point on the landscape.

Q10: On the list of questions re: sewage – Delivery of 150 houses in first year seen as Thames Water problem of insufficient capacity at Ripley sewage, what is the plan to address this?

A: Will not be completing 150 homes in the first year as not feasible. Meeting with Thames Water this week to look at when the works to the Ripley sewage need to be

upgraded. Working on the Infrastructure delivery plan, feeds into planning conditions and Section 106 to discuss with GBC.

Q11: Cllr Cross questioned 4 storey buildings being in breach of the Neighbourhood Plan near final stage of adoption and carries significant weight with planning decisions, states that buildings anywhere in Lovelace Ward should be no higher than 3 storeys?

A: TW Agreed to send an email to Cllr Cross to outline why TW do not see it is in conflict with the NP to discuss.

Q12: Great concern from Neighbours as in communications from TW it is seen as a done deal and communications should make it clear that information presented is subject to planning approval?

A: Agreed to take back the feedback to reflect on. For clarification for the Minutes no planning permission has been given.

Q13: Concern whilst the website has a feedback facility, some feedback saying 'no development please' are not recorded and reflected in the feedback?

A: Mr Pazourou agreed to review with Cratus to run through the feedback to see where the comments feature. Some questions are yes or no rather than comments.

Re: Q26 on list - the number of people who responded to the Consultation - 9 people from Lovelace Ward but it did not ask the question about whether people were for or against the development.

Q14: Re: Q27 on list – Any plans to improve the Old Lane A3 junction?

A: Some confusion to clarify the Old Lane A3 would be improved by the DCO if approved. Response refers to Elm Corner Junction on A3, believe will be blocked up.

Q15: Re: Q25 on list, already a cricket pitch why another?

A: Noted feedback that the Community do not want another pitch.

Q16: Re: Q36 on list, Traffic modelling for the Stud Road is unsatisfactory?

A: For the Stud Road application used HE modelling information and discussed with RHS Wisley. TW wanted to do their due diligence modelling for the FWA to ensure up to date on assumptions.

Q17: Re: Q40 on the list, concern that the consultation meetings have led to cynicism, as questions have to be submitted and not necessarily answered?

A: Balance engaged early; appreciate frustrating as not there yet on some aspects with modelling and off site cycle routes. Will look to engage when the information on off site cycle routes is available and with the CLG before consulting with the wider community.

Q18: Whilst there is a lot of consultation and meetings, where there are no answers it reduces the effectiveness of the consultation?

A: Noted that some questions are answered in other arena and looking at signposting answers to questions where publically available. Plan to look at the questions presented by OPC and to signpost where information is publicly available.

Q19: Mr Scotland, Vice Chair OHRA has been in discussion regarding OHRA representation on the CLG. Concerned as represent the Community on a different level and don't feel consulted well to date. Asked for dates of future meetings to plan attendance and requested information to be shared with OPC and OHRA to share with the Local Community?

A: Next CLG Meeting 28th January likely to discuss Design. Offered a 1:1 Meeting with Resident Associations, to contact Mr Pazourou if of interest or David Parry. Also holding Neighbourhood Meetings opportunity to ask questions on intentions and master planning. Encourage Residents to join next meeting end Feb/early March to ask questions, sits outside of the planning process.

Q20: Comment by Local Resident at a previous meeting Lee Davies advised TW will pay for the upgrade of the Ripley sewage and drainage as required.

A: Noted.

Thanks were given to Mr Pazourou and Ms Soor for attending the Meeting. Mr Pazourou agreed to respond on the unanswered questions for the tracker and suggested a live log of questions.

20/147 Approve Minutes of the Meeting on 8th December 2020

The Minutes of the Meeting on 8th December 2020 were approved and will be signed by the Chair. MA

20/148 Matters Arising not on agenda:

20/108b.) Members Community Grant Allowance – Cllrs expressed their appreciation for the Grant Allowance of £500 towards the upgrade of the OPC Website.

20/122 Ockham Village Green – Tree works planned have been deferred by Gecko Solutions.

20/125 b.) CFGA 2020-21 Vehicle Activated Signs (VAS) – 3 poles installed now need to install the VAS. Agreed to ask the supplier if they can install or advise on the installation of the equipment. GW/MA

20/119 Coronavirus Measures and Update from Cllrs Iles - Infection rates high, need to help reinforce the message to follow the rules as 46% spike in infection rates and 140% increase in hospital admissions from 30th December 2020 to 8th January 2021. Vaccination centres on stream, Surrey Heartlands Clinical Commissioning Groups leading on this. G Live coming on stream as a Vaccination Centre. Range of Services working in this lockdown including community recycling, libraries but high level of sickness, will be kept under review. Support for teachers, doing a great job.

