

MINUTES OF OCKHAM PARISH COUNCIL MEETING
TUESDAY 12th MAY 2020
held remotely on Zoom due to Covid-19 restrictions
Commenced at 8pm

<p>PRESENT: Dr Aish (Chair) Mrs Jamieson Miss Lofthouse Mr Waldman Mr Walton Mrs Walton</p>	<p>In attendance remotely: Mrs Blackwell (Parish Clerk) SCC Cllr Iles Mr Davis, Technical Director Taylor Wimpey Mr Pazourou, Community & Green Infrastructure Project Manager Taylor Wimpey Mr Newton Planning Manager Taylor Wimpey</p>
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20/48 Apologies for Absence

Apologies from GBC Cllr Cross.

20/49 Disclosure of Interest

No disclosures of interest.

20/50 Presentation from Taylor Wimpey

Representatives from Taylor Wimpey (TW) were invited to the zoom meeting to meet the Cllrs and to give a short presentation. Introduced team for Former Wisley Airfield (FWA), Three Farm Meadows: Lee Davis Technical Director, Antonis Pazourou, Community and Green Infrastructure Project Manager and James Newton Planning Manager. Camille Soor, Planning Manager, is part of the team but did not attend the meeting.

Outlined other developments TW are building in the Home Counties; redevelopment of Prince Philip Barracks Bordon, Hampshire they felt similar to FWA with 2,400+ new homes and new town centre, schools & leisure facilities, 64 hectare SANG. Keen to create a new community as in East Hants. Cllr asked about density of dwellings on the developments, response from 40 dwellings per hectare, average 30-35 dwelling per hectare, some densities changing. Other large community developments: Westvale Park Horley 1500+ homes, Forge Wood Crawley 1900+ homes and Leybourne Chase Kent flagship development of 750 homes. More local developments if want to visit and give feedback at Montague Place Worplesdon, Station View Guildford example of town centre development, Ash Green Lane Tongham and Beldam Bridge Gardens West End. TWUK acquired FWA on 9th March 2020, since then attended meetings with GBC, SCC and other stakeholders. Cllr reported that the previous planning application was rejected. Mr Lee responded decision rests with GBC as the housing site has been adopted in the Local Plan. Value opportunity to meet stakeholders and GBC as keen to listen to thoughts on what OPC want to see in the application. Suggestion made by Cllr to stop referring to the Site as FWA and to use Three Farm Meadows.

TW as responsible landlord are keen to explore options to support the Local Authorities and Community to address the anti-social behaviour on the Airfield. Invited to present ideas at the Joint Action Group (JAG) meeting in May. Plans include to focus on social media, to engage security to patrol, revise signage and to keep measures under review. Cllr Iles updated on issues not addressed. GBC have not patrolled the parking as often arrive by van. Looked at putting tree logs on Highway verge to deter, would need a joint action plan. Other issues raised by Cllrs: fly tipping at Ockham Lane and at access points, antisocial behaviours and sexual activity at Elm Corner access point. Also raised recent issue of 3 motorcycles on Bridleway and in private drive last weekend. Police measures have been effective with time-limited orders and tasked officers to attend. Footpaths and bridleways marked. The Chair requested broken signs for footpaths and bridleways are re-instated. TW agreed to address as part of the revised signage

strategy. Informed of horse stile specially designed for access at Elm Corner as a bridleway. TW response no intention to fence the site, need to balance freedom for appropriate use and to address trespassers.

TW in process of appointing a design team to share the vision for Wisley. Ecology surveys happening on site. Other surveys not TW, discussion with Highways England (HE) following comments from Elm Corner Residents. Next steps to address security measures, stakeholder engagement and to appoint design team. TW informed received a lot of requests to use the site whilst due diligence is concluded e.g. media company to film on the Airfield. Invited the Parish Council to consider if they want anything to happen on the site or not and if approved suggestion to use the funds to re-invest in the community. Cllrs agreed to discuss and respond. Expressed initial concern of previous impact for the village during the filming of warhorse.

