

OCKLEY PARISH COUNCIL

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MINUTES OF MEETING

A meeting of Ockley Parish Council was held on Monday 7 July 2025
at 7 pm at Ockley Village Hall.

1. Councillors present

Mr J Wright Chairman
Mr C Calvert
Mrs L-J Clarke
Mr J Lee-Steere
Mr B Thorne
Mrs S Bell Clerk

Also present several members of the parish and Mrs L Fletcher, Temporary Clerk.

The Chairman drew attention to the meeting etiquette details as shown on the agenda.

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

JL-S Jayes Park Estate *JPE
 Treasurer and Committee Member Ockley Housing Association
 Churchwarden of St Margaret's Church and Trustee Ockley School Building
BT Ockley Village Hall representative
JW Coles Lane *JW

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

Continued discussions regarding kerbs on Stane Street and Randhawa Farm (item 17 on agenda).

4. Approval of minutes of Annual Meeting held on 28 May 2025

Councillors agreed that these minutes could be signed as correct.

5. Councillor vacancies

It was noted that following the resignation of Ms A Barclay and Mrs Z Biasuzzi there were two councillor vacancies. The vacancies had been advertised. JW stated that he was talking to parishioners regarding the vacancies. He particularly wanted to recruit a person who would represent the youth of the village.

6. Planning matters

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

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

MO/2025/1021/PNHH *JPE
1, Brickyard Copse, Ockley RH5 5TJ
Prior notification for the erection of single storey rear extension of 6 metres deep and 3.58 metres high with a height to the eaves of 2.67 metres.

MO/2025/1013/CC
Sunmead, Weare Street, Ockley, Dorking, Surrey, RH5 5JD
Remove Condition 2 of approved application DHR/73/538 for the single storey addition of two bedrooms (302 sq ft) and double garage (437 sq ft) to allow Permitted Development Rights to be re-instated.

MO/2025/0662/PCL
Sunmead, Weare Street, Ockley, Dorking, Surrey, RH5 5JD
Certificate of Lawfulness for a proposed development in respect of a detached outbuilding.
Decision: APPROVED

MO/2024/1797/CC

Land east of Stane Street, Ockley, Dorking, Surrey, RH5 5 TH

Variation of Condition 2 and Condition 11 and removal of condition 24 of approved planning application MO/2022/0018 for the erection of 23 No. dwellings and formation of new access from Stane Street with associated works to allow the minor adjustments to the layout affecting two of the approved plans - the proposed layout and the landscape masterplan together with a revised approach with regard to Great Crested Newt impacts.

Decision: APPROVED WITH CONDITIONS

MO/2025/0725/PN1AA

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

Prior notification for the construction of an additional storey on the dwelling not exceeding a height of 9.49 metres.

Decision: WITHDRAWN

MO/2025/0468/PCL

*JPE

4, Brickyard Copse, Ockley, Dorking, Surrey, RH5 5TJ

Certificate of lawfulness for a proposed development in respect of the erection of a single storey side and rear extension.

Decision: REFUSED

MO/2025/0467/PCL

*JPE

1, Brickyard Copse, Ockley, Dorking, Surrey, RH5 5TJ

Certificate of lawfulness for a proposed development in respect of the erection of a single storey side and rear extension.

Decision: REFUSED

MO/2025/0466/PCL

*JPE

5, Brickyard Copse, Ockley, Dorking, Surrey, RH5 5TJ

Certificate of lawfulness for a proposed development in respect of the erection of a single storey side and rear extension.

Decision: REFUSED

MO/2024/1503/PLA

*JPE

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.

Decision: APPROVED WITH CONDITIONS

MO/2025/0661/PNHH

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

Prior notification for the erection of a single storey rear extension of 8 metres deep and 4 metres high with a height to the eaves of 2.1 metres.

Decision: PRIOR APPROVAL REFUSED

MO/2025/0845/PLA

Vann Farm, Vann Farm Road, Ockley, Dorking, Surrey, RH5 5TF

Demolition of existing stables and erection of No. 1 dwelling with associated parking and retention of hardstanding.

