

THURSLEY PARISH COUNCIL
Minutes of Meeting

Tuesday 2nd January 2018 at 7.30 pm
The Village Hall, Thursley

Attendees: Cllr J. Mendelssohn (Chair) Cllr. S. Edwards Cllr T. Horwood
Cllr J. Luff Cllr J. Malton Cllr J. Swift
Mrs E. Felton (Clerk)

Also attending were: Cllr D. Harmer (SCC) Cllr D. Else (WBC) Cllr J. Else (WBC)
Mrs N. Bates Mr S. Treadwell Mr R. Ranson
Mr D. Jobbins Mr G. Westfield Mr R. Cook
Mrs F. Allen Mrs C. Beechey Mrs A. Hall

1.0 WELCOME AND APOLOGIES

The Clerk reported that apologies had been received from Cllr Hunter who was absent due to personal commitments. These apologies were approved by the Council.

2.0 DECLARATIONS OF INTEREST

Cllr Mendelssohn and Cllr Horwood declared a personal interest in the planning agenda item for application reference WA/2017/2264 - Three Horseshoes.

No other members disclosed any (a) Personal, (b) Prejudicial interests which they are required to disclose by section 94(1) of the Local Government Act 1972 and in accordance with The Parish Council (Model Code of Conduct) Order 2007.

3.0 APPROVAL OF PREVIOUS MINUTES

The minutes of the Parish Council meeting on 5th December 2017 were approved by the Council and signed by the Chairman.

4.0 ACTIONS FOR PREVIOUS MEETING

(4.1) The Clerk confirmed that Invicta Law had been contacted and that discussions were on-going to make arrangements.

(4.2) The Clerk confirmed that the SCC Rights of Way team had confirmed that Footpath 97a was on the list of works to be completed but that funding would dictate when the repairs could take place.

(4.3) Cllr Mendelssohn advised that following communications, it had been acknowledged that the damage to the grass verge by a military vehicle had been as a result of the Royal Marines using out of date maps but that following co-operative discussions, this had now been resolved.

(4.4) The Clerk confirmed that the homeowners of Copper Beeches were still in residence and had not left the village as had been suggested. **Cllr Mendelssohn agreed to make contact with them to discuss traffic issues in Highfield Lane/The Street.**

(4.5) The Clerk confirmed that the WBC Enforcement Team were in communication with the homeowners of Haybarn to discuss recent development on the site.

(4.6) Discussion took place regarding the Dementia Friendly event which Cllr Jenny Else had previously arranged in the village, which had been poorly attended. It was suggested that it may be appropriate for a short presentation take place at the Annual Assembly meeting. Cllr Jenny Else agreed to investigate to see if an overview presentation was available. It was noted that Cllr Jenny Else was available to speak to parishioners on a one to one basis if they required more information on the subject.

Cllr Malton agreed to speak to Mrs Julie Langley to see if Help in Thursley would want to be involved in such an event.

5.0 COUNTY COUNCILLOR AND BOROUGH COUNCILLOR REPORTS

(5.1) In response to a question from Cllr Luff regarding the availability of Superfast Broadband at Warren Mere and Warren Park during 2018, Cllr Harmer advised that BT Openreach would provide an update of their recent study by end February so the position will be clearer at that time.

(5.2) Cllr David Else advised that Mr Tom Horwood had been appointed as the new CEO of WBC and that Peter Cleveland, Senior Planning Officer, had left. It was noted that there are currently two senior positions available at WBC.

6.0 PLANNING

(6.1) WA/2017/2308 – Uplands Stud, Bowlhead Green, GU8 6NW

Cllr Mendelssohn noted that there were representatives of the Planning Agent working on behalf of the applicant for Uplands Stud present and there were several parishioners attending to comment on the application. He suggested that comments on specific subjects/concerns from both parties take place in advance of the Parish Councillors considering the application.

It was highlighted that the application is a separate discussion/agenda item for the Uplands Stud appeal. Cllr Mendelssohn asked that an open, transparent and co-operative discussion take place with respect for all speakers.