ALL

Cllr asked about timeframe. Response Planning Application likely to be by March 2021, subject to stakeholder consultation. Appointing Designers need to understand views, numbers, road structure and sustainable transport. Blank sheet at this stage, in it for next 8-10 years aim to be sustainable. Cllr asked about the impact of Junction 10/M25 works by HE. Mr Davis advised Section 106 applies; development cannot open until DCO works are done and open. Need to do traffic modelling, cycle networks. Cllr questioned, as Ockham is already a Community why is the development referred to as a new community. Response rules set by GBC, acknowledge need be developed organically. Felt intrinsically important as the development sits within the hamlets of Ockham. TW gave a commitment to engagement. The Chair thanked TW for attending the meeting, wished them well on behalf of OPC and asked them to keep OPC informed.

20/51 Approve Minutes of the Meeting on 14th April 2020

The Minutes of the Meeting on 14th April were approved and will be signed by the Chair.

MA

20/52 Matters Arising not on agenda:

20/39a.) Remote meetings during Covid-19 – Issues remain outstanding on how to get the public involved in remote meetings. Agreed for the next meeting to ask the Public on the website if they would like to attend to contact the Parish Clerk to request details to join the remote meeting on zoom. Acknowledged TW to be responsible to hold their own meetings on engagement.

20/33c.) Concurrent Functions Grant Aid Historic Ockham signs – Agreed to carry forward.

20/44c.) Concurrent Functions Grant Aid for 2 vehicle activated signs - Mr Walton waiting to hear from Stennett Landscape about installing the 2 posts with the concrete footing. Several sites have been approved with Bahram Assadi, SCC Highways on basis likely to have the greatest impact on Ockham Road North opposite Lovelace Cottages and on Old Lane for traffic emerging from M25 direction. Mr Waldman asked for more information on what other sites were feasible and on the decision for the 2 sites identified. Dr Aish agreed to look back at the information and to share the details with the Cllrs.

MA

20/44b.) Revised invoice received from the solicitor for the Appeal to the High Court – Approved amended final invoice for the Parish Council's costs, adjusted by the Solicitors due to an internal accounting error, final balance of £13,264.24 to be met by WAG on behalf of OPC. Agreed for OPC to reclaim the VAT of £2,122.71.

PC

20/53 Planning Matters

PLANNING APPLICATIONS AS AT 06/05/20 W refers to prior notification application:

1. **Reference 20/T/00111** Location Brook House, Ockham Lane, Ockham GU23 6NP. Proposal: Fell Cyprus tree. Cyprus tree is dying, applicant has applied to fell. GBC guidelines state that 'for

dead, dying and dangerous requests you must give us a minimum of five working days' notice before you carry out any works unless imminently dangerous'. This applies within a conservation area. The application on the GBC website shows a photograph of the tree which is in poor condition. OPC agreed no objection

2. Reference 20/P/00666 Location: Thrashers, Old Lane, Cobham, KT11 1NA Proposal: Certificate of Lawfulness to establish if the re-siting of existing detached outbuildings would be lawful. OPC objected 29.04.20 as within Green Belt with no exceptional circumstances for re-siting the existing outbuildings. Re-siting detached outbuilding will directly affect the privacy and peaceful enjoyment of the properties adjacent to Thrashers causing noise, dust, vibration and air pollution to the adjacent homes. Possible 'creeping development'.

3. Reference: 20/P/00272 Location: High Ryde, Old Lane, Mays Green, Cobham, KT11 1NJ Proposal: Proposed replacement of a barn with a pair of semi-detached bungalows. OPC objected 26.04.20 as consent given in Jan 2020 re prior notification application 19/W/00114 on the basis that the plans were adhered to. It seems that the applicant received approval for 19/W/00114 and has reverted to demolition of the barn and replacement with new build bungalows. The application for new build is somewhat different to application 17/P/02229. OPC agreed to object on the basis that the applicant is ignoring the approval granted in Jan 2020, which was for 'change of use'. The building is no longer green belt but retaining the existing building in a rural location maintains the aesthetic as the plot is within the 400m to 5 km buffer of the TBHSPA.

