

MINUTES OF MEETING

A meeting of Ockley Parish Council was held in the Cricket Pavilion on Monday 2 September 2019 at 7.30 pm.

Councillors present

Mr B Thorne Chairman (arrived during presentation)
Mr S Figg
Mrs L Hogarth
Mr J Lee-Steere
Mr D Thomas
Mrs L Fletcher Clerk

Apologies had been received from Ms A Barclay, Ms J Page.

Declarations of interest:

JL-S Jayes Park Estate (JPE)

DT took the Chair for the presentation part of the meeting.

BT took the Chair for the main business of the meeting

Presentation

A representative from each of the following companies was present for the first part of the meeting together with one parishioner.

Carter Jonas planning consultants
Greymoor development company
Ashby Design architects

The representatives outlined initial plans for a possible development behind Elderslie. The development would be for possibly 40 homes (mixture of 2, 3, 4 bedroomed), with affordable housing being included. It would be a sensitive housing development in the rural location (approximately 4 to 5 acres). The main house was not included in any plans for development. Access to the development would be off the A29, Stane Street. No discussions

had been held with planners at MV but all were aware of the MV Local Plan (Future MV). Time frames would be guided by progress of the Local Plan which was due out for consultation later in the year. A number of surveys had been carried out, however there was more technical work to do; thus a plan process would evolve over the next year or so.

Points raised by councillors:

- this site had not been discussed/included when sites for Future MV (MV Local Plan) were discussed/submitted
- affordable/social housing needed in the village before market housing
- concerns regarding entrance off the A29 (not yet discussed with SCC - however traffic calming measures could be introduced which would be of benefit to the village; meetings currently being held between SCC and MV parishes)
- Ockley has a Housing Association and was beginning to look at a Community Led Housing initiative
- many facilities lost in village over last few years - would need to be addressed
- do need housing in the village so need to make a start, make progress

Thoughts of the parish council were being sought. Plans of other developments carried out by Greymoor to be sent through to councillors before comments sent to planning consultants.

The four visitors left the meeting.

DT suggested a meeting should be held with GD at MV to discuss this proposed development.

All were happy that the project should progress but again mentioned access concerns being directly off the A29.

Once councillors had looked at other projects carried out by the companies then comments would be sent through regarding possible support for an Ockley project.

1. Minutes of last parish council meeting

It was proposed by Mrs L Hogarth and seconded by Mr D Thomas that these minutes be signed as correct.

**2. Matters arising
motorhome on The Green**

Since the parish council meeting held in July the following actions had been taken/points noted:

- JP had spoken to the owner of the motorhome about parking on private property
- this had been followed up by a letter which had been taped to the windscreen of the motorhome
- the clerk had contacted the county association solicitors who had written with advice
- a further letter was to be handed personally to the owner of the motorhome however, currently he was not parking on The Green so often so was proving elusive
- a new licence was to be signed for the car park on The Green which highlighted that some of the letter to be delivered was not strictly accurate
- the licence was to be re-worded before signature, then a further letter could be written for delivery if required (nb. play area licence to be signed at same time)

The Public Sector Bodies (websites and mobile applications) (No2)

Accessibility Regulations 2018

ig design had advised that they would be able to help regarding changes necessary to the website to meet accessible guidelines and adding an accessibility statement to the website. This would be at an approximate cost of £80. Councillors were in agreement that this work should go ahead.

play area at village hall

Osborne Landscapes had been unable to reduce the quote for top up of playground bark. Quote accepted from Hags who had spread conifer peelings by the end of July (appearance same as peelings provided when play area first opened). OL expressed concerns as to safety of conifer peelings. Clerk followed up these concerns with Hags and report expected in September.

oak tree on the Green between the pond and football pitch

The Clerk had received confirmation from the donors of the tree that they were in agreement that the tree be moved closer to the pond. They thanked the estate for agreeing to replant it, reposition the tree guards and plaque.

motor bike events - Inn on the Green, 18 August 2019

It was noted that the event had been a bit noisy but that music had stopped at 8.30 pm. Turnout had perhaps been lower than the previous year; Capel Show also held that day. There had been a police presence in the morning - Clerk to send 'thank you' e-mail.

