

MINUTES OF OCKHAM PARISH COUNCIL MEETING

TUESDAY 12th JANUARY 2016
THE PARISH ROOMS
Commenced at 8.17 PM

PRESENT: Mr Worsfold (Chair) Mrs Travers (Vice Chair) Mr Bevan Mrs Clegg Miss Lofthouse Mrs Paton	In attendance: Mrs Blackwell (Parish Clerk) Mr Baker Mr Walton Mr Cross OHRA
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1. Apologies for Absence

Apologies from Gemma Hayes, Surrey Wildlife Trust (SWT) and update shared later in the meeting.

2. Police Report

There were no reported crimes since the last meeting. Informed that Lisa Clarke, PCSO has moved to another area and Thomas Wright is the new PCSO.

3. Minutes

The minutes of the last meeting were circulated, approved and signed by the Chair.

4. Matters Arising

- Resolved the queries raised by SSALC for the Transparency funding application. The Parish Clerk to feedback to SSALC on Q6 claim the maximum payment of £300, Q22 claim for 3 hours, Q23 claim £15 per hour and Q24 request the monitor to maximise technology by using the equipment in meetings.
- Awaiting a response from Councillor Furniss to the questions raised at the Parish meeting on the 13th October 2015. Agreed for the Parish Clerk to send a reminder.
- Parish Clerk to respond to the proposed dates to invite Cllr Spooner and Cllr Billington to the meeting on 8th February 2016 at 8pm. Mrs Travers to Chair as apologies given by Mr Worsfold.

5. Disclosure of interest.

There we no disclosures.

6. Grant application and Precept

Agreed the Precept requirement for 2016-17 to remain the same as last year at £10,000.
Agreed the Parish Clerk to submit the form before the deadline of 22 January 2016.

Mr Worfold agreed to follow up with Mr Baker about the grant aid approval for the historic Ockham signs and clarify whether permission is required from Highways.

7. Burial Ground

Additional copies of the plan of the burial plots have been printed. Agreed the reimbursement costs for the printing costs of £95.

8. Planning

PLANNING APPLICATIONS AS AT 09/01/2016

1.Reference: 15/P/00012.

Location: Land at Wisley Airfield, Hatch Lane, Ockham, GU23 6NU.

Proposal: Outline planning permission for the phased development of a new settlement of up to 2100 dwellings.

Applicant Name: Wisley Property Investments Ltd.

Agent Name: Charles Charles Collins, Savills.

Update: On 22/12/15, Savills on behalf of WPIL submitted an amended application to GBC.

OPC requested and has received hard copies of documents awaiting CDs. Responses required by the end of February 2016.

OPC comments: To review the additions and comments to be sent to Mr Bevan.

2.Reference: 14/P/01718 (SCC Ref: 2014/0150)

Location: The Drift Golf Club, The Drift, East Horsley, Guildford, KT24 6NU.

Proposal: Consultation from Surrey County Council for a proposed teaching academy featuring practice ground remodelling (using Environment Agency approved soils) new covered practice bays, together with a new water storage lake.

OPC Comments: OPC has sent a letter of objection to GBC Planning.

GBC has objected.

OPC has sent a further letter of objection dated 21/08/15 to SCC (copied to GBC) regarding the latest "Notification of Additional Information" containing (slightly) revised proposal for HGV movements.

Update: The applicant has now proposed a further revised access route for HGVs transporting the waste material via Cobham, Downside and Forest Road but otherwise the application remains unaltered.

OPC comments: the fundamental objections to the application remain

3.Reference: 15/P/00635

Location: Forest View, Long Reach, Ockham, GU23 6PG

Proposal: Construction of an access road to allow vehicular access to 1 Bachelors Cottage, Long Reach

OPC Comments: no objection

GBC decision 15/06/15. Application refused on grounds of "material change of use", loss of trees, large amount of hard standing, etc.

Applicant appealed 16/06/15 (Ref: APP/Y3615/W/15/3097739). Appeal dismissed.

4. Reference: 14/W/00136

Location: Old Forge Studio, Ockham Lane, Ockham, GU23 6NP

Proposal: Prior approval for change of use from B1(A) (office) to C3 (residential) – consisting of one 3 bedroom dwellinghouse

OPC Comments: OPC had not been aware of this prior approval application

GBC decision: 15 December 2014. Prior approval is required and given subject to conditions including need for a prior detailed site investigation.

Matter now under investigation by GBC.

Decision awaited as at 09/01/16.

