

**MINUTES OF OCKHAM PARISH COUNCIL MEETING
TUESDAY 12th MARCH 2019
THE PARISH ROOMS
Commenced at 8.05pm**

<p>PRESENT: Mr Bevan (Chair) Miss Lofthouse Mrs Walton Mr Waldman</p>	<p>In attendance: Mrs Blackwell (Parish Clerk) SCC Cllr Iles 2 Local Residents</p>
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19/28 Apologies for Absence

Apologies from Dr Travers and Dr Aish.

19/29 Disclosure of interest.

Mr Bevan disclosed an interest in Planning Application reference: 19/P/00323 Bridge End Cottage and agreed to refrain from the discussion. There were no other disclosures.

19/30 Questions from Members of the Public

Discussed the siting of the replacement Ockham Parish noticeboard. Agreed to cut the hedge to box height and place the noticeboard in the middle with the bench to the side. Mr Walton agreed to oversee the arrangements with the contractor.

GW

Mr Walton has provided the details about the Parish Rooms to Mr Bevan. Agreed it is a matter for the Parish Room Committee.

19/31 Approve Minutes of 12th February 2019

The Minutes of the meeting on 12th February 2019 were approved and signed by the Chair.

19/32 Matters Arising not on agenda:

19/04 Follow up actions Sergeant Turner, Specialist Neighbourhood Team – Close item. Cllr Iles sent an update to Cllrs to report back.

18/29 Flooding issues near Upton Bends - Cllr Iles informed following up the investigation from the Engineer. Works expected to start shortly.

JI

18/102 Review of Burial Fees -To carry forward.

18/131 Invited speakers for the AGM – Close item. Zoe Channon, Liaison Officer, Surrey Wildlife Trust agreed to be the guest speaker at the Annual Parish Meeting.

PB

19/12a. GBC Wisley Garden Village bid – Response received from Cllr Kemp on 22nd February 2019 to the letter sent from OPC. OPC submitted a FOI request on 5th March 2019 to SCC for further information. Response expected within 20 working days.

19/23a.) Footpath update on clearing – Mr Walton advised that Highways has cut back the verges to improve access to the pavements.

CT/PC

19/23b.) Pigeon House Bridge – Informed by Cllr Iles that the priority for SCC is to address unsafe bridges. However, acknowledge the Right of Way duty to progress the matter. Cost c£350, advised resident from Ripley offered to do some fundraising towards the costs. Agreed to keep under review.

19/33 Planning matters:

a.) Planning Application as at 11/03/19, noted report received on updates:

1. **GBC Draft Local Plan** - Planning Inspector's final report awaited.
2. **GBC application for site to be a 'Garden Village'** – OPC objected.
3. **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 has been submitted to Surrey County Council (ref: 2017/0194) and registered with GBC (ref: 18/CON/00017). OPC submitted an objection letter to SCC and GBC. The applicant has withdrawn the retrospective planning application. Cllr Iles to keep OPC update. Meeting held with the relevant Officers and the campaign group.

Jl

4. 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. Amended access submitted and description amended 27/02/19. Cllrs considering amendments. OPC comments: The application is revised following GBC's concerns regarding the level of information submitted with regard to ecology and flood risk. OPC's previously expressed concerns/objections regarding access onto Ockham Road North though marginally ameliorated are restated as are the concerns/objections regarding the siting of the stables so near to, and clearly visible from, the Road thereby significantly impinging on the openness of the Green Belt.

5. Reference: 18/P/01849 Location: Forest View, Long Reach, Ockham, GU23 6PG Proposal: Change of use from Office (B1) to Residential (C3). OPC objected on grounds of Green Belt and loss of an employment site. GBC approved application 20/02/19 subject to conditions and s.106 agreement.

6. Reference: 18/P/02374 Location: Tankards, Ockham Road North, Ockham GU23 6NQ Proposal: Erection of a part single storey, part two storey extension, linked outbuilding with basement following demolition of existing outbuilding and alterations to the existing dwelling. OPC expressed some concerns over the cumulative scale, bulk and mass of the various extensions within the Green Belt and in the non-designated heritage asset of Ockham Park within which Tankards is situated but raised no formal objection. GBC approved application 12/02/19.

