

BUCKLAND PARISH COUNCIL

Minutes of the Council Meeting held at 7.30pm on Monday 23rd October 2017 in the Reading Room, Old Rd, Buckland.

Present: Cllrs. Cox, Horden, Husband (Chairman), Jones, Pryor and Steed.

In attendance: Surrey County Council (SCC) Cllr Clack, 52 members of the public and the Clerk.

1. Apologies for Absence

(165) Council received apologies from Mole Valley District Council (MVDC) Cllr Potter.

2. Declarations of Interest

(166) None.

3. Requests for Dispensations

(167) None.

4. Minutes

(168) Minutes of the Meeting held on 11th September 2017, were agreed and signed by the Chairman as a true record.

5. Open Forum

(169) Cllr Husband welcomed everyone who had taken the time to attend the meeting and proceeded to invite members of the public to make their representations to the Parish Council.

(170) Cllr Husband referred to a slide he had prepared of an OS site location plan for MO/2017/0971, overlaid with a drawing of the applicant's block plan to illustrate a number of issues and concerns with the application. Cllr Husband thanked everyone for their input and assured them the representations that had been made would be considered when Council reviews the application.

(171) Cllr Husband invited representations on SCC/2017/0143. Cllr Husband recommended attending a meeting being held by the applicant, in the Reading Room, on Monday 30th October 2017, starting at 8pm and indicated he thought it possible the Parish Council would, when it considered the application, decide to defer any decision until after the meeting. CCllr Clack took the opportunity to reassure the meeting that SCC is fully committed to ensuring this former mineral working site is restored to the best possible condition.

(172) CCllr Clack advised SCC had already received several representations and anticipates a likely need for further information to be requested from the applicant that could result in a requirement for a further period of public consultation prior to the application being determined. CCllr Clack advised her current intention is to exercise her right to refer the application to the SCC Planning and Regulatory Committee for determination.

(173) Cllr Husband emphasised the importance of each person taking the time to submit a personal representation to the relevant planning authority to ensure their views are made known to the Case Officer.

Forty nine members of the public departed, having declined the Chairman's invitation to stay and observe the rest of the meeting.

(174) Two residents, of neighbouring properties, took the opportunity to share their recent experience of dealing with the MVDC Planning team. Council noted their experience provided further evidence of poor communication between the planning function at MVDC and applicants.

Two members of the public left the meeting.

6. Planning

New Planning Applications

- (175) MO/2017/0971: Outline planning permission with all matters reserved, for erection of 9 No. single storey detached dwellings following removal of existing building at The Old Forge, Old Road, Buckland, RH3 7DY. Council **resolved** to strongly **object** to this application. **Action:** Clerk to consult with Cllrs and ensure Council's response is submitted in good time.
- (176) SCC Ref 2017/0143: (MO/2017/1797) The development of Buckland Park Lake comprising: 1) a café with associated terrace and disabled parking; 2) outdoor activity centre comprising mobile units; 3) observation pavilion; 4) entry kiosk; 5) two bird hides; 6) an events lawn with steps; 7) children's playground area; 8) car park; 9) water tank/pond; 10) floating pontoon. All for public use in association with the approved water based recreation and proposed land-based outdoor recreation after use, of the former silica sand quarry, known as Park Pit at Park Pit, Reigate Road, Buckland, Surrey RH3 7BE.

Council, having considered the application **resolved to** defer a decision until after the public meeting scheduled on 30th October 2017. Council noted that MVDC Councillor Paul Potter had advised Council he had already exercised his right to ask for the application to be referred to the MVDC Development Control Committee in the event the Case Officer is minded to recommend a "no objection" response from MVDC be issued to SCC.

Action: Clerk to liaise with Cllrs to ensure Council can submit a response within the public consultation period.

Council **resolved to** approve and accept the representations issued in response to each of the following three applications:

- (177) MO/2017/1554: Retrospective application for loft conversion with rear facing dormer and the formation of a hip to gable end roof - with 3 front rooflights at 9 Tranquil Dale, Buckland, RH3 7EE.
- (178) MO/2017/1559: Application for outline planning permission for consideration of scale in respect of erection of 1 No. replacement detached dwelling at Buckland Heights, Buckland Hill, Buckland, KT20 7HZ.
- (179) MO/2017/1565: Retrospective application for the retention of a rear box dormer window, hip to gable roof alterations and 3 No. rooflights to facilitate loft conversion at 10 Tranquil Dale, Buckland, RH3 7EE.