20/136 Flood Monitor – Mr Waldman agreed to set up a whatsApp group and invite volunteers to flag issues and share photos of the problems to report. SW

20/137b.) Budget for 2021-22 - Closed item, budget approved and precept requirements submitted.

20/138 Concurrent Functions Grant Aid (CFGA) Projects

a.) Concurrent Functions Grant Aid 2021-22 - Mr Walton agreed to take the lead on the project and design of the paving with the contractor. Parish Clerk agreed to send the quotes received to Mr Walton. Mr Walton proposed a plaque for Ms Elliott for the bench for the new seat. Condolences for Ms Elliott family were given. Discussion took place on whether the War Memorial was the right place. Suggestion that the cricket club may wish to consider planting a tree as more appropriate with connections with the cricket club. PC

20/139 Enquiry regarding footpath from Whitehall Lane – Closed item, responded.

20/149 Planning Matters

a.) **Planning Applications as at 8.1.21:** Updated report circulated to Cllrs:

1.Reference: 2020/3152 Not Guildford but Elmbridge Location: Black Swan Old Lane Cobham Surrey KT11 1NG Proposal: Single-storey rear/side outbuilding.

Application to create a replacement seating area for part of the existing outdoor seating/dining area that already exists at the Black Swan. Replacement area will be a structure adjacent to but independent of the main building and will be oak beamed and fully glazed with a retractable roof. Another outdoor seating area between this replacement area and the car park and this will be unaffected by the proposal. OPC agreed no objections.

2. Reference: 20/P/02067 Not Ockham but West Horsley see also 19/P/01909 below Location: Manor Farm, East Lane, West Horsley, Leatherhead, KT24 6HQ

Proposal: Hybrid application for a) Outline planning application for 7 self-build/custom build dwellings with access from Long Reach and b) Full planning application for the erection of 132 dwellings alongside provision of Suitable Alternative Natural Greenspace (SANG), together with new Junior Sports Hall, two Padel Tennis Courts and Nursery School Facility with associated accesses, car parking, refuse/re cycling storage, landscaping, earthworks and infrastructure following demolition of existing bungalow and agricultural buildings. Agreed to liaise with West Horsley Parish Council and review. Concerns expressed out of character, density, flooding and traffic implications. IJ

b.) Discussion on support with reviewing large planning applications – Dr Aish and Mrs Jamieson agreed to discuss outside of the meeting with WAG. MA/IJ

c.) Taylor Wimpey – Former Wisley Airfield – Feedback Community Liaison Group

No additional items to add as discussed earlier on Agenda.

20/150 Highways Update

a.) M25 J10/A3 Wisley Scheme – End of Year Update from Jonathan Wade – Noted, subsequent announcement from SOS delayed.

b.) Proposed M25 J10/A3 Wisley Interchange improvement scheme launch Virtual Public Information Exhibition in February 2021 - Noted

20/151 Invite to join the Working Group on Climate Change

OPC invited to join the Working Group with Neighbouring Parish Councils. Mrs Jamieson circulated the Minutes of the last meeting. Mrs Walton agreed to look at what is involved and consider representing OPC. Mrs Jamieson agreed to send Mrs Walton the information.

IJ/CW

20/152 Financial Matters

a.) Cheques paid out/money received to bank account balance – updated budget and cash book circulated to Cllrs. Community Account as at 12.1.21 - £17,145. Approved payment: Garden Maintenance - £120 for November 2020.

b.) Review ideas for the Community for ‘ Your Fund Surrey’ – Details also shared with Local Residents via OHRA mailing list to invite ideas. No projects submitted to date.

ALL

20/153 Discuss proposals to update the OPC website.

Noted under item 20/108b Grant of £500 towards the costs. Mr Waldman agreed to review websites used by Neighbouring Parish Councils and report back with recommendations.

SW

20/154 Correspondence

a.) SCC top line briefings received and noted.

20/155 Any item for noting or inclusion on a future agenda

a.) OPC agreed for Mrs Jamieson to follow up with Mr Holman at GBC to discuss the letter from a Local Resident about tree preservation.

IJ

b.) OPC broken signpost near the Black swan – Mr Scotland agreed to send a photo to identify what needs to be repaired.

20/156 Date of next remote meeting – Next meeting 9th February 2021 via Zoom at 8pm.

There being no further business the meeting ended at 9.30pm
Alyson Blackwell, Clerk to Ockham Parish Council