

**MINUTES OF OCKHAM PARISH COUNCIL MEETING
TUESDAY 21st JANUARY 2020
ALL SAINTS' CHURCH
Commenced at 8pm**

<p>PRESENT: Dr Aish (Chair) Mrs Jamieson Miss Lofthouse Mr Waldman Mrs Walton Mr Walton</p>	<p>In attendance: Mrs Blackwell (Parish Clerk) 2 Members of the Public SCC Cllr Iles (part meeting)</p>
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20/01 Apologies for Absence

Apologies from Dr Travers and GBC Cllr Cross.

20/02 Disclosure of Interest

No disclosures of interest.

20/03 Questions from Members of the Public

Two Members of the Public attended and asked about what is happening to the Parish Rooms as a draft business plan was submitted last week and a benefactor has come forward with an offer of funding. Expressed frustration as no decisions or communications from the Trustees. OPC agreed to pass on the request to the Trustees. Queried the role of the Parish Council to help facilitate an issue continually raised by Residents.

MA/PC

At the last meeting Dr Aish agreed to help with the draft business plan which had been submitted to the Trustees. Dr Aish said that the submission, largely drafted by him with limited information, had many gaps. For example it had expressed the view that a comparison of work and costs with the Stiles report was not appropriate although the Trustees had made clear that Stiles should be treated as a yardstick.

Confirmed the decision-making is not within the remit of the Parish Council. The Trustees of the Parish Rooms are obliged to make the decision. The Trustees have conducted a survey of Ockham residents; residents of neighbouring parishes did not qualify. Concern expressed about the survey being flawed and whether the Trustees are quorate. Dr Aish advised the matters should to be raised with the Trustees but, as far as he was aware, all matters had been subject to legal advice given to the Trustees. Mr Waldman asked if the parishioners should be listened to; Dr Aish pointed out that the Trustees were authorised to determine the nature of the survey and a boycott of the survey by some parishioners was counter productive. The Trustees had also made clear that without a largely complete Business Plan little could be gained from a meeting.

Resolved that Dr Aish was willing to continue to help with work on the plan with the Historic Ockham Group. Agreed to check the timeframe for the business case to be considered.

MA

Cllr Iles provided an update of funding for community projects supported by RHS Wisley, deadline for applications 14th February 2020. Advised survey for views on the route for Prudential Ride London beyond 2021, deadline 16th February 2020. Joint Action Group is back on the Agenda following complaints regarding the recent increase in motorbikes activity on the Former Wisley Airfield. Reminded Residents need to report concerns to the Police Contact Centre. Police agreed to address via social media campaign against attendance and to revisit the use of Dispersal Orders. Asked Cllr Cross to follow up GBC

CC

support on parking enforcement in Elm Lane. To re-consider joint funding for logging as a deterrent. Landowner not present at the last JAG meeting. Resolved to ask Cllr Cross for dates of future JAG meetings and to advise the Landlord that signposts have been knocked down on the airfield and need to be reinstated. CC

20/04 Approve Minutes of the Meeting on 10th December 2019

The Minutes of the Meeting on 10th December 2019 were approved and signed by the Vice Chair.

20/05 Matters Arising not on agenda:

19/138b.) Concurrent Functions Grant for 2 Activated Speed Devices – Resolved for Mr Walton to place the order for delivery and payment in April 2020. GW

19/139a.) Consultation on Strengthening Police powers to tackle unauthorised encampments - Resolved to submit response.

19/139e.) Village Network Event – Resolved Mrs Walton and Miss Lofthouse to attend.

20/06 Planning Matters

a.) Current Planning Applications - Planning Applications as at 19th January 2020, noted report received on updates:

1. Reference: 2020/0012 Elmbridge Location: Forge Cottage, Ockham Lane KT11 1LU

Proposal: Single storey rear extension. The new application is now to join the new single storey building for which they have consent with the main house. OPC agreed to object on 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 states that *the outbuilding should not be physically attached or linked to the main dwellinghouse*. The house has been significantly extended since 1966 and this further work is inappropriate for the size of the plot and out of keeping with the original construction.

2. 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.

3. 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.

4. 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.

5. 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.

6. 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.

7. Reference: 19/P/01884 Location: South End House, Long Reach, Ockham, Woking, GU23

6PF Proposal: To extend the existing stables building by adding two new stables and a tack room. OPC objected 04.12.19 as the property is in the green belt. The proposed development is 21% uplift on existing buildings and the location is within the 400 m to 5k radius of the TBHSPA. GBC approved 13/01/20.