4. Reference: 20/P/00638 Location: Guiles Hill Farm, Guilehill Lane, Ockham, Woking, GU23 6NG Proposal: Conversion of two existing buildings (barn and former cow byre) to two residential dwellings. OPC agreed not to object 26.04.20 precedent is in place for this conversion and the plans show that the work would be done sympathetically so that the exterior change is minimal. It is however, within the 400 m to 5 km buffer of the TBHSPA. The conversion should not have any effect on the openness of the green belt and it is highly unlikely that it will revert to agricultural use in light of the residential use of the rest of the farm.

5. Reference: 20/W/00050 Location: Slade Farmhouse, Slade Farm, Ockham Road North, Ockham. Proposal: Prior Approval under the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) Schedule 2 Part 6 for a farm track. Prior approval application not for comment.

6. Reference: 20/P/00620 Location: Rusper Cottage, Ockham Lane, Ockham, Woking, GU23 6NR Proposal: Variation of condition 2 (approved plans) of planning permission 18/P/01526, approved on 21/09/2018, to allow the approved first floor extension to be enlarged. OPC objected 16.04.20 on the basis of 'creeping' development within the conservation area.

7. Reference: 20/T/00074 Location: Land adjacent to Woodside Cottage, Elm Corner, Ockham, Woking, GU23 6PX Proposal: Fell diseased Sycamore tree (TPO No. P1/201/171). No objection as tree diseased. GBC approved with conditions 04.05.20

8. Reference: 20/T/00072 Location: The Cottage, Ockham Road North, Ockham, Woking, GU23 6NL Proposal: T1: Norway Spruce - Fell (Ockham Conservation Area). 01/04/20 OPC objected on the basis that the tree is healthy and should be conserved with the conservation area. No notice of intent to plant a new tree. GBC approved 16.04.20

9. Reference 20/P/00232 Not Ockham Parish but Ripley Location: The Paddocks, Rose Lane, Ripley, GU23 6NE Proposal: Use of land as a gypsy and traveller caravan site to include the provision of a total of eight caravans (no more than four of which shall be static caravans), utility block, stable block and associated hardstanding (retrospective). OPC objected 13/03/20 as proposals are not in line with adopted Local Plan Policy A54, which stipulates that the site is allocated for 4 Gypsy and Traveller pitches (gross). The proposed Day Room is also in contravention of Requirement 4 of Policy A54, which resists the addition of brick-built structures at the site. Update 06.05.20 Still awaiting decision.

10. Reference: 20/P/00019 Location: Barnsthorns, Old Lane, Cobham Proposal: Erection of 2

containers for 3 years. OPC objected 25/02/20 – This area of land has been the subject of an enforcement action EN/19/00279 where it had been reported that the owner was burning commercial waste. It has since transpired that the owner was lawfully burning wood, which had been sourced, within the owners own land. There are apparently at least 3 containers at the property and 1 of them has been there for at least 10 years and so can no longer be subject to enforcement. The application is for temporary consent to have 2 containers on site, which if granted will mean that they must be removed within 3 years of the date of approval. Objected on the basis of unnecessary and inappropriate temporary structure within the green belt and within the 400m to 5 Km buffer of TBHSPA, no special circumstances and requested that the containers are removed. Update 06.05.20 Still awaiting decision

11. Reference: 20/P/00222 Location: Nutberry Fruit Farm, Portsmouth Road, Ripley, Woking, GU23 9XX Proposal: Proposed detached dwelling to replace barn with retention of existing lowered ground level. OPC objected on 25/02/20 – the development at Nutberry Farm has been on going for some time. There is an outstanding enforcement on the site EN/18/00256 relating to unauthorised development, the enforcement team advised back in November 2019 that 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 this 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 TBHSPA and OPC objected on the same basis. Update 06.05.20 Still awaiting decision

12. 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 objected 12/02/20 re lack of infrastructure and amenities, reduced air quality, height of buildings, visual impact. Update 06.05.20 Still awaiting decision

13. 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 on the basis that 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. Further, the proposed development falls within the 400 m to 5 kilometres radius of the Thames Heath SPA and the proposal 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. Update as at 06.05.20 still awaiting decision

