

**MINUTES OF OCKHAM PARISH COUNCIL MEETING
TUESDAY 13th NOVEMBER 2018
THE PARISH ROOMS
Commenced at 8pm**

<p>PRESENT: Dr Travers (Chair) Dr Aish (part meeting) Mr Bevan Miss Lofthouse</p>	<p>In attendance: Mrs Blackwell (Parish Clerk) Mr Cross 3 Local Residents</p>
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18/108 Apologies for Absence

Apologies from Mrs Porter, Mrs Inge, SCC Cllr Iles

18/109 Disclosure of interest.

There were no disclosures of interest.

18/110 Questions from Members of the Public

Mr Rayner, Tenant farmer at Three Farm Meadows was invited to attend. Provided an update, harvested maize in May reduced yield due to weather conditions. Contract in place to remove maize harvested in 2017, taken away in September. Experienced some damage to crops with 3 stolen cars being raced around the airfield, notified the Police. Landowner increased security on front gate. Traveller encampment earlier in year, bailiff engaged to remove the travellers and landlord responsible for the clean up. Improved security at Elm Corner. Wheat planted in May. During maize harvest took 2-3 nights, moved silage clamps to the middle of the runway. Apologised as given late notice of machines arriving from the maize company for complaints received from residents about the noise during the harvest over the weekend. Apologised if farming is a little noisy and will seek to give more advanced notice. Offered tenancy renewal for 2-3 years, accepted for one year. The Councillors thanked Mr Rayner for attending the meeting.

18/111 Approve Minutes of 9th October 2018

The minutes of the meeting on 9th October 2018 were approved and signed by the Chair.

18/112 Matters Arising not on agenda:

18/29 Review of flooding issues – Extreme flooding reported between Old Lane and Guileshill. David Scotland following up with SCC. Thames Water currently addressing sewage issues.

18/89 Brick Kiln Copse complaints of fires - Passed queries from Mr Campbells to GBC, pending a response from GBC due to Officers being on leave.

18/110 Litter problems in Ockham - On going, David Scotland and Christine Townsend agreed to report back at a future meeting on a list of priorities for consideration.

18/102 Review of Burial Fees – Mr Bevan has sent the draft of the proposed fees to Revd Hugh Grear for comment.

PB

18/113 Planning matters:

a.) Planning Application as at 13/10/18, noted report received on updates:

1. **GBC Draft Local Plan** - GBC submitted new Local Plan to Planning Inspectorate 13 December 2017. Examination in Public from 5 June 2018 and ended 5 July 2018. 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 comments: 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 has now appealed against the GBC refusal: APP/Y3615/W/18/3198234. Appeal decision awaited as at 13/11/2018.

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 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.

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

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. GBC decision awaited 13/11/18.

5. **Reference: 18/P/01636 Location: Royal Horticultural Society Gardens, Wisley Lane, Wisley, GU23 6QS** Proposal: Variation of condition 2 (drawings) of application no 17/P/02446, approved on 23/01/2018 to change the cladding infill between the existing building and proposed new glasshouse. OPC comments: no objection. GBC approved 9/10/18

6. **Reference: 18/P/01665 Location: Royal Horticultural Society Gardens, Wisley Lane, Wisley, GU23 6QS** Proposal: Variation of condition 2 of planning application 17/P/02452 approved 24/01/2018 to allow changes to the detailed design of the proposal. OPC No objection. GBC approved 9/10/18

7. **Reference: 18/P/01641 Location: Ockham Cottage, School Lane, Ockham, GU23 6PA**

Proposal: Erection of a two storey rear extension with changes to fenestration. Noted the footprint and general appearance of this application replicates that of lapsed application ref: 98/P/01079. OPC no objections. GBC approved 17/10/18.

8. **Reference: 18/P/01669 Location: Thrashers, Old Lane, Cobham, KT11 1NA**

Proposal: Proposed two storey dwelling following demolition of existing dwelling and associated works. The application follows application 17/P/00842 (also for a two storey dwelling house of "contemporary design" following demolition of existing dwelling and associated works) which was refused on grounds of size and scale, constituting inappropriate development, harmful to the Green Belt and for which no very special circumstances were put forward. A subsequent appeal was dismissed. OPC was not made aware of that earlier application in time to respond. OPC itself has no objection to the new planning application and has so commented to GBC. GBC approved 6/11/18.

9. **Reference: 18/P/01766 Location: Tankards, Ockham Road North, Ockham, GU23 6NQ**

Proposal: Proposed single and two storey side extension, enlargement to one rear dormer, amendment to one end gable to form hipped end, changes to fenestration following removal of ground and first floor side bay windows and one chimney. No objection lodged by OPC. GBC approved 6/11/18.

10. **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 decision awaited 13/11/18.

11. **Reference: 18/P/01750 and 18/P/01751 Location: Millwater, Mill Lane, Ockham, GU23 6QT.**

Proposal: Full and Listed Building Consent for infilling of existing roofed over area and extension to ground floor to create a pool house and associated facilities. Internal alterations to all floors. No OPC objection. GBC approved 9/11/18.

12. **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 decision awaited 13/11/18.

13. 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 decision awaited 13/11/18.

14. 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. SCC decision awaited as at 13/11/2018.