3. Correspondence

Diary dates

24 September 2019 Surrey Hills Affordable Rural Housing Conference
DT to attend
5 October 2019 Cycling sportive out of Dunsfold Aerodrome
15 October 2019 SALC AGM
DT unable to attend, other councillors asked to check whether they would be able to attend

SCC - 2018/19 Rights of Way and Countryside Access

Annual report available on SCC website

Horsham DC - Draft Statement of Community Involvement 2019, Consultation Notification

Deadline for comments noted as 6 September 2019

SALC - Health and Wellbeing in Local Councils

Questionnaire circulated to all parish and town councils in Surrey as a prelude to a county wide project to encourage local councils into becoming involved in local health and wellbeing issues. Questionnaire to be returned by 28 September 2019.

4. Planning matters

Councillors had been informed of the following planning matters:

Planning applications - list dates

9 August 2019

MO/2019/1291/PLA

Six Oaks Field

Stane Street, Ockley RH5 5LX

Abinger parish within 20 m of Ockley parish

this field is on the right hand side of the A29

when travelling south out of the village, past

Cathill Lane

Erection of wooden framed open fronted field barn, together with retrospective permission for two tree cages and permanent fencing along one boundary

It was noted that the wooden framed open fronted field barn was of a significant size and councillors agreed that it was not thought necessary for this site. The Consultation Period

had finished but the Clerk would see whether comments on this application were still being accepted on the MV website so that the concerns could be registered

16 August 2019

MO/2019/1200/PCL

5 Prideaux Gardens, Ockley RH5 5TA

Certificate of Lawfulness for the proposed development in respect of the erection of a carport

30 August 2019

MO/2019/1502/PNQ

Elderslie Farm, Friday Street, Ockley RH5 5TE

Prior notification for change of use of agricultural buildings to one residential dwelling

(Use Class C3)

Planning decisions - list dates

5 July 2019

MO/2019/0396/PLAH

Dunleith, Weare Street, Ockley RH5 5JA

Retrospective application for retention of decking at rear

approved with conditions

MO/2019/0822/PLAH

Greenways, Woodland Drive, Ockley RH5 5HZ

(Erect single storey side extension following removal of conservatory, create habitable accommodation within the roof space and) erect detached garage with car port

ONLY *erection of a detached garage with car port shown as*

approved with conditions

19 July 2019

MO/2019/0840/PLA

Weavers, Weare Street, Ockley RH5 5HY

Erection single storey building to facilitate farm toilet

approved with conditions

26 July 2019

MO/2019/0990/PLA

1 and 2 Park Cottages, Beare Green Road, Ockley RH5 4PX

Erect two storey extension at rear of both properties and single storey side extension to both dwellings following removal of existing side extensions.

approved with conditions

MO/2019/0836

Weavers, Weare Street, Ockley RH5 5HY

Construction of shingled parking area

approved with conditions

MO/2019/0624/PLA

* JPE

The Inn on the Green, Stane Street, Ockley RH5 5TD

Conversion of barn to residential dwelling

approved with conditions

2 August 2019

MO/2019/0935/PLAH

Willow Lodge (Lodgelands), Beare Green Road, Ockley RH5 4PX

Raise roof ridge height and insert dormer windows to increase habitable accommodation on upper floor, erect extensions to existing bays, new terrace at rear and new driveway to garage, add external cladding

approved with conditions

MO/2019/0969/CC

4 Paynes Green Cottages, Weare Street, Ockley RH5 5NH

Removal of Condition 2 of approved Planning Permission MO/2018/1447 for variation of Condition 1 of approved planning application MO/2016/1240 to allow alterations to the fenestration to include the removal of a door on the rear elevation, the addition of a door on the east elevation and relocation of the entrance lobby, to permit use of building as an independent dwelling.

refused

MO/2019/0978/ECL

* JPE

Land adjacent to Station Approach, Ockley RH5 5HT (*car park at Ockley station*)

Certificate of lawfulness for an existing development in respect of compliance with Condition 1 of MO/2016/0266 which requires commencement within three years of the grant of the permission.

approved

23 August 2019

MO/2019/0837/PLA

Weavers, Weare Street, Ockley RH5 5HY

Erection hay barn and tractor shed

approved with conditions

Appeals started

9 August 2019

MO/2019/0281/PLA

Chenies, Woodland Drive, Ockley RH5 5HZ

Erection of 3 no. houses at side and rear

refused - list dated 3 May 2019

5. Affordable / Community Led Housing

There was nothing to report on this item on the agenda.

