

OCKLEY PARISH COUNCIL

CLERK: MRS S BELL
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MINUTES OF MEETING

A meeting of Ockley Parish Council was held on Monday 7th November 2022 at 7.00 pm at Ockley Village Hall.

1. Attendance and Apologies

Councillors present

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

Also present two parishioners and Nick Taylor and Simon Cocks from Greymoor Homes.

Apologies sent from HC CC MVDC.

2. Declarations of interest:

None

3. Guest Speaker

Greymoor Homes Nick Taylor and Simon Cocks attended the meeting at 7.00pm to discuss the application on Elderslie. Starting off with points:

Parking – issues were raised about the number of parking bays to households having more than one vehicle, plus visitors and how this may affect parking around the surrounding areas. Greymoor have acknowledged in need of more parking bays on the site so will be putting in more visitor bays but not necessarily any more bays for each property. JL-S asked number of visitor bays but Greymoor could not provide numbers. JL-S also mentioned about the SCC guidelines for new developments are more for urban areas rather than rural so this should be taken into consideration by Greymoor.

DT stated there will be more cars in the households with older children so parking may be a problem to the surrounding areas as there are not many places to park around the village as it is.

AB mentioned there is no public transport and the SCC guidelines don't take in account for rural areas. Greymoor took the points on and would look more into this.

Housing – there is going to be a mixture of different number of bedrooms properties within the affordable housing scheme as was proposed in Ockley's letter for more affordable houses in the village. This was pointed out by OPC to be one the priorities for the residents when it comes to new

developments. There will be five first time homes, 1 or 2 bedrooms and 3 or 4 bedrooms in the 42 new homes proposed.

Development – the size of the development has been looked at in terms of flood risk and traffic measures. A junction will be installed along Stane Street with a pedestrian crossing being installed close to the entrance site. Flood risk mitigate for environment climate - a member of Greymoor Homes did visit the area on a rainy day and no risks were foreseen. A system they intend to install is known as funnel rainwater which will collect the rainwater and gradually release this overtime so this does not flood the surrounding roads and footpaths. DT did say there is a major problem with water coming down from the banks onto the recreational grounds as one side is higher than the other. Water does come down from the Elderslie estate. BT seconded this. Greymoor stated a survey was done on the pond by Friday Street and they can share the results of that with OPC. Greymoor would look into this.

Speed restrictions – crossing points to be installed along Stane Street to calm the speeding close to the junction of new estate and by The Cricketer's Arms. DT stated average speed camera is only option as stated in the letter sent by OPC. Motorbikes speeding up to 70mph on Sunday afternoons. Authorities do not want to know. Greymoor advised that nobody is interested as in Police, MVDC as Greymoor can install the camera but MVDC or Police would need this monitored and to be maintained but there has been no agreement in taking over responsibility for this. Greymoor Homes has requested for pedestrian crossing as they believe this does slow vehicles down.

Street lighting – there is no plan to have street lighting on the development but for sensor lights to be installed on the individual properties.

Greymoor Homes intends to keep Ockley updated with the progress of the development. ZB did ask to set up meetings with Highways and SCC to involve OPC about investing in the infrastructure for new local food supply shops, post office, school to fit in with the new developments. Greymoor Homes acknowledged this.

In summing up the Chairman emphasised that the Parish Council opposed the whole development as being far too large for Ockley, suburbanisation of the village, lack of infrastructure, issues with the A29 (speed and access problems), not in accordance with the emerging Local Plan and outside the proposed village envelope.

Guest speakers left the meeting.

4. Public Session

None.

5. Minutes of Meeting held on 5th September 2022

It was proposed by DT and seconded by AB that these be signed as correct.

It was noted the Kissing Gates grant – no invoice had not been received and for SB to chase up on this otherwise would lose on out on the grant.

6. Correspondence

Dates for the diary

Online Safeguarding training session for community buildings on Thursday 3rd November 10:00 – 12:30

No interest.

7. Planning matters

Discussions over planning matters:

- Coles Lane – new letter sent for a new appeal taking place online for 29th November but only commenting on what took place at the last appeal. DT will apply for a link. DT noted A24 is not as busy with traffic since Covid but this may increase again when development has finished.
- Stane Street – has been presented that the development shows 23 houses. The major outstanding issue is the plans for mitigation works to the A29. It isn't entirely clear what the current proposal actually is but the ideas that have been proposed are very unlikely to solve the problem. The only solution in view is the installation of average speed cameras but this appears to be resisted by SCC and the police. We will continue to monitor the planning portal and comment as necessary.
- Elderslie – DT noted the new entrance way and possibly raised bollards would be installed. Developers not listening on the idea of installing new average speed cameras.

Councillors had been informed of the planning matters as shown below:

Planning applications - list dates

06-Sep-2022

MO/2022/1559/CC

3 Paynes Green Cottages, Weare Street, Ockley, Dorking, Surrey, RH5 5NH

Variation of condition 2 of approved planning application MO/2022/044 for the demolition of rear extension and outbuildings to allow for new single storey side extension with rooms in roof space to provide habitable accommodation and detached double garage to change the use of the garage to habitable accommodation and to replace one front former windows with two smaller dormer windows.