15. 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 13/11/2018.

16. 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 decision awaited as at 13/11/2018.

17. Reference: 18/P/01918 Location: The Orangery, Ockham Park, Portsmouth Road, Ockham Proposal: Listed building consent to rebuild a section of wall opposite Guilehill Farm, Guilehill Lane. Pre-application advice was sought from GBC and was supportive. No OPC objection. GBC decision awaited as at 13/11/2018.

18. 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
OPC comments: the applicant states that having researched the HMG website and spoken with his architect, he carried out the construction of a porch, no more than 3sqm in area and no taller than 2.4m as a permitted development. The work was carried out at the same time as a loft conversion and other works for which planning permission was granted on 21 December 2012. The open fronted porch is apparently 1.51m deep, 2.82m wide and 2.72m high but being semi-circular may still fall within the 3sqm floor area although it seems to exceed the 2.4m height limit. The applicant states the was constructed in and around the middle of March 2013 and statements provided by two near neighbours porch support that sort of timing.
No objection by OPC. GBC decision awaited as at 13/11/2018.

19. 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. OPC comments: The site is within the Green Belt and the Ockham Conservation Area. The new shed, which will be significantly smaller and less visible than the existing double garage and loose box, will be used for garden storage. No OPC objection proposed.

20. 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
OPC comments: these proposals are essentially changes to internal stud walls and use of the approved master bedroom suite/dressing area on the ground floor and a change of the

approved library area on the first floor to a master bedroom. No OPC objection proposed.

21. 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

OPC comments: this is actually an application by Surrey Wildlife Trust to place a banner advertisement on the right hand wall of the Ockham Bites Café building giving a telephone number and internet address through which “sustainably sourced firewood” i.e.logs can be purchased. OPC to consider application.

- b.) Guildford Local Plan update** – List of documents received from Chris Banks regarding household projections. Inspector indicated he would consider the latest comments from the recent consultation and the ONS figures.

18/114 Lovelace Neighbourhood Plan (NP) 2018

Next step, need to review the responses to the consultation and clarification on the questions raised. Navigus are supporting the NP team. Chair spoken to Tim North as recommended by CPRE on behalf of OPC. Concerns were raised by Local Residents about the strategic site being in the NP plan as disagree with the concept of a new town as not sustainable, agreed to quote from the Inspectors report. Seek to enhance area for SSI, Farming and SPA.

18/115 Highways

- a.) Footpath update on clearing** – Missing directions signs on the FWA, Dr Aish agreed to check with Colin Rayner or the Land Owner and to review progress with the clearing of footpath 13A. Dr Aish also agreed to follow up with Highways to clear the pavements as overgrown from Ockham Lane to the Haughboy. MA
- b.) Pidgeonhouse Bridge to review options** – On-going, noted issues rest with SCC, awaiting an update. JI
- c.) Repeater 40mph signs on Old Lane** – Arrangements being addressed by SCC Highways. Request from Local Resident for speed monitoring signs to be installed. Gary Walton agreed to request an estimate for equipment, identified need to seek feedback from SCC Highways on the proposal. MA

18/116 Financial Matters

- a.)** Cheques paid out/money received to bank account - Community Account as at 30th October 2018 of £10,849, Business Premium Account of £3,425. Cheques signed SSALC Conference - £54, GB Walker garden maintenance October 2018 - £170, Plants at War Memorial -£30. PB
- b.)** SCC Members Community Allocation – Accepted quotation from Norbury Park for the replacement noticeboard by the War Memorial for £806.40. Thanks were extended to Cllr Iles for the Members Allocation. The Parish Council was delighted to receive the £807 from SCC. The Parish Clerk agreed to place the order with Norbury Park. PC
- c.)** Review of budget for 2019/20 – Agreed to review requirements for discussion at the next meeting.

18/117 Correspondence

- a.)** SCC Consultation on Services – Views required by 4th January 2019 ALL
- b.)** GBC Wisley Garden Village bid - Letter sent from OPC to the Secretary of State in response to the bid to outline reasons why it is not sustainable.
- c.)** GBC invite to Strategic Development Framework workshop 16th November 2018 - Dr Travers and Mr Bevan agreed to attend. MT/PB
- d.)** Notification from Highways England – re Commons Act 2006 Section 38 application to carry out restricted works on Wisley Common and Chatley Heath.
- e.)** Dead oak tree near the War Memorial – Dr Travers agreed to request a quote for MT

the works.

- f.) Receipt of details about a clean air workshop at Surrey University - Dr Aish expressed an interest in attending. Parish Clerk agreed to contact Surrey University to inform them.
- g.) Letter from Barclays Bank KYC Refresh Team – Concerns were expressed about the request and relevance of many of the questions. Agreed to notify the KYC Refresh Team that the Parish Council were surprised to receive the request and were concerned about the justification for some of the questions as irrelevant and other information already provided. Decision taken not to respond to the survey. MA/PC PC
- h.) AGM of the Residents Association taking place on 21st November 2018.

18/118 Any item for noting or inclusion on a future agenda

No items raised.

18/119 Date of next meeting – Tuesday 11th December 2018 at 8pm at the Parish Rooms.

There being no further business the meeting ended at 9.55pm.

Alyson Blackwell, Clerk to Ockham Parish Council