Cllr Mendelssohn highlighted a concern regarding a statement that was included in the application document stating that during a pre-application meeting with WBC Planning Team, it had been re-confirmed that residential redevelopment of the site was acceptable in principle. Cllr Mendelssohn advised that he had spoken to a WBC Planning Team representative for clarification and it had been confirmed that pre-application advice was based on planning considerations only and did not take into account any other legal constraints on the land. It was noted that the statement was not totally correct if the history of the site is ignored.

Mr David Jobbins advised that he was acting on behalf of someone looking to purchase the land and that he agreed that it was only right that the previous planning application for the development of nine properties on the site had been refused. He stated that the 'development in principle' comment was correct as it had been recorded in the Council Committee report and pre-application advice meeting. He highlighted the NPPF which states that other material considerations needed to be taken into account for development on brownfield sites, such as ensuring that openness within the green belt is not harmed etc.

Mr Jobbins advised that he was not involved in the S106 appeal. He advised that his understanding was that once the buildings covered by the S106 agreement ceased to exist, the legal agreement was no longer valid.

Mr Jobbins and Mr Gary Westfield, the architect, advised that they had designed a high-quality, traditional design development with a range of single and two storey dwellings in keeping with the rural environment. He highlighted that the overall footprint had been reduced. In response to a question regarding the value of the proposed properties, Mr Jobbins advised that he was not able to answer as he was involved in the planning aspect and not as a surveyor.

A question was asked about the lack of affordable housing included in the proposal to which Mr Jobbins advised that it was not necessary as the Vacant Building Credit policy applied.

In response to a request for more detail regarding the proposed development, Mr Jobbins and Mr Westfield presented the plans for the site including topographical surveys, photographs and computer-generated/virtual views of the site. It was suggested that the range of building heights, designs etc. were comparative with residential scale and mass. Mr Jobbins highlighted the reduction in footprint and increase in green landscape.

Mr Jobbins highlighted the plans not to develop the site further west, plans to increase the woodland space and the removal of the concrete area to the south. He emphasized that careful consideration had been given to the car parking arrangements, placement of bins and other paraphernalia (e.g. rotary clothes lines etc.) when designing the site. An overview of the three courtyards was provided.

Mr Robert Ranson provided a brief overview of the history of the site. He commented that he did not object to the style of the development but that it was not appropriate for the site/location and that the S106 agreement should apply.

Mr Simon Treadwell emphasized the problems associated with access to the site down a single lane road and the impact that construction and residential vehicles would have on parishioners. Mr Jobbins suggested that a condition of the planning approval may be a construction traffic management plan which would control the size of vehicles, hours of working etc. It was noted that the construction period was estimated to be between 12 – 18 months. It was suggested that this was not a temporary inconvenience but would cause major problems on the access road and surrounding village roads and once completed, would be replaced by an increased number of vehicles from residents of the development.

Mr Robert Cook commented that the density of the buildings was not appropriate and the increase in traffic was not acceptable.

Mrs Fiona Allen commented that the development was too dense and not appropriate in the Surrey Hills area. It was suggested that the traffic problems would increase with cars already having to reverse in order to pass each other and that further volume would impact all of Bowlhead Green and Brook.

Discussion took place regarding the accuracy of the vehicle report included in the application documentation. It was noted that the highway consultant who had prepared the report was engaged by the developer and that SCC Highways team would need to comment on the proposal.

CLlr Malton commented that although the design was aesthetically pleasing, the traffic issues were a major concern and based on her recent experiences, she suggested that it would have a major impact on the area. It was noted that although the design was better than the original application, over-development would cause insufferable problems on-going.

CLlr Horwood advised that her main concerns were the density of the development which appeared suburban in design and the impact of the traffic on the country lane.

CLlr Luff queried the number of parking spaces allocated to the site. It was suggested that there were forty in total. Mr Jobbins advised that the parking allocation exceeded the parking guidelines of WBC.

CLlr Swift advised that he had received objections from several parishioners in addition to those that were present at the meeting. He suggested that sustainability was a major concern as the area had no facilities so residents would be required to drive. He referenced the reasons for refusal of the original application which remained valid to the current proposal.

