

OCKLEY PARISH COUNCIL

CLERK: MRS S BELL
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MINUTES OF MEETING

A meeting of Ockley Parish Council was held on Monday 4th November 2024 at 7.30 pm at Ockley Village Hall.

1. Attendance and Apologies for Absence

Councillors present

Ms A Barclay Chairman

Mrs L-J Clarke

Mr B Thorne

Mr J Wright

Mr J Lee-Steere

Ms S Bell Clerk

Mrs H Clack, Mr C Calvert, Mrs Z Biasuzzi and 2x District Councillors sent their apologies.

4x members of the public were present.

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 Building

BT

- Ockley Village Hall Representative

3. Public session (Allocated time limit of 5 minutes at the discretion of the Chairman)

Parishioners were present who wanted to object to the Elmers Road application and asked if OPC could represent them at the forthcoming Development Committee meeting on 6th November. They felt that their petition of 70 signatures had not even been acknowledged by MVDC. The parishioners explained that whilst, on a personal level, they do not want the development to be consented they have carried out significant research which they believe means that aspects of the application are not sustainable:

- part of the field the development is intended to go is on a flood plain,
- the access to the field is basically not fit for purpose from the A29 and
- there are already major parking issues so adding the disabled parking bays will make parking issues worse.

The parishioners also queried why MVDC had required the additional parking bays to be removed in order to encourage people to use public transport. Ockley is a rural location and the majority of residents have on average at least 2 vehicles per household. This is because public transport is poor so residents rely heavily on their own transport.

OPC Chair responded that MVDC granted permission in October, subject to the signing of a S106 agreement. MVDC's November meeting was required in order to incorporate 3 additional conditions to ensure compliance with the Local Plan which had been adopted on 15th October. One condition requires the developer to provide 80k towards public transport but the parishioners queried whether this was a 'one off' or if the money is allocated each year. They believed that a one-off payment for an 'on demand' bus service would not be sustainable.

There was a general discussion whereby all agreed Ockley does need more affordable housing in the village but that public transport provision should be improved. For example, could the existing Horsham to Dorking via Capel service be diverted through Ockley. Capel has a good public transport network. In addition, could consideration be made to a foot or bridle path between Ockley and Ockley Station. AB reassured everyone that all conditions need to be discharged and the S106 agreement required to secure the affordable housing and £80k public transport contribution prior to any building work commencing.

AB reminded the parishioners that OPC's representation in relation to the Elmers Field application was a split decision amongst the Councillors and therefore they had to represent both support as well as objection to the application. OPC did include the objection points raised this evening in their letter but the decision is now down to MVDC. The council were asked what their role is in terms of responding to applications and asked if they should be supporting resident's views. AB advised that it is the role of the council to respond to applications based on planning policy rather than on parishioner's personal views.

4. Approval of the Minutes of the Parish Council 2nd September 2024

BT proposed and JW seconded the minutes.

5. Calendar 2025 dates:

- 6th January
- 3rd March
- 12th May
- 7th July
- 1st September
- 3rd November

Councillors agreed to these dates. Clerk to book the dates with the village hall and put them on the website.

6. Planning matters – to consider the planning applications listed below:

MO/2024/1337/AC

The Forge, Stane Street, Ockley, Dorking, Surrey, RH5 5TD

Discharge of Condition 7 of approved planning application MO/2022/2149 for the conversion and extension of existing building to provide 2 No. one bed flats.

CONDITIONS APPROVED

MO/2024/1479/AC

Land west of Brickyard Copse, Ockley RH5 5PE

Discharge of conditions 2, 3, 4 and 5 of approved application MO/2023/1732 for prior notification for the change of use of an agricultural building to 4 No. dwellings (Use Class C3).

MO/2024/1439/AC

Henhurst Lodge, Beare Green Road, Ockley, Dorking, Surrey, RH5 4PX

Discharge of condition 4 of approved planning permission MO/2016/2052 for the erection of a replacement dwelling and carport.

MO/2024/1358/CAT

3, The Old School House, Stane Street, Ockley, Dorking, Surrey, RH5 5TH

Dismantle/fell one Ash Tree with Ash die back disease.

MO/2024/1222/PLA

Stylehurst, Weare Street, Ockley, Dorking, Surrey, RH5 5JD

Conversion of existing residential store/garage into new dwelling, with single storey rear extension, raising of the ridge line, two rear dormers and introduction of accommodation within the roof.

MO/2024/1439/AC

Henhurst Lodge, Beare Green Road, Ockley, Dorking, Surrey, RH5 4PX

Discharge of condition 4 of approved planning permission MO/2016/2052 for the erection of a replacement dwelling and carport.

CONDITIONS APPROVED

MO/2024/1114/PLAH

2, Kings Cottages, Stane Street, Ockley, Dorking, Surrey, RH5 5TP

Conversion of roof space to form habitable accommodation with 3 No. roof lights.

APPROVED WITH CONDITIONS

MO/2024/1504/PLA

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

Proposed conversion of an existing outbuilding/annexe into an independent self-build dwelling.

MO/2024/1232/AC

Carpoles Barn, The Green, Ockley, Dorking, Surrey, RH5 5TR

Discharge of conditions 3, 5 and 7 of approved planning permission MO/2022/1841 for the conversion of redundant barn to single dwelling

SPLIT DECISION (TREE OR CONDITIONS)

MO/2024/1503/PLA

Jayes Park, Forest Green Road, Ockley, Dorking, Surrey, RH5 5RR

Refurbishment and extension of existing barn to provide a commercial building comprising the following use classes: 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.

MO/2024/1479/AC

Land west of Brickyard Copse, Ockley RH5 5PE

Discharge of conditions 2, 3, 4 and 5 of approved application MO/2023/1732 for prior notification for the change of use of an agricultural building to 4 No. dwellings (Use Class C3).