5. Reference: 14/P/01664

Inspectorate's Reference: APP/Y3615/W/15/3133032

Location: Wisley Airfield, Ockham Lane, Ockham

Proposal: Application for temporary planning permission for the use of land for filming, incorporating associated temporary structures and use of the site and hard standing for parking and storage, with associated access

An appeal has been lodged against GBC's refusal of the above application. The Secretary of State has accepted the appeal, which will be dealt with by way of Written Representations.

OPC wrote to Planning Inspectorate 29/09/15 reiterating objections raised by OPC to the original application: vagueness, blanket request for usage, inappropriate use of farming land in Green Belt and with various SPA, SNCI designations and protected species, light, air and noise pollution, major traffic and access issues, HGV bans, infrastructure requirements, impact on farming. Appeal decision awaited as at 09/01/16.

6. Reference: 15/P/01938

Location: Ockham Mill, Mill Lane, Ockham, GU23 6QT

Proposal: Proposed replacement two storey studio/storage building over existing footprint of outbuilding to be demolished.

OPC comments: OPC wrote to GBC 16/11/15 stating no objection in principle provided the replacement building is ancillary to the use of the main house and not used as a separate habitable dwelling.

Application withdrawn.

7. Reference: 15/W/00140

Location: Lovelace Barn, Bridge End Farm, Hatch Lane, Ockham, GU23 6NU

Proposal: Notification for prior approval for a proposed change of use of agricultural building into two dwelling houses (class 3) and for associated operational development

OPC comments: The change of use includes renovation and refurbishment of the Lovelace Barn and removal of an existing corrugated lean-to.

OPC wrote to GBC 09/11/15 (a) that the proposal should be the subject of a full planning application rather than a notification for prior approval since the site is within the Green Belt and the Ockham Conservation Area; and (b) correcting the misstatements in the Supporting Statement. Following this letter apparent that Lovelace Barn was close to but not actually within the Ockham Conservation Area. OPC wrote to GBC on 12/11/15 confirming this and maintained other concerns and corrections.

GBC approved the application on 07/12/15 subject to conditions re: contamination survey and remediation scheme.

8.Reference: 15/P/02012

Location: Nutberry Fruit Farm, Portsmouth Road, Ripley, GU23 9XX

Proposal: erection of two detached dwellings

OPC comments: this application (which follows other previous applications to convert an existing barn into dwelling houses) proposes that the barn would be demolished and one 3 bed house and one 4 bed house erected some way to the north west of the barn. OPC wrote to GBC on 24 November 2015 objecting to the new application as the site is clearly in the Green Belt, in an open location and outside any existing settlement area. Concerns also expressed about precedent for potential further development in the vicinity and regarding access so close to the Ockham A3 interchange.

GBC refused the application 17/12/15 on grounds of Green Belt and inappropriate development.

9.Reference: 15/T/00253

Location: Woodside Cottage, Elm Corner, Ockham, GU23 6PX

Proposal: T1 (Oak) and T2 (Hornbeam) – reduce height of trees by 7 metres to stand 13 metres above ground level (Tree Preservation Order P1/201/171)

OPC comments: OPC wrote to GBC on 16/11/15 stating no objection in principle. Applicant subsequently sent an amended plan to GBC to include the position of an additional existing smaller oak tree.

GBC approved the application 16/12/15 subject to usual conditions.

10.Reference: 15/P/02177

Location: Land south of Pound Farm, Old Lane, Cobham KT11 1NH (referred to previously by OPC as land to the south of Tanner's Copse, off track/FP27 from Ockham Lane).

Proposal: Change of use of agricultural land to dog walking area with fenced enclosure, continued use of hardstanding, field shelter and outbuilding (retrospective application).

OPC wrote to GBC in July 2014 with several follow up contacts in subsequent months regarding concerns expressed by several Ockham residents about the establishment of a "dog pound"/dog exercise business with mobile home(s) and hard standing. GBC Planning conducted a site visit and sought a planning application, lodged on 24/11/15. The applicant states that pre-application advice was sought of GBC who advised that "if – hours were limited there should be no problem as similar applications in the district had been approved."

OPC objected to the change of use. GBC decision awaited as at 09/01/16

11.Reference: 15/P/02387

Location: Wisley Golf Club, Mill Lane, Ockham GU23 6QU

Proposal: Erection of replacement bridge and temporary access track (part retrospective)

OPC comments: no obvious objection. No response proposed.

