

BUCKLAND PARISH COUNCIL

Minutes of the Meeting held at 8pm on Monday 8th September 2014 in the Reading Room, Old Road.

Present: Cllrs Day, Horden, Husband, Steed and Westwell, District Councillor Paul Potter and the Clerk. PCSO Dave Sadler attended for item 5.

1. Apologies for Absence and Appointment of Chair

(105) Apologies and reasons for absence were accepted from Councillor Pryor.

2. Declarations of Interest

(106) None.

3. Requests for Dispensations

(107) None.

4. Minutes

(108) Minutes of the Meeting held on 14th July 2014, were agreed. Cllr Husband signed the minutes as a correct record.

5. Community Police Report

(109) PCSO Dave Sadler provided details of 4 crimes reported to have occurred in Buckland between 14th July 2014 and 8th September 2014. Two criminal damage offences – a possible neighbour dispute involving guy ropes to a gazebo being cut and some wooden trellis being broken by an unknown male knocking on the door of an elderly female at night; and two incidences of making off without making payment for fuel at the Shell garage.

6. Planning

New Planning Applications

(110) MO/2014/1236: Erection of single storey rear extension to Nos. 1 and 2; erection of conservatory to side of No. 2; and to raise roof ridge height by 60mm to allow re-roofing of both properties at 1/2 Dungates Lane, Buckland. RH3 7BD. No objection.

(111) 14/01297/F/STDCN: Proposed installation of a Photovoltaic array (solar farm) on land at Flanchford Farm, Flanchford Road, Reigate Heath. It was noted that a link to details of a planning application submitted to Reigate and Banstead Borough Council, to install a 60 acre solar panel farm at Flanchford Farm Reigate Heath had been circulated via the Parish Council Email Group. No further action.

MVDC Planning Notifications

The following Local Planning Authority decisions were noted:

(112) MO/2014/0569: Erection of pool house over existing swimming pool and link building to main dwelling at Fraserwood, Boxhill Road, Boxhill, KT20 7PF; Letter issued to MVDC to request the inclusion of conditions to minimise the potential impact of the proposed development on the locality. Approved with conditions.

(113) MO/2014/0766: Erection of single storey front extensions and single storey side and rear infill extensions. Insertions of 2 no. roof lights to both front and side (north east) elevation and 1 no. dormer window to side (south west) elevation, and roof lights to front and rear to create rooms in roof space. Insertion of roof balcony, bi-folding doors and 3 no. dormer windows to rear (east) elevation at Fraserwood, Boxhill Road, Box Hill, Tadworth. KT20 7PF; Letter issued to MVDC setting out objections to the inclusion of dormer windows, roof balcony and additional glazing at ground floor level and requesting the inclusion of conditions to minimise the potential impact of the approved development on the locality. Approved with conditions.

- (114) MO/2014/0768: Erection of single storey front extensions and single storey side and rear infill extensions. Insertions of 2 no. roof lights to both front and side (north east) elevation and 1 no. dormer window to side (south west) elevation, and roof lights to front and rear to create rooms in roof space. Insertion of bi-folding doors and 3 no. dormer windows to rear (east) elevation at Fraserwood, Boxhill Road, Box Hill, Tadworth. KT20 7PF; Letter issued to MVDC setting out objections to the inclusion of dormer windows and additional glazing at ground floor level and requesting the inclusion of conditions to minimise the potential impact of the approved development on the locality. Approved with conditions.
- (115) MO/2014/0821: Erection of new dwelling with associated parking and access at Beechwood, Dungates Lane, Buckland, RH3 7BD. Refused.

Planning Consultations

Redhill Aerodrome

- (116) It was noted that the High Court decision to grant Redhill Aerodrome Limited leave to appeal the Planning Inspectorate decision is likely to lead to a further Public Enquiry being held to review RAL application to install a hard runway at the aerodrome. District Cllr Paul Potter advised he is to attend the forthcoming meeting of the Redhill Aerodrome Consultative Committee and will provide feedback on this issue shortly thereafter. **Action:** Clerk to circulate any update from Cllr Potter.