CONDITIONS APPROVED

MO/2024/1358/CAT

3, The Old School House, Stane Street, Ockley, Dorking, Surrey, RH5 5TH

Dismantle/fell one Ash Tree with Ash die back disease.

NO OBJECTION

MO/2024/1326/PLAH

3, Upper Oakdale Cottages, Weare Street, Ockley, Dorking, Surrey, RH5 5NN

Erection of Oak framed two storey side extension with Juliet balcony to rear.

APPROVED WITH CONDITIONS

MO/2024/1569/CAT

1, HITCH HURST COTTAGES, Stane Street, Ockley, Dorking, Surrey, RH5 5TH

01 - Yew - Reduce height by 1.5 metres and trim to shape as advised by 10%, 02 - Hawthorn - reduce height by 2.5 metres and laterals by 1.5 metres to form a lollipop shape.

MO/2023/1976/PLA MAJOR

Land to the west side of Stane Street, Ockley, Dorking, Surrey, RH5 5TH

Erection of 14 No. dwellings with associated access and landscaping.

14-Oct-2024

MO/2024/1613/AC

The Cricketers Arms, The Cricketers Arms (PH), Stane Street, Ockley, Dorking, Surrey, RH5 5TP

Discharge of conditions 3, 4, 6, 7, 8, 9, 10, 12, 13 & 14 of approved planning application MO/2023/0331 for the erection of three 3-bed dwelling houses. Demolition of outbuilding. Provision of new car park to rear of The Cricketers Arms.

26-Sep-2024

MO/2020/0667, MO/2024/1321, MO/2024/1322, MO/2024/1323: submissions dated 13/08/24

Councillor Wright queried whether OPC had been made aware of the following applications relating to Land South of Coles Lane. Clerk confirmed she had circulated MVDC communication relating to 0667 and 1323 on 26/08, but it did not appear that MVDC had emailed OPC on 1321 and 1322. Clerk requested to liaise with the case officer, Caroline Hall, to ensure OPC were made aware of all applications in the future and also to request MVDC provide information on all the pre-commencement conditions relating to the applications and their current status. Clerk also requested to liaise with Capel PC planning committee in order to arrange a meeting to discuss the applications. It was agreed the OPC should submit objection letters to the applications which they had not been made aware of ASAP.

7. Finance

a) accounts to be paid

Ockley Parish Council

Accounts to be paid November 2024

Already paid but not yet authorized:

Mrs S Bell

Clerk's salary and expenses – month 6 £808.60

Mrs L Fletcher

Temp Clerk hours – month 6 £226.85

HMRC

Tax/NI on Clerks' salary SB/LF – month 6 £57.59

Yet to be paid:

ig design

renewal of domain name and e-mail hosting £40.00

Viking

Lanyards and badges £38.02

Mulberry and Co

Payroll service to 30 Sept 2024 £144.00

Helpdesq

Cloud backup/create google acc, share folder £198.00

Mrs S Bell

Clerk's salary and expenses – month 7 £808.60

HMRC

Tax/NI on Clerks' salary SB – month 7 £3.39

Mrs L Fletcher

Temp Clerk hours Sept/Oct TBA

b) verify bank statements to budget spreadsheet

These were read through and JLS signed these documents.

8. Crime figures – list to be provided

Ten reports shown. Not much to discuss on the report. BT mentioned about it would be more helpful to add more details but this was already asked for in the past and it could not be done by the Police due to data protection.

9. Future MV Local Plan

Clerk sent an email round to all Councillors from MVDC to show that the MV Local Plan had now been adopted and this can be viewed on the website.

10. Footpaths in the parish

Still no further update. Clerk to chase for training.

11. Ockley NDP

Now MV Local Plan has been adopted, the Ockley NDP would need to follow. CC was not present to give an update following on from the past meeting. OPC will have a greater say in receiving CIL money and what style and percentage levy which can be spent on in the village. Clerk to clarify on the CIL funding for OPC with MVDC.

12. Old School Building

JLS advised that a business plan is currently being worked on for an early learning educational facility. A meeting is to be arranged to discuss these plans further.

13. Social Matters

LJC asking for ID badges. The Christmas Lunch was up for discussion as whether a donation would be made. BT advised that lunch takes place every month at the village hall along with a Christmas dinner that happens every year. It was advised if a charity is in need of support, they can contact OPC directly which OPC has done in the past with other charities.

14. Amber Foundation

LJC had visited the charity and advised what a fantastic and outstanding service they offer for our village. There was a need of a better understanding of how the charity works in terms of how the volunteers/workers are supervised and how they could deliver assistance within our community. In terms of volunteers working in the village, Councillors are not opposed to the volunteers doing village maintenance such as sign cleaning, trimming bushes, etc. but would object to them helping with vulnerable residents directly. OPC would need more information on how they are supervised, whether there are risk assessments, what their insurance is etc. LJC volunteering to help them to be able to sell Christmas wreaths and a big clean for Ockley with the Cricket Club is taking place towards the end of the year.

15. Play Area

The grant was approved and received to erect new fencing and bark for the play area. A date was arranged with the chosen contractor, however, when the contractors went to order the materials, they found the quote given to OPC was in fact a year old and therefore, the cost of the materials had significantly increased. It was decided to postpone the works and the Councillors agreed to find two more quotes from other contractors before making the final decision for works to begin again. Clerk to action.

16. Randhawa Farm Update

AB emailed the Environmental Officer for an update and the response was that the investigation is still ongoing so there is no update.

17. Village Maintenance

AB to bring more information on this at the next meeting and to discuss further plans on the maintenance of the green.

18. Next meeting 6th January 2025