8. Reference: 19/P/01912 Location: Rydings Farm, Long Reach, Ockham, Woking, GU23 6PF

Proposal: Erection of a covered riding arena. OPC objected on 22.11.19, as the application appears to disregard the pre-application advice from GBC as well as the Planning Officers report of 15th July 2019. The larger facility will harm the openness of the green belt and may increase traffic and congestion in Long Reach and other local roads. GBC refused 24/12/20.

9. 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.

10. Reference: 19/W/00086/HR Location: Slade Farm, Ockham Road North, Ockham, GU23

6PB. Proposal: Approval under regulation 75 of the Habitats and Species Regulations 2017 for proposed change of use from agricultural building to a dwelling house (Class C3).

11. Reference: 19/T/00322 Location: Albion Cottage East, Ockham Lane, Ockham, Woking, GU23 6NP

Proposal: Work to trees in a Conservation area - T1 - Aspen - dismantle to ground level. T2 - Oak - reduce top upper crown by 3m. T3 - Purple Leaf Plum Thin crown by 20%. GBC approved 15/01/20.

b.) Elmbridge Borough Council Consultations on Supplementary Planning and Parking Documents consultation from 7th January 2020 – 4th February 2020 –

Resolved CILrs to send any comments to Mrs Jamieson prior to 4th February 2020.

c.) Lovelace Neighbourhood Plan (NP) – Noted submitted to the Inspector, Peter Biggers for examination.

d.) Section 113 Appeal – Sought leave to Appeal the Judicial Review, awaiting decision. No costs for Appeal identified at this stage. GBC asked for £10K costs awarded, funds identified.

IJ/ALL

20/07 Highways Update

a.) Proposed upgrade works M25 Junction 10/A3 – Updates received from Mrs Jamieson, Mrs Walton and Mr Walton on the accompanied Site Inspections held on 14th January 2020 and thanks were given for attending. Agreed to accept the invitation from Mr Wade, Project Manager Highways England to attend a future meeting. Mrs Jamieson agreed to draft a response to the consultation for comments

IJ/ALL

20/08 Financial Matters

a.) Cheques paid out/money received to bank account balance – Business Current Account as at 30th December 2019 - £14,789.40. Cheque signed for: G.B Walker for Garden Maintenance December 2019 - £100 and reimbursement printer cartridge £65.06.

b.) Update and approval for the invoice for the Section 113 Appeal – Cheque signed for WAG for £3,000 toward the cost of the Judicial Review. Dr Aish sought advice on the recovery of VAT incurred. Advice received to recover the VAT of £7756.33 on the bill received of £47,086.97 from the Solicitors as OPC received the advice from them and

the QC represented OPC in Court. Solicitors using funds donated expressly for this purpose and lodged in the solicitors account made payment. OPC benefitted from the advice in the High Court and will on receipt use the VAT to repay the client account for the benefit of the donors and VAT to West Horsley Parish Council for their donation.
c.) Review of Ockham Parish Council Burial Ground charges from January 2020. Cllrs approved the Burial charges.

20/09 Correspondence

- a.) Invite to Surrey Hills Sustainable Business Showcase - 4th February 2020 6-8pm at University of Surrey – Noted, Cllrs not available to attend.
- b.) SALC Spring Conference 23rd April 10-1pm at Denbies Dorking – Agreed Miss Lofthouse to attend. JL
- c.) Surrey's New Tree Strategy – for comment by 24th January 2020 – Noted
- d.) Mayor's Award for Service to the Community 2020 – Noted deadline for any submissions by 3rd February 2020. ALL
- e.) Send Neighbourhood Plan Consultation from 17th January 2020 – 28th February 2020 – Noted.

20/10 Any item for noting or inclusion on a future agenda

- a.) Received a letter of Resignation from Dr Travers, Chair of Ockham Parish Council. The Cllrs expressed thanks to Dr Travers for her valued role as Chair. Dr Aish agreed to send a letter of thanks from the Parish Council. Resolved to review the vacancy at a future meeting. MA
- b.) Receipt of the GBC Draft Development Framework Supplementary Planning document for the Strategic Sites – Consultation from 20th January 2020 to 24th February 2020 – Resolved to include on the February Agenda.
- c.) Update received on the Ockham Village Green Project – Resolved to include on the February Agenda.
- d.) Proposal of an ex gratia payment of £250 for the use of the Church for meetings – Resolved to review on the February Agenda.

20/11 Date of next meeting – 11th February 2020 at All Saints' Church at 8pm.

There being no further business the meeting ended at 9.55pm
Alyson Blackwell, Clerk to Ockham Parish Council