

OCKLEY PARISH COUNCIL

Clerk: Mrs S Bell
77 Highlands Road, Horsham RH13 5ND
clerk@ockleypc.co.uk

MINUTES OF MEETING

A meeting of Ockley Parish Council was held on Monday 18 September 2023 at 7.30 pm at Ockley Village Hall.

Councillors present

Ms A Barclay Chairman
Mrs Z Biasuzzi
Mr J Lee-Steere
Mr B Thorne
Mr J Wright
Mrs Bell Clerk

1. Attendance and apologies

District Councillors L Mursaleen-Plank and A Magesh
Approximately twenty members of public present for the public session
No apologies

2. Declaration of interests and notification of changes to members interests

JL-S Jayes Park Estate
 Treasurer and Trustee Ockley Housing Association
 Churchwarden of St Margaret's and Trustee Ockley School Buildings

3. Public session

Members of the public present expressed concerns regarding planning developments in Ockley; currently of particular concern was an application for change of use of an agricultural building to four dwellings at the rear of Elmers Road. Other recent applications had been made for housing in Cricketers Close / Cricketers Arms. A further development company had contacted the parish council regarding plans for a small development at the end of Cathill Lane.

It was noted that the Mole Valley Local Plan had identified various sites in the village for development. The Plan had not yet been approved.

OPC would prefer smaller developments for the village rather than the larger sites put forward on Coles Lane and Elderslie to which objections had been raised.

It was noted that any development brings more traffic into the village / noise pollution / speeding traffic. Ockley Speedwatch was highlighted as one measure to help the slow down of traffic through the village. Further volunteers would be welcomed on to the team.

Some developments attracted CIL funding to be used in the village for the benefit of the community. A suggestion was made that the footpath be extended on the Green nearer to the play area.

Members of the public were informed that there were currently two vacancies on the parish council.

District Councillors present stated that they wanted to work closely with parish councils / parishioners – contact details were on the MV website.

4. Approval of the Minutes of the Parish Council Meeting 3 July 2023

Some amendments were to be made to the minutes. They would be presented for approval at the next parish council meeting.

5. Correspondence and diary dates

Diary date – SurreyALC AGM and Conference to be held on 19 October 2023

6. Planning matters

Councillors had been informed of the following planning matters:

MO/2023/0933/PLAH

The Oaks, Weare Street, Ockley, Dorking, Surrey, RH5 5JD

Erection of a single storey rear infill extension with a roof lantern.

03-Jul-2023

MO/2023/1021/PNCE

Brookwood, Weare Street, Ockley, Dorking, Surrey, RH5 5NH

Prior notification for conversion of farm office from Commercial/Business/Service (Use Class E) into 1 No. residential dwelling (Use Class C3).

17-Jul-2023

MO/2023/1020/PNQ

Brookwood, Weare Street, Ockley, Dorking, Surrey, RH5 5NH

Prior notification for the change of use of 2 No. agricultural buildings to 4 No. dwellings (Use Class C3).

17-Jul-2023

MO/2023/0755/PLAH

The Barn, Trout Grange, Henhurst Cross Lane, Coldharbour, Dorking, Surrey, RH5 4LR

Erection of single storey extension and alterations to driveway.

APPROVED WITH CONDITIONS

21-Jul-2023

MO/2023/0690/PLAH

Vann Cottage, Friday Street, Ockley, Dorking, Surrey, RH5 5TE

Extension and alterations to an existing outbuilding to create an annexe ancillary to the main dwelling.