12.Reference: 16/P/00022

Location: Blue Ryde Cottage, Ockham Road North, East Horsley, KT24 6NU

Proposal: Replacement of existing brick boundary wall with a close-boarded soft wood fence

OPC comments: pre-application advice sought by the applicant of GBC stated that planning permission is required because the boundary is to a listed building but no objection was raised as to the erection of a close boarded fence. OPC has not yet made a physical inspection of the site but understands part of the existing wall is leaning towards the property and is considered to be a potentially dangerous structure

13.Reference: 16/P/00023

Ash Tree Stables, Ockham Road North, Ockham GU23 6PF

Proposal: Certificate of Lawfulness for an existing use to establish whether the use of the existing field entrance to the site began more than 10 years before the date of this application

OPC comments: planning permission was granted in October 2015 for the erection of six loose stables boxes on the site. OPC had raised no objection (provided the pre-application advice was strictly complied with). OPC did however express some traffic concerns regarding site access to the public road. The entrance referred to in the current application is on to Ockham Road North near bends in the road. There is another exit in Long Reach (also on a difficult bend in the road).

9. Highways

Mrs Clegg agreed to follow up on progress with Highways regarding the painting of the yellow lines at Elm Corner. Mrs Clegg also agreed to check on whether the cutting back of the hedge near the cricket ground has been done.

10. Accounts

Bank statements were received at the meeting, deposit account £10,542.24 and saver account £3,419.42 as at the end of December 2015.

Cheques were signed for invoices for:

- G.B. Walker £60 (December) for garden maintenance for the graveyard and memorial.
- Payment for Admin Services for STIPEND - £435.
- Payment to GBC for Election costs from May 2015 - £65.
- Payment for printing to West Printing Works - £95.
- Payment for Wreath costs for the Remembrance service - £17

11. Neighbourhood Plan

Mr Baker gave an update and are looking for additional Ockham Residents to join the Lovelace Neighbourhood Plan Group (LNPG) and for OPC representatives to be on the Sub Groups.

Mr Baker shared the notification of a call for sites from LNPG and this would be going to land developers and contractors.

Following discussion at the last meeting Mr Baker has received a quote for air quality testing for Ockham from TRL for £4202 and is seeking an alternative quote.

12. Meetings Attended

Ockham Councillor met with Wisley Property Investments Ltd on 8th January 2016 prior to them meeting the LNPG. Mr Baker made the arrangements on behalf of OPC as the representative on LNPG. The focus of the meeting was to hear about the changes to the planning application and forms part of the wider Neighbourhood planning to engage with plans from all developers across the Ward.

WAG meeting attended by Mrs Travers and Miss Lofthouse

Ockham & Hatchford Residents Association (OHRA) – attended by Miss Lofthouse

13. Correspondence

- Review of members allowances – Parish Remuneration Panel - Noted
- Three Southern Counties Devolution Bid - Noted
- Nominations for 2017 honours – to review if there are any nominees.
- Consultee access and new working procedures for planning applications – Mr Bevan has signed up and agreed for Miss Lofthouse to register as a user. To review arrangements when the technology is in place.
- Surrey Local Councils' Update -11th February 2016 – Manor Hotel, Newlands Corner - Parish Clerk to make the bookings for Mr Baker and Miss Lofthouse to attend.
- Parish 2016 Electoral Registers - Parish Clerk to request the 2016 register in data format.

14. Any Other Business

- Dumping Waste Material on WIPL by Veolia Water has been reported. It was noted that permission has been given from the Environmental Agency.
- New Rural Strategy Consultation - It was agreed that Mrs Paton would respond on behalf of OPC with the extension to the deadline to 18th January 2016. Any comments to be shared with Mrs Paton prior to the submission. Mrs Paton agreed to check her availability to attend the Surrey Countryside & Rural enterprise conference on 10th March 2016.
- Update report received from Gemma Hayes from Surrey Wildlife Trust. The priorities have been addressing the flytipping, guided walks across the commons, winter scrub clearing, Halo release project and combatting the oak moth following an outbreak. Agreed to ask for an update for the next meeting on whether Surrey Wildlife Trust have contacted the Police about the car park problems raised at the meeting.
- Annual meeting to be held on 10th May 2016 at 8.15pm at the Parish Rooms.

THERE BEING NO FURTHER BUSINESS THE MEETING ENDED AT 9.25PM

DATE OF NEXT MEETING - AGREED THE MEETING WILL BE HELD ON TUESDAY 9TH FEBRUARY 2016 AT 8PM IN THE PARISH ROOMS.

MEETING WITH COUNCILLOR SPOONER AND COUNCILLOR BILLINGTON WILL BE HELD ON MONDAY 8TH FEBRUARY 2016 AT 8PM AT THE CRICKET CLUB.