CLlr Swift highlighted the impact of such a development on a rural hamlet with access only possible during a single-track road which already experienced problems with traffic passing including the regular use of farm vehicles.

He suggested that the report showing the number of vehicles currently accessing the site was not accurate and further analysis was required. He highlighted the lack of a flood and sewage plan in the application documentation.

CLlr Swift stated that a proposed development of fourteen houses was completely inappropriate when the current number of properties in Bowlhead Green was only fourteen at present. He also commented that the unwillingness to include any affordable housing was ridiculous.

CLlr Swift advised that he strongly objected to the development based on sustainability concerns, density and traffic issues.

Discussion took place regarding the computer designs which had been shown to those present. Mr Westfield advised that it would be misleading to distort the plans and that they were accurate.

In response to a question regarding the pre-planning advice which stated that at least 50% of the properties would be two bedrooms but the current proposal was only 26%, Mr Jobbins advised that the SHMA suggested 50% across the whole borough not for the site.

Cllr Mendelssohn advised that Cllr Hunter had asked that his comments be taken into account in his absence. It was noted that Cllr Hunter wished to register a 'no comment' but that he did have major concerns with regards to over development of the site and the increase in traffic.

Following a vote of Councillors, there was a unanimous decision of those present to object to the proposal. It was agreed that the comments to WBC make reference to the density of the proposal and traffic implications but that the design is a huge improvement on the previous application.

Cllr Mendelssohn thanked Mr Jobbins, Mr Westfield and parishioners for attending.

Mr Treadwell, Mr Jobbins and Mr Westfield left the meeting at 8.40 pm.

Cllr Harmer advised that the SCC Highways member of staff who had previously reviewed WBC planning documents had left and that he would provide the Clerk with contact details for the new person. It was suggested that the Clerk invite the SCC staff member to visit the area to meet with Parish Council representatives to familiarise himself with the area.

Following a request, Cllr David Else confirmed that he would 'call-in' the application for consideration at committee level if necessary.

In light of the time the previous agenda item had taken, it was agreed to hold public question time and return to the planning agenda item.

PUBLIC QUESTION TIME

Discussion took place regarding the arrangements for holding a village event for the Royal Wedding due to take place on Saturday 19th May 2018.

It was agreed that an article be included in the parish magazine to ask for volunteers to help arrange the event which would either be held in the Village Hall garden or in front of the pub. It was suggested that the event take place on Sunday 20th May. Cllr Horwood and Mrs Clea Beechey agreed to act as Parish Council and Village Hall representatives on the committee to be formed but asked that someone else lead the group.

Mrs Clea Beechey and Mrs Amanda Hall left the meeting at 8.50 pm.

6.0 PLANNING - continued

(6.2) Uplands Stud Appeal

Cllr Mendelssohn advised that the Uplands Stud appeal to set aside the S106 agreement was due to be heard at a Public Inquiry and that comments should be sent to the Planning Inspectorate by 11th January 2018.

Discussion took place regarding the process of objecting to the proposal and entitlement of individuals to speak at the inquiry.

Discussion took place regarding a comment made by Mr Jobbins regarding the validity of S106 agreements if the buildings no longer exist. **Cllr Jenny Else agreed to establish the facts and report back to Councillors.** It was noted that not all of the buildings covered by the S106 agreement would be removed as part of the current application.

The Clerk was asked to confirm to the Planning Inspectorate that the Parish Council comments made at the time of the application remained valid and that a Parish Council representative would wish to speak at the public inquiry.

Cllr Swift agreed to contact the objectors to the application to make sure that they were aware of the 11th January deadline for comment.

Mrs Fiona Allen, Mr Roger Cook and Mr Robert Ranson left the meeting at 9.00 pm.

(6.3) WA/2017/2310 – Red Lion Garage, Portsmouth Road, GU8 6NJ

Following discussion, it was agreed that the Parish Council had no comment regarding the application.

(6.4) WA/2017/2264 – Three Horseshoes, GU8 6QD

Cllr Mendelssohn and Cllr Horwood did not participate in the discussion following declaration of their interest.

Following discussion, it was agreed that the Parish Council supported the application.