MO/2025/0832/ECL

Oakhurst, Weare Street, Ockley, Dorking, Surrey, RH5 5JA

Certificate of Lawfulness for existing development in respect of implementation of planning permission ref: MO/2022/0260 for the erection of a first floor extension and new detached garage following demolition of existing garage.

MO/2025/0788/AC Link

Land south of Coles Lane, Ockley, Dorking, Surrey, RH5 5HW

Discharge of Condition 5 of approved planning application MO/2020/0667 (Appeal Ref: 3272057) for the outline planning permission for a residential scheme of up to 60 dwellings, with associated landscaping, amenity space, sustainable urban drainage system (SuDS), and associated works. All matters reserved except for access.

SPLIT DECISION (TREE OR CONDITIONS)

MO/2025/0572/CC Link

*JPE

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

Variation of condition 2 of planning permission MO/2023/1237 for the 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 to allow for plan adjustments, to increase the ridge height of the east side building and remove the dual pitch design.

REFUSED

MO/2025/0537/PLAH Link

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

Demolition of rear conservatory. Proposed 3 No. rear dormers, hip to gable roof alterations, changes to external materials and fenestration and conversion of garage.

APPROVED WITH CONDITIONS

MO/2025/0778/RM MAJOR

Land south of Coles Lane, Ockley, Surrey, RH5 5HW

Reserved Matters application for the consideration of appearance, landscaping, layout and scale pursuant to outline planning permission Ref MO/2020/0667/OUTMAJ (allowed under appeal Ref: APP/C3620/W/21/3272057) for a residential scheme of up to 60 dwellings, with associated landscaping, amenity space, sustainable urban drainage system (SuDS), and associated works.

MO/2025/0768/PLAH

Youngs, Coles Lane, Ockley, Dorking, Surrey, RH5 5LT

Repair part of the roofscape, due to dilapidation, insulate the roof with lambs wool insulation, install a conservation rooflight to the west facing roof to provide a fire escape from the top floor.

MO/2025/0767/LBC

Youngs, Coles Lane, Ockley, Dorking, Surrey, RH5 5LT

Repair part of the roofscape, due to dilapidation, insulate the roof with lambs wool insulation, install a conservation rooflight to the west facing roof to provide a fire escape from the top floor. (Planning application for Listed Building Consent)

7. Finance

a) Accounts to be paid

Councillors agreed that the following accounts be paid:

Information Commissioner	£52.00
Data Protection Fee	
Mrs S Bell	£835.90
Clerk's salary and expenses	
HMRC	£58.93
Tax/NI on SB salary month 3	
Mulberry and Co	£292.50
End of year audit	

b) Verify bank statements to budget spreadsheet

Figures to be sent to JL-S for verification and signature.

c) AGAR return 2024/25

It was noted that the items c,d,e had all been amended after the Final Year End Audit had been completed by the internal auditor. Councillors agreed on the amendments and the amended documents were signed for submission to the external auditor.

8. Crime figures

A list was not available for this meeting.

9. Future MV Plan

Nothing to report.

10. Ockley NDP

CC continuing to work on progressing the NDP. It is close to completion. Money has been identified and assurance given that OPC will pay the consultant. The NDP needs to be the priority for OPC.

11. Social matters

This topic will no longer be included on the agenda for meetings

12. The Hub – in future to be referred to as School Buildings

It was noted that JL-S will update meetings on this topic.

13. Land south of Coles Lane

*JW

There are ongoing discussions over the verges – development to continue even at the detriment to health and safety to the local community.

14. Kerbs – Stane Street

Work has been done at the south end of the village, including drainage; however work on kerbs still outstanding.

15. Play Area

Fencing completed; work to bench to be carried out.

16. The Green maintenance

Matters resolved by JL-S; some trees requiring attention.

17. Randhawa Farm

Parishioners still expressing concerns re. activities on site.

18. Items for Action Tracker

JW stated that the Action Tracker would be mothballed until further notice.

19. Date of next meeting

1 September 2025