7. Reference: 18/P/01192 Location: Ripley Village Hall, High Street, Ripley

Proposal: Construction of a replacement village hall and ancillary building including construction of two one bedroom flats, demolition of existing village hall

OPC comments: this site does not lie within Ockham Parish and GBC has not sought OPC's views but Ripley PC has informed OPC of the proposal and willingness to receive comments. OPC has no objection to the application. GBC approved application 20/02/19 subject to conditions.

8. Enforcement: OPC has queried with 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 08/03/19

9. Reference: 18/P/02403 Location: Royal Horticultural Society Gardens, Wisley Lane, Wisley, GU23 6QS Proposal: Variation of conditions (wall and roofing colour and finish), no 3 (external fittings) and no 4 (wall and roofing materials) of application no 16/P/00976, approved on 30/09/2016 to amend the condition wordings allowing discharge after the building works are started. OPC no objections. GBC decision awaited 08/03/19.

10. Operators Licence application by J Bath Surfacing Limited to operate 5 vehicles at Newmarsh Farm, Horsley Road, Cobham, KT11 3JX. OPC comments: Site is just outside Ockham Parish. Operations at the site appear to have spread significantly over the years and to have become something of an eyesore. East Horsley PC have previously expressed concerns about the site. The current proposal needs to be considered in the context of e.g. additional environmental impact, suitability of access to the public highway, and more vehicles on site. Surrey CC decision awaited 08/03/2019

11. Reference: 19/P/00086 Location: Romelli, Ockham Road North, Ockham, GU23 6NL Proposal: Creation of a dropped kerb to allow better access to dwelling. OPC comments: concerns re both existing and proposed access ways which are near a partially blind corner on Ockham Road North but no objection provided GBC and Highways Authority agree safety aspects. GBC decision awaited 08/03/2019.

12. Reference: 19/P/00091 Location: Blackmore Farm, Ockham Lane, Cobham, KT11 1LZ

Proposal: Certificate of Lawfulness for existing use to establish whether the use of the building as stables were substantially completed more than four years before the date of this application and land for grazing and exercising of horses began more than 10 years before the date of this application. OPC comments: OPC has no record of historical use but based on submitted evidence has no objection. GBC approved the application 05/03/2019.

13. Reference: 18/P/02402 Location: Hunters End, School Lane, Ockham, GU23 6PA

Proposal: Erection of a two storey side extension, single storey flat roof rear extension and changes to fenestration following partial demolition of existing garage. OPC no objection. GBC decision awaited 08/03/19.

14. Reference: 19/P/00238 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 cill only – to create a new door opening. Existing glazed link roof to be replaced with a clay tiled roof with rooflights. OPC comments: this application supersedes 18/P/02278 (to which OPC had no objection but which was withdrawn). The new application is for similar work but now incorporates amendments suggested by GBC Planning in pre-application advice. No objection. GBC decision awaited as at 08/03/2019.

15. Reference: 19/P/00323 Location: Bridge End Cottage, Ockham Lane, Ockham, GU23 6NR

Proposal: Proposed conversion of loft space to habitable accommodation including dormer window to front and rear elevations and roof light to side elevation. Changes to fenestration including new side doors on south elevation. Mr Bevan declared an interest and agreed to refrain from the discussion other than to correct an error in the south east boundary of the garden as described in the plans attached to the application. Cllrs agreed to forward comments to Cathy Walton.

16. Reference: 19/T/00058 Location: Brook House. Proposal: Application for tree works. T1 Ash tree – remove lowest 3 branches. T2 Cypress – Fell to ground level. T3 Ash tree – reduce back to old reduction points (Ockham Conservation Area). OPC comments: this site is within the Ockham Conservation Area. The trees are in the rear garden and are not subject to TPOs. However, they are not stated to be diseased, in danger of falling or likely to cause subsidence or structural damage. Further enquiry to be made.

17. Reference: 19/P/00377 Location: Royal Horticultural Society Gardens, Wisley Lane, GU23 6Q

Proposal: Variation of condition 17 of 16/P/00976, approved to allow alterations to the scheme and substitution of drawings numbers. OPC comments: the variations (to the approved erection of a two storey building accommodating science, education, research and restaurant facilities) though numerous appear to be relatively minor design features internally and externally.

18. Reference: 19/P/00359 Location: Forest View, Long Reach, Ockham, GU23 6PG

Proposal: Erection of car port. OPC comments: GBC recently approved the change of use of a single storey office to a residential building at this site (which is of reasonable size). The proposed car port comprises an oak frame structure with plain roof tiles to match the existing building with spaces for 2 vehicles, plus storage for bins, logs and bicycles. Cllrs agreed to consider and send any comments on the application.

b.) Guildford Local Plan update – Hearing taken place to review household projections. Awaiting report from the Inspector.