Council **resolved** not to submit any comment on the following two applications:

- (180) MO/2017/1705: Demolition of existing garage and workshop and erection of new single storey garage and workshop at Domus, Old Road, Buckland, RH3 7DU.
- (181) MO/2017/1712: Erection of single storey outbuilding comprising car port, store and log store at Pines Cottage, Dungates Lane, Buckland, RH3 7BD.

One member of the public left the meeting.

Mole Valley District Council ("MVDC") Planning Notifications

Council noted that the following application had been registered and subsequently approved:

- (182) MO/2017/1686: Reduce height of one cherry tree to 3 metres at Larkrise, Rectory Lane, Buckland, RH3 7BH. No objection.

Planning Consultations

- (183) Council noted that the meeting of the Buckland Liaison Group, due to be held on 26th September 2017 had been deferred and that a new date had yet to be confirmed.

Mole Valley District Council Planning

- (184) Council noted that a letter (dated 26th September 2017) had been sent to Jack Straw, MVDC Corporate Head of Planning, to express Council's concern at the apparent lack of consistency and compliance with MVDC and National Planning Policies at MVDC; with respect to (i) pre-decision processing (including validation, pre-application advice and assessment of an application), (ii) decisions taken (including the drafting of conditions) and (iii) follow-up (i.e. compliance with and enforcement of planning conditions).
- (185) Council noted that a planning update presented to the Clerk's meeting (held on 4th October 2017) had included items on "Extensions in the greenbelt" and enforcement. Jack Straw had given a commitment to include, as an appendix to the minutes of the Clerk's meeting (not yet circulated) a note setting out the principles discussed (with respect to extensions in the greenbelt) and has since advised he is working with his team to ensure a full response to Council's letter is issued in advance of the November 13th meeting.

7. Highways, Rights of Way and Transport

Buckland Lane

- (186) Council noted:
- (i) Cllr Steed had attended the SCC Mole Valley Local Committee Meeting held on 13th September 2017 to table the following supplementary question "If SCC does make the statutory notice during October and the statutory 28-day consultation period ends before the end of November, could SCC please advise how soon the gates and bollards (to enforce the width restriction approved in 2016) are likely to be installed?"
 - (ii) Zena Curry, SCC South East Area Highways Manager had since written to restate the commitment made during the meeting to provide Council (within a few weeks of the meeting) with a best and worst-case timeline for implementation of the Traffic Regulation Order and subsequent imposition of the proposed width restriction on Buckland Lane.

Cllr Steed expressed his disappointment to CCllr Helyn Clack that having not received the promised information or had any reply to a follow up email he had sent earlier this month. **Action:** CCllr Clack undertook to seek an update from SCC officers.

- (187) Cllr Pryor, having attended a meeting of the Surrey Hills Byways Working Group earlier the same day, advised the Chairman of the Group had been tasked to investigate the apparent lack of action. **Action:** CCllr Clack undertook to liaise with the Chairman.
- (188) CCllr Clack suggested Council submit a further question in advance of the next meeting of the SCC Mole Valley Local Committee unless the promised information is received before the submission deadline. **Action:** Clerk.

CCllr Helyn Clack left the meeting.

- (189) The Parish Council Update published in the October issue of the village magazine focused on the need for residents to submit reports to SCC Countryside Access to highlight any sections of local rights of way in need of vegetative maintenance. Council recorded a vote of thanks to (i) all those residents who have taken the time to submit reports and (ii) “those responsible for arranging for several maintenance tasks to be completed around the village”.

Action: Clerk to highlight, in the next parish update, the positive outcome of recent efforts to report issues and to encourage residents to continue to report areas of concern to SCC Countryside Access.

- (190) Council noted that MVDC’s recent appointment of a **Community Transport Manager** had led to the launch of a new drive to increase use of the Dial a Ride Service. A weekly schedule of destinations now available to Buckland residents (on a pre-booked door to door basis) had been published on the village website, issued via email and displayed on the noticeboard. A copy had been forwarded, with a request for any interest in excursions to be fed direct to MVDC, to the editor of the parish magazine, the village charity and to the “winter lunch” team.
- (191) Council noted that **GACC** had recently announced the appointment of Peter Barclay as its new Chairman, to take effect at the forthcoming AGM.