APPROVED WITH CONDITIONS

21-Jul-2023

MO/2023/0918/DEA

Jayes Park, Forest Green Road, Ockley, Dorking, Surrey, RH5 5RR
Prior notification for the erection of an agricultural building of 45 metres x 22 metres
for the storage of grain.
PRIOR APPROVAL NOT REQUIRED
26-Jul-2023

MO/2023/1106/PLA
Carpoles Cottage, The Green, Ockley, Dorking, Surrey, RH5 5TR
Proposed conversion of outbuilding into dwelling.
27-Jul-2023

MO/2023/1154/PLA
Land to the rear of Cricketers Close, Ockley, Surrey
Erection of 4 No. residential dwellings with associated landscaping and parking
provision.
04-Aug-2023

MO/2023/0331/PLA
The Cricketers Arms (PH), Stane Street, Ockley, Dorking, Surrey, RH5 5TP
Erection of three 3-bed dwelling houses. Demolition of outbuilding. Provision of new
car park to rear of The Cricketers Arms.
APPROVED WITH CONDITIONS
09-Aug-2023

MO/2023/0328/LBC
The Cricketers Arms (PH), Stane Street, Ockley, Dorking, Surrey, RH5 5TP
Demolition of existing outbuilding to facilitate the provision of a new car park and the
erection of three dwellings to the rear of The Cricketers Arms.
APPROVED WITH CONDITIONS
09-Aug-2023

MO/2023/1241/PLA
Jayes Park, Forest Green Road, Ockley, Dorking, Surrey, RH5 5RR
Erection of replacement biomass boiler barn.
16-Aug-2023

MO/2023/1237/PLA MAJOR
Jayes Park, Forest Green Road, Ockley, Dorking, Surrey, RH5 5RR
Refurbishment and extension of existing agricultural barn to provide a commercial
building comprising the following use classes: E(g) Uses which can be carried out in a
residential area without detriment to its amenity: E(g)(i) Offices to carry out any
operational or administrative functions; E(g)(ii) Research and development of products
or processes; E(g)(iii) Industrial processes; and, B8 Storage or distribution.
16-Aug-2023

MO/2023/0875/PLAH
3, The Old School House, Stane Street, Ockley, Dorking, Surrey, RH5 5TH
Erection of front porch.
APPROVED WITH CONDITIONS
16-Aug-2023

MO/2023/0874/LBC

3, The Old School House, Stane Street, Ockley, Dorking, Surrey, RH5 5TH
Erection of front porch. (Listed Building Consent)

APPROVED WITH CONDITIONS

16-Aug-2023

MO/2023/1238/PLA

Jayes Park, Forest Green Road, Ockley, Dorking, Surrey, RH5 5RR
Erection of a ground mounted solar array comprising 162 No. solar panels.

24-Aug-2023

MO/2023/0933/PLAH

The Oaks, Weare Street, Ockley, Dorking, Surrey, RH5 5JD
Erection of a single storey rear infill extension with a roof lantern.

APPROVED WITH CONDITIONS

25-Aug-2023

MO/2023/1340/PNQ

Land and barn west of Brickyard Copse, Ockley RH5 5PE.

Prior notification for the change of use of an agricultural building to 4 No. dwellings
(Use Class C3).

01-Sep-2023

7. Finance

a) Bank reconciliation

Nothing to report

b) Accounts to be paid

It was agreed by all councillors that the following accounts be paid:

Dates from 04/07/2023 to 18/09/2023

already paid – to be authorised

Clerk's salary/admin/allowances costs	£743.07
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S Hopkins	£216.00
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Play Area

Maintenance

Mulberry & Co.	£126.00
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Audit

Helpdesq	£11.70
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To be paid but not yet authorised

Clerk's salary/admin/allowances costs	£743.07
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Shirley Dean-Webster Litter Picking	£67.50
Helpdesq Backup	£63.76
Iain Gutteridge Website Hosting Renewal	£40.00

c) Notice of Conclusion of Audit 2022/23

This would be posted on the website when received from the auditor.

8. Future MV Plan

Nothing to discuss on the Plan.

9. Footpaths in the parish

Nothing to report on this item.

10. Ockley NDP

No further movement on the plan.

11. Social matters – Ockley Assist Scheme

Nothing to report on this item.

12. Play Area

It was reported that work was in progress regarding an overhaul of the play area.

A new scheme was to be devised. Quotes to be obtained for fencing and new surfacing to replace the wood chip.

13. Date of next meeting 6 November 2023