Future MV, Local Plan - councillors agreed that when the plan went out for consultation that OPC should submit a 'wish list' for the village under the titles:

Retail - more shops required to meet day to day requirements of parishioners

School - additional developments would mean more children in the village

Speed - traffic travelling through the village (issues for police re. camera systems)

6. **Finance**

payment of accounts

It was proposed by Mrs L Hogarth and seconded by Mr B Thorne that the following accounts be paid:

already paid - not yet authorised:

M Osborne replace rotten timbers at play area	£485.00
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to be paid:

CPRE annual subscription	£36.00	
ig design web hosting renewal	£40.00	
Process Matters (D Chaffe) DPO contract - annual renewal	£150.00	
Viking ink cartridges (credit note due)	£62.96	
GACC annual subscription	£10.00	
Pegley Groundworks repairs to footpath	£780.00	
Ockley Cricket Club hire pavilion Post Office / Parish Council	£60.00	
St Margaret's Church donation towards upkeep St John's churchyard	£250.00	
* G E Lee-Steere licences - car park and play area	£30.00	* JPE
Hags conifer peelings cheque to be posted once satisfactory report on safety surfacing received	£2556.00	
Mrs L Fletcher salary and Admin costs	TBA	
HMRC tax / NI Clerk's salary	TBA	

online banking

The Clerk reported that once again she had made investigations regarding online banking. She had been assured by bank staff that OPC would be able to use the facility. Councillors were in favour of setting up online banking but there were several issues that the Clerk would follow up before reporting back at the November meeting.

Scott's Well annual accounts year end 31 March 2019

The Clerk reported that the accounts had been submitted online.

verify bank statements to budget spreadsheet

DT checked/signed the figures on bank statements and spreadsheet as evidence of verification.

7. Speedwatch / Traffic issues on the A29

Speedwatch - AB had sent an update regarding Speedwatch:

MN, as co-ordinator, circulates spreadsheets to members of team showing sessions booked/where additional sessions required. She also co-ordinates handover of equipment. Additional people were trained June/July and a further session still to be arranged. Significantly more volunteers now on team (approx 15). It was noted that the police were also in the village checking speed of traffic travelling through the village on a more regular basis.

Flashing sign at north end of the village - it was noted that the sign was still obscured by the branches on nearby trees. The Clerk was to send reminder to CC regarding cutting down branches. BT to obtain quotes for carrying out the work.

Traffic issues on the A29 - it was noted that a meeting had been held in July with other MV parishes, H Clack SCCouncillor and others from SCC Highways. A Bunce 2020 Consultancy had joined the meeting for the latter part of the meeting. Discussions had been held regarding speed of traffic travelling through villages/volume of traffic etc and outcomes of feasibility studies prepared by 2020 Consultancy. Agreed further meeting to be held in November. Since the meeting A Bunce had contacted the group to inform them that he would not be working with the MV parishes regarding the feasibility studies any longer. OPC had thanked AB for working with them in the preparation of the feasibility study and providing further reports.

8. Policies/Statutory Documents

Retention of Documents - minor amendments had been made to this policy which was approved by councillors.

Model Financial Regulations 2019 - the Financial Regulations had been updated. The Clerk had personalised them for OPC taking into account details taken from the previous regulations. DT to review before circulation to councillors for approval.

9. Any other business

S Figg - drew attention to several hedges that need to be cut back. It was noted that hedge cutting could only now be done in the period September to March.

L Hogarth - enquired about provision of fuel at the garage. She was informed that the garage was still waiting for parts so that the fuel distribution system could be mended.

J Page - when sending apologies for the meeting had also asked that issues regarding an additional school in the village be discussed. It was agreed that this would be included as an agenda item for the November meeting.

The Chairman closed the meeting at 9.50 pm.

Date of next meeting Monday 4 November 2019 - to be held at the Cricket Pavilion