8. Amenities and Events

- (192) Council noted that the **autumn bulb planting**, led by Tilly Mitchell, on behalf of the Brockham Green Horticultural Society Fortune Project had been completed on Sunday 22nd October 2017.

9. Formalities

- (193) BDO had, on 30th September 2017, advised completion of the **2017 External Audit** and stated that no matters had come to their attention requiring any action on the part of the Parish Council. The Annual Return was presented to Council. Council **resolved** to approve and accept the 2017 Annual Return. The Clerk confirmed the Notice of Conclusion of Audit had been displayed on the Parish Council Notice Board opposite the village shop for a period of three weeks and had been uploaded, upon its receipt, to the parish council pages of the village website.
- (194) Further to the consultation on SCC proposals to make further cuts at **SCC Community Recycling Centres**, SCC had announced Cabinet approval to keep Ranmore Road CRC (and each of the other three sites proposed for closure) open three days each week.
- (195) **SCC** had launched a **consultation on proposals to introduce parking charges** in at least some and possibly all car parks on land owned by SCC and managed by Surrey Wildlife Trust. The Clerk had highlighted the consultation in a parish update.
- (196) Council noted that Councillors had been provided with a link to a newly published:
- (i) **MVDC Rural Community Strategy**, and
 - (ii) **“Guide to Rural Affordable Housing”**, a copy of which had been forwarded to Buckland Estate.

- (197) **Updates** issued by **Surrey Association of Local Councils (SALC)**, **Surrey Police Chief Constable**, the **Surrey Hills Board** and the **Surrey Hills Society**, had been circulated to Cllrs and key information included within Parish Updates.
- (198) Cllr Jones had attended the **SALC AGM and SCC Update** on 12th October 2017. Cllr Jones had found the presentations informative, appreciated the opportunity to network with attendees from neighbouring parish councils and advised there are no follow up actions for Council.
- (199) Cllr Husband had attended the **SALC Chairman's Networking Day** on 28th September 2017. Cllr Husband considered attending the event worthwhile and suggested Council may like, at some point, to consider whether Parish Online, a cloud based mapping and information system might prove helpful. **Action:** Clerk to add to Council's project wishlist.

10. Finance

Account Payments and Receipts

- (200) Council noted that a payment, for £78.00 (including £13 Vat) to SSALC Limited had been issued in accordance with minute 2017:112.
- (201) Council approved the purchase of a Brother Multi-function printer/scanner at a cost of £243.81 (including £40.64 Vat), following the breakdown of the previous equipment for which the Clerk had secured a full refund of £199.95 (including £33.32 Vat).
- (202) Council **resolved** to approve the following payments:
- (i) BDO LLP £120.00 including £20 Vat,
External Audit
 - (ii) SLCC Enterprises Limited £41.40 including £6.90 Vat,
Regional Training Update – Clerk;
 - (iii) SSALC Limited £48.00 including £8 Vat,
Cllr Jones – SALC AGM and Joint SALC/SCC Autumn Update
- (203) Council noted that Cllr Horden had verified the bank balances entered on the bank reconciliation against the bank statements, initialled both documents, and confirmed that no exceptions had been identified in the transactions reported since 11th September 2017.

11. Forthcoming Meetings

- (204) The **Parish Council** confirmed that the next full Council Meeting will be held on Monday 13th November and subsequent meetings are scheduled to be held on 8th January, 12th March, 14th May, 9th July, 10th September and 12th November 2018.
- (205) Cllr Cox will attend the **Dorking Citizens Advice Annual Review Meeting** on Thursday 26th October 2017, the **GACC AGM** on Friday 17th November 2017 and a **Discover Gatwick** Community Engagement Event on Tuesday 21st November 2017.
- (206) Cllr Jones will attend the **River Mole Catchment Partnership Annual Event** on Thursday 23rd November 2017.
- (207) The **2018 Annual Parish Meeting** will be held on Monday 26th March 2018.

There being no other business the Chairman declared the meeting closed at 9.25pm.

Sheena Boyce, Clerk

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