(6.5) WBC Planning Service Improvement Plan

Discussion took place regarding the Planning Improvement Plan, including appendix A, which had been prepared by Ransford Stewart on behalf of WBC. It was agreed that the questionnaire, report and analysis were of a poor quality. It was noted that the Western Villages Group were due to discuss the report at their meeting later in the month and a response would be prepared. Cllr David Else was provided with a hard copy of the report.

Cllrs David and Jenny Else left the meeting at 9.15 pm.

7.0 FINANCE

(7.1) The financial overview for December/January was presented, duly authorised and cheques signed:

998	Davitt Jones Bould	1015.20	Legal fee advance	13.12.17
999	Citizens Advice Waverley	380.00	Contribution	
1000	E. Felton	454.70	Salary and expenses (incl HMRC)	
TOTAL		£1,849.90		

(7.2) It was noted that cheque number 000998 had been approved outside of a Parish Council meeting due to the need to provide funds in a timely manner.

8.0 HIGHWAYS

Cllr Mendelssohn provided an overview of the report which Cllr Hunter had prepared. It was noted that a meeting with the Chief Operations Officer of Highways England and other interested parties had taken place and that discussions had taken place regarding arrangements in the event of unplanned closures of the Hindhead Tunnel.

9.0 DIVERSION OF FOOTPATH 85A

Following discussion, it was agreed that Parish Councillors supported the proposed diversion of footpath 85a. **The Clerk was asked to inform SCC of this support.**

10.0 ROYAL WEDDING CELEBRATION

See public question time above.

11.0 ANNUAL RISK ASSESSMENT

The Annual Risk Assessment document, which had been circulated to Councillors in advance of the meeting, was approved.

12.0 FORESTRY COMMISSION – FOREST PLAN CONSULTATION

Following discussion, it was agreed that the Parish Council had no comment to make regarding the consultation.

13.0 WBC CIL CHARGING SCHEDULE CONSULTATION

Cllr Mendelssohn asked that Councillors look at the consultation document and provide him with comments by 22nd January latest in order that the subject can be discussed at the Western Villages Group meeting on 23rd January.

14.0 ANNUAL ASSEMBLY 2018

Following discussion, it was agreed that refreshments be provided at the event on Thursday 19th April. In addition to the village societies and other establishments, it was suggested that Amanda Flint-Roberts be invited to speak about her recent expedition and a short demonstration on the use of a defibrillator be included.

Cllr Mendelssohn agreed to speak to Ms Flint-Roberts.

15.0 CORRESPONDENCE

The Clerk advised that an email communication had been received from Mr Tom Horwood, the new CEO of WBC, asking to meet with all Town and Parish Clerks. Following discussion, it was suggested that it may be more appropriate for him to meet with the Western Villages Group. **The Clerk was asked to include as an agenda item for their next meeting.**

16.0 MATTERS FOR CONSIDERATION AT NEXT MEETING

- Items carried forward as above

Cllr Mendelssohn invited Mrs Nicki Bates to speak as she had been overlooked during the Public Question Time session.

Mrs Bates confirmed that keys to the noticeboards had been passed to the people who would be taking over responsibility for displaying notices. Mrs Bates confirmed that she would provide the Clerk with email contact details. **Cllr Horwood was asked to remove the contact details for the Parish Warden from the parish magazine.**

Mrs Bates agreed to speak to Mr Richard Knight to arrange for the current bins to be removed from the recreation ground.

Following discussion, it was agreed that a litter pick in the village be arranged for later in the year.

Mrs Bates confirmed that she would be happy to pass the keys for the high-level barrier onto the recreation ground to the Surrey Search and Rescue to allow them access for their event later in the month.

Mrs Bates suggested that a new wooden 'No Parking' sign be erected on the Clump in the same design as the 'No Horses' sign. **It was suggested that Cllr Hunter investigate the costs so that a decision can be made at the February Parish Council meeting.** It was suggested that instead of 'by order of the Parish Council', the sign should read 'Please do not park on the Clump – Thursley Parish Council'.

The meeting closed at 9.50 pm

Signed

Tuesday 6th February 2018

Date of next meeting is Tuesday 6th March 2018 at 7.30 pm.