14. 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 The existing 18th century oak framed barn was constructed in 1984 to replace an asbestos clad barn and the proposed dwelling will maintain the existing footprint. Ockham Mill is a conservation area. OPC objected 24.07.19 Update as at 06.05.20 still awaiting decision

15. Reference: 19/P/00675 Location: Oakmead Farm, Ockham Lane, Cobham, KT11 1LY Proposal: Certificate of lawfulness for a proposed development to establish whether a garage and store building with a proposed new access road would be lawful OPC objected on the grounds of Green belt, Spoils the openness of the green belt, Overdevelopment, Huge construction for numerous vehicles, Commercial use, Out of character with the surrounding

area, Storage of classic cars for business, Blot on the landscape in rural area with tiny lanes, Increase in traffic, No exceptional circumstances. OPC objected on 17/05/2019 GBC Refused 28/05/2019. As at 04/11/19 the refusal is being appealed under reference APP/Y3615/x/19/3234548 Update as at 06.05.20 - still waiting for decision

16. Reference 20/T/00117 Location: 1 Yew Tree Cottages, Hatch Lane, Ockham GU23 6NU
New planning application for Yew Tree Cottage to reduce crown of Yew Tree and remove a Holly Tree. OPC agreed to cut back of the Yew Tree, to object to the removal of the Holly tree as it is in a conservation area. Mrs Jamieson agreed to inform GBC.

IJ

b.) Update Lovelace Neighbourhood Plan (NP) – Awaiting details of the referendum and timeframe due to lock down arrangements with Covid-19. Notified by GBC that significant weight will be place on planning decision pending the final approval. Agreed to include the NP on the OPC website.

PC

20/54 Highways Update

a.) Proposed M25J10/A3 interchange works- Received notification of the extension to the Appeal. Mrs Jamison and Residents met with HE, continue to seek to protect the interests of the Community. Response to questions received from Mr Wade and circulated to Cllrs.

20/55 Financial Matters

a.) Cheques paid out/money received to bank account balance – updated Budget and cash book circulated to Cllrs. Received precept from GBC for 1 April - 30th September 2020 - £7,435. Approved payment £14.39 for zoom meetings for 3 months and to then review.

SW/PC

b.) Review Annual Parish Council Insurance for 2020-21 – Approved payment for 3-year long-term agreement with Ecclesiastical of £405.97 from 1 June 2020 – 31 May 2021.

20/56 Correspondence

a.) SCC top line briefing during Covid-19 – Continue to receive briefings. Cllr Iles updated on current arrangements: community recycle centres open in a controlled way for black bags and garden waste. Countryside car parks open as restrictions lifted and public can travel to use them. Plan to progress for schools to open initially for younger children with reduced class size for reception, year 1 and year 6. To look at school transport arrangements until the end of year. Cost of measures £25 million. Adult centres equipment for PPE, managed infection rates. Chair asked Cllrs Iles to express thanks for all the efforts and recognised still on going. Cllrs asked about problems with anti-social behaviour in the car park at Boldermere resuming when the car park is open in breach of social distancing. Cllrs Iles advice would need to contact the Police to report concerns.

b.) Request received from Local Resident for the overhanging trees over the pavement at Ockham Road North next to the War Memorial to be cut. Agreed to ask the Gardener to cut back the branches.

PC

c.) Request received from Resident in East Horsley about concerns of a make-shift mountain bike trail and jumps being used by cyclists within Ockham Parish. Parish Council had checked this does not effect the footpath and agreed to try to find out the owner of Barnsthorpe Wood by the golf course to pass on the complaint.

MA

20/57 Any item for noting or inclusion on a future agenda

a.) Dr Aish agreed to ask TW to provide details of the request they have asked OPC to consider on use of the airfield in the short term.

MA

b.) Dr Aish agreed to contact Cllr Cross for an update on any review of housing needs and the timeline with the change of Lead from September 2020.

MA/CC

20/47 Date of next remote meeting – 9th June 2020 via zoom at 8pm.

There being no further business the meeting ended at 10pm

Alyson Blackwell, Clerk to Ockham Parish Council