15-Sep-2022

MO/2022/0804/LBC

Land to the Side The Forge, Stane Street, Ockley, Dorking, Surrey, RH5 5TD

Demolition of existing flat and erection of 2 No. 3 bedroom dwelling houses. (Listed Building Consent)

WITHDRAWN

15-Sep-2022

MO/2022/0805/PLA

Land to the Side The Forge, Stane Street, Ockley, Dorking, Surrey, RH5 5TD

Demolition of existing flat and erection of 2 No. 3 bedroom dwellings.

WITHDRAWN

28-Sep-2022

MO/2020/1352/PLAH

Oakdale Farm, Weare Street, Ockley, Dorking, Surrey, RH5 5NN

Erection of new livestock barn with associated storage/staff accommodation.

WITHDRAWN Within 20m of Ockley Parish

28-Sep-2022

MO/2022/1365/PLAH

Blue Ridges House, Vann Lake Road, Ockley, Dorking, Surrey, RH5 5NS

Erection of a detached double garage.

APPROVED WITH CONDITIONS

21-Oct-2022

MO/2021/1966/PLA

Carpoles Barn, The Green, Ockley, Dorking, Surrey, RH5 5TR
Conversion of redundant barn to single residential dwelling.

WITHDRAWN

27-Oct-2022

MO/2022/1196/PLA

Ockley Station, Station Approach, Ockley, Dorking, Surrey, RH5 5HT
Erection of new detached industrial storage building.

REFUSED

8. Finance

a) accounts to be paid

It was proposed by AB and seconded by DT that the following accounts be paid:

already paid but not yet authorised

Joanne Page	£192.00
Disposable battery for defibrillator	

to be paid

Clerk's salary/admin/allowances costs	£792.28
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HMRC, Tax, NI on clerk's salary	TBA
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b) bank reconciliation
JL-S agreed and signed,

c) Donation to Surrey History Centre

LF archived OPC's and a letter was sent asking for a donation in order to help with the upkeep of the archives. It was agreed by all to donate £50.00.

9. Footpaths in the parish

DT seeking to make contact regarding the stiles in Vann Farm fields. DT has reached out for help to Countryside Access Team but they are not making any progress as they have a lot of other paths, bridleways and other routes to maintain and Ockley is only a small portion of that.

It has been noted SCC were recently looking to recruit a Countryside Access Officer so may take time for things to improve.

The stiles/gates that were erected in August 2021 have still not been paid despite repeated attempts to chase up. SB to send another email.

10. Crime

Police statistics not received.

11. Social matters

It was raised to look into Capel Assist run by volunteers within Capel Parish and to make contact to see how this can be incorporated into OPC. AB to action this.

12. Community Hub

For progress to be made, the Business case needs to be completed. The paperwork has been drafted but in order to complete the Business case, OPC need some funds to access the CAD files that were created in 2002 (or thereabouts) when the new classrooms were built and for other work required to determine costs of completing the project. DT to continue working on this.

13. Future MV – draft MV Local Plan 2020-2037

DT stated the formal examination of the regulation 19 draft of the FMV was concluded on 28th October. At this stage there is no indication as to whether the Inspector will approve the plan or not and it appears will not find out until the middle of 2023.

DT has to admire Duncan Clarke who led the MVDC team. He had many days of being closely questioned and although some did not always agree with him, he did a magnificent job in quite difficult circumstances. DT expressed thanks also to ZB who drafted out OPC's reply to the Inspector's call for comments of Policy D1 regarding Infrastructure delivery – a well worded response that covered the ground well.

14. Ockley NDP

DT gave an update:

The delay to the FMV until next summer will inevitably mean a delay to the NDP with the referendum now not taking place until May 2024.

In the meantime, the current status of the evidence papers is:

Housing Needs – completed

Design Guidance – completed

Natural Environment -in progress

Transport and Parking -in progress

Local Economy and community Facilities – we have now circulated a business survey to approaching 100 local businesses and replies are beginning to be received. An analysis of the results will be circulated in due course – in the meantime some particular comments are emerging such as considerable difficulty in receiving good internet reception.

Once the evidence papers have been completed, DT will call a meeting of the NDP team to start the process of extracting the policies that we wish to adopt based on the evidence.

15. Play Area

Nothing to update as Clerk still awaiting word from the contractor regarding the fence posts. BT noted the grass had been recently cut on the green and play area but not to a good standard as the grass is still fairly long. SB to send email to contractor.

16. Collaboration with other organisations in the village

Ockley Cricket Club – a response has been sent but OPC still awaiting the final figure for the benches to be purchased by OPC. If OCC decide to purchase benches themselves, OPC will make a donation at the NET price. SB to send email again to OCC.

17. Parish Councillor Casual Vacancies

Two parishioners, namely Gordon Elgar and James Hicks, had expressed their interest in becoming parish councillors and after meeting with the Chairman were invited to come to this meeting to understand the role and procedures. They both confirmed their interest and councillors voted to co-opt them onto the Parish Council. SB would inform MVDC and ensure that the paperwork was completed.

18. Polling District and Polling Place Review 2022

DT noted the Okewood boundary has changed dramatically and this now includes Westcott and Mickleham. Ockley is not affected by the changes.

19. Staff Matters

To join the Local Government Pension Scheme as part of the new contract for the New Clerk post. All agreed.

19. Date of next meeting

Monday 9th January 2023

Meeting closed at 9.10 pm