GBC engaged David Lock Associates to run two workshops to look at the strategic sites, not in terms of the concept but to focus on if the sites went ahead the practical problems and how they could be alleviated. Parish Councils were invited to the workshops. Dr Travers and Mr Bevan attended the first workshop. Received the notes of the event. OPC disagree with the content of the notes and has written to GBC to express the views.

c.) **Lovelace Neighbourhood Plan (NP)**– Feedback given at the LNP Group meeting by Richard Harwood QC on the matters raised in the letter to him of 1 February 2019. Dr Aish attended from OPC. Concluded Local Plan (2003) refers to the Green belt so not supportive of the development on the site. Advised it was not appropriate to use the NP to dispute the strategic site. Agreed to complete the plan for submission as soon as possible.

19/34 Highways

- a.) Litter problems – Update on actions from the last meeting. GBC agreed to undertake litter pick on Old Lane. Parish Clerk to respond to thank Galvin Gillies at GBC for the progressing the request.
- b.) Miss Lofthouse attended the meeting arranged with Zoe Channon at Surrey Wildlife Trust (SWT) with David Scotland and Christine Townsend from OHRA. Advised SWT are reviewing night car park charges and have put up no litter signs or overnight stays. SWT has a contractor to do a monthly litter pick. OPC requested car park to be closed at night. Discussed with SCC Cllr Iles whether SCC would contribute to the cost of a night barrier to the car park and about a police undertaking periodic night visits. Cllr Iles suggested a response to the Joint Committee to look at a request for future investment or to explore an increase in precept towards the cost. Agreed to raise the concerns at the AGM and to ask Residents for feedback. Miss Lofthouse agreed to circulate the notes of the meeting with SWT. Zoe Channon agreed to attend as the guest speaker at the AGM. JL
- c.) OHRA has written to Highways regarding the hazardous litter discarded by lorry drivers on the A3 lay-by to request larger bins and for the litter to be cleared. Miss Lofthouse agreed to draft a letter to Highways from OPC. JL
- d.) Received details from GBC on the Great British Spring clean initiative. Sent the details to OHRA as they arrange the spring litter pick.

Update from Cllr Iles on Highways - Informed of works carried out for safety improvements to signage at the Black Swan. Re-surface of the road at Guilehill North.

19/35 Financial Matters

- a.) Cheques paid out/money received to bank account - Community Account as at 27th February 2019 £7,305, Business Premium Account of £3,427. Cheques signed for Stipend (1.12.18 to 28.2.19) - £1,365, Affinity Water (1.10.18 to 31.3.19) - £14.81, Ockham Parish Room Hire (1.10.18 to 31.3.19) - £303.
- b.) Alabet Consultancy agreed to conduct the internal audit at year-end.

19/36 Parish Elections

Details of the election timetable were circulated to Cllrs and nomination packs were available at the meeting. Receipt of nominations to be hand delivered to Elaine Bradbrook, GBC Electoral Services Manager from 22 March 2019 and deadline by 4pm on 3 April 2019, advice to submit before the deadline. Mr Bevan confirmed his intention to resign at the next meeting due to a pending house move.

19/37 Correspondence

- a.) Invitation to a Community Led Housing workshop – 28th March 2019 from 7-9pm at Guildford Baptist Church. Parish Clerk agreed to circulate details to Cllrs to respond if interested in attending. ALL
- b.) 12 week Public Consultation about Surrey's fire and rescue services. On line consultation at www.surrey-fire.gov.uk runs until 26th May 2019.

19/38 Any item for noting or inclusion on a future agenda

- a.) Informed of a Memorial for Charles Hewlett taking place at 1pm on 21st March

2019. Parish Council agreed to write to express their condolences to the family and gratitude for all his works as a Parish Councillor and Residents Association. Agreed to plant a Memorial tree in the Cricket Ground from OPC and the OHRA.

PB

19/39 Date of next meeting – Tuesday 9th April 2019 in the Parish Rooms. The Parish Meeting to start at 6.30pm and the Annual Parish Meeting at 8pm. Miss Lofthouse agreed to arrange the refreshment for the Annual Parish Meeting.

JL

There being no further business the meeting ended at 10.05pm
Alyson Blackwell, Clerk to Ockham Parish Council