Buckland Liaison Group (“BLG”) – Tapwood Quarry and Park Pit

- (117) Cllr Husband and the Clerk had attended a meeting of the **BLG**, held on Friday 5th September 2014 and it was noted that minutes of the latest BLG meeting would shortly be published on the village website and displayed on the main Parish Council Notice Board.
- (118) Council welcomed both the announcement (made at the BLG Meeting) that sand extraction had ceased on Friday 29th August 2014 and the more recent news that following the removal of the dewatering pumps, the water level in Tapwood Quarry had started to rise.
- (119) Hanson, having consulted with both SCC and Buckland Estates had advised the BLG that a revised restoration scheme for Tapwood Pit would be submitted to SCC during September and SCC Case Officer Stephen Jenkins had confirmed a 3 week public consultation would be triggered by the submission of this new information. **Action:** Clerk to highlight consultation in a Parish Update.
- (120) It was noted that SJ had stated that provided the formal submission of the revised restoration scheme is with SCC before the end of September that this will provide sufficient time to satisfy the requirement for a 21 day consultation period and to allow papers to be issued, by 6th November, to members on the Development Control Committee for determination on 18th November 2014. **Action:** Clerk to convene a Planning Committee, to enable timely submission of a formal response to SCC, if the deadline does fall prior to the next meeting of full Council (10th November).
- (121) Cllr Husband advised that representatives from Hanson, Buckland Estates, Surrey County Council, Buckland Parish Council and the Betchworth and Buckland Society are next due to meet on Thursday 27th November 2014, by which time it is hoped the planning application (submitted in June 2010) will finally have been determined.

Buckland Estate - Tapwood Quarry and Park Pit

- (122) Cllr Husband stated that Duncan Ferns (“DF”) had reaffirmed, at the most recent BLG meeting, that the Estate’s outline plans for the areas of water to the north of the A25 would continue to focus on leisure interests with limited access (i.e. no public access). e.g. fishing club members.

- (123) It was noted that DF had previously advised the BLG that the Estate's current thinking was, in due course, to develop a proposal to allow controlled public access, for an entrance fee, to the footpath around the lake perimeter and to consider an investment in modest facilities (e.g. café, toilets) in support of this access.
- (124) Cllr Husband advised that at the most recent BLG meeting DF had re-confirmed the Estate's intention to share its vision, at an early stage, with the Parish Council.
- (125) Council noted that the BLG had agreed, at the May meeting, that the 2015 Annual Parish Meeting ("APM") could offer a good opportunity to provide an update to the local community. Council concluded that if Buckland Estate develops some of its ideas into draft plans more quickly than an earlier consultation might be more appropriate. **Action:** Clerk to relay Council feedback to Duncan Ferns.

7. Finance and Formalities

- (126) The Chairman's proposal to adopt the newly updated and recently circulated Draft Financial Regulations received unanimous approval. Council recorded a vote of thanks to Cllr Steed for the preparatory work he had undertaken with the Clerk. **Action:** Clerk to circulate a copy of the adopted Financial Regulations.
- (127) It was noted that the National Association of Local Councils had published updated Model Standing Orders. Council accepted Cllr Steed's offer to complete a first review of "revised draft regulations". **Action:** Clerk to provide "initial draft" to Cllr Steed for review and to circulate an "updated second draft" to all councillors prior to including on a future agenda.

Account Payments and Receipts

- (128) The following payments were approved:

- (i) Society Local Council Clerks £87.00,
Annual membership fee;
- (ii) G Burley and Sons Limited £294.00 including £49.00 Vat,
Hedge trim, two cuts of the grass during July and one during August;
- (iii) Sheena Boyce £68.55,
Mileage £5.20 and £63.35 re-imbursment for council expenses.

- (129) It was noted that:

- (i) the second instalment of the 2014/15 precept, concurrent grant, and council tax support grant, totalling £5475.00;
- (ii) £122.50, representing the sale of a further 49 walk booklets;

had been credited to the Parish Council bank account.

8. Amenities

To consider arrangements for the Village Pond and Green Event on 21st September and to allocate responsibility for any preparatory tasks;

- (130) Council resolved to appoint Simon Elson, Reigate Area Volunteers as the lead individual for the forthcoming Pond and Green Clearance and asked all Councillors who plan to be present to give their full support to Simon to ensure a successful session. **Actions agreed:** Cllr Horden to liaise with Buckland Estates and John Muggerridge to make necessary arrangements for the safe disposal of waste material from the pond; Cllr Husband to coordinate the provision of cakes/biscuits; Clerk to ensure the availability (via Cllrs Pryor/Day) of safety vests for the use of volunteers;

- (131) One of the outstanding actions in the Pond Management had been to confirm the identity of the various species of water lily in the Village Pond. Cllr Horden had recently met with local resident Mr. Hutchings, a person with considerable expertise and experience cultivating water lilies. Cllr Horden had relayed advice he had received from Mr. Hutchings to Council, including an offer from Mr Hutchings to assist with restocking the pond should Council decide to increase the range and colour of the species of water lily at some future date.

Council having consulted Simon Elson, who takes the lead (on behalf of the Parish Council) on management of the Village Pond, concluded that given the level of water in the pond can be expected to continue to fluctuate on a seasonal basis that trying to manage the water level to a minimum depth of 24 inches to provide a more optimal environment for growing the water lilies would be inconsistent with several of the objectives set out in the 2011-2016 Management Plan.

While a suggestion that the water lilies might have some commercial value raised interest, this was offset by recognition of the need to comply with recently strengthened legislation that makes it an offense to sell a plant that contains any alien species.

Actions: Clerk to note in the management plan the likelihood that the water lilies will have cross-pollinated, over time, in the village pond. Cllr Horden was asked to relay Council's appreciation for the freely offered advice to Mr. Hutchings and Council thanked Cllr Horden for progressing this action.

- (132) Gaynor Day had contacted the Clerk to suggest the Hawthorn tree might benefit from being moved (during its next dormant period), a short distance onto flatter land and replanted with a watering pipe. **Action:** Clerk to ask Cllr Pryor (who had planted the tree) to liaise with Mrs Day to agree and take appropriate action, to include the installation of a watering pipe.
- (133) Gaynor Day had also asked if strimmer guard could be installed on all the trees on the village green. **Action:** Council approved the request and authorised the Clerk to proceed with purchase.
- (134) Council agreed that as the Hawthorn tree, positioned towards the rear of the village green, is now in a poor condition that a replacement should be planted this autumn. **Action:** Clerk to progress and to update the Pond and Green Management Plan.
- (135) The Clerk reminded Council that the current **contract for grass cutting** is for one year and asked whether Council would be prepared to consider renewal of the contract for a further period (subject to acceptable pricing). **Action:** Clerk tasked to investigate pricing options. The Clerk took the opportunity to note that the timing of the fortnightly cuts during August that had led to a charge for one cut would result in a charge of three cuts during September.
- (136) The Clerk had sought quotes for enhancement of the post and rails alongside the A25 from several SCC Highways approved contractors, taking references from both MVDC and SCC. Two detailed quotes had now been received from interested contractors to replace the concrete posts with black metal posts and to install black painted horizontal rails. Council, having reviewed the quotes, reaffirmed its commitment to the initiative, albeit subject to securing donations and grants to fund the enhancement project. **Action:** Clerk to liaise with the more competitively priced contractor and the SCC local highways maintenance engineer pursuant to establishing firm pricing by clarifying the extent of any possible incremental costs.

9. Highways, Transport and Rights of Way

(137) *Speeding along the A25*

It was noted that five residents had responded to a recent Parish Update that had invited residents to share concerns they may have about speeding along the A25 through Buckland. Council asked the Clerk to relay appreciation to each of the residents for taking the time to provide feedback:

- (i) Pauline and Ian Covey had expressed concern that exiting Rectory Lane onto the A25 is becoming increasingly difficult. Councillors acknowledged the difficulties drivers face, especially if the sightlines to the east are obscured by vegetation. **Action:** Clerk to recommend residents report any concerns relating to vegetation obscuring sightlines to SCC Highways in a Parish Update and to relay the same to Mr and Mrs Covey.
- (ii) Brian Nicholls-Lee had raised a concern about speeding and lost drivers in Rectory Lane and asked for a 20mph limit to be considered. Council noted that current SCC Highways and Police policy would not support such a reduction. Clerk's offer to forward instructions for submitting corrective updates to the satnav companies to Mr Nicholls-Lee was approved. **Action:** Clerk.
- (iii) Lorraine Lambert had asked for a review of the Tranquil Dale junction and entrances to the Shell garage. Council noted that the Police view is that "while they acknowledge that the Tranquil Dale junction is not ideal, they consider it is workable, even for larger vehicles, with an appropriate level of driver diligence", and that SCC had advised that "while they are sympathetic to the concerns of residents in Tranquil Dale, there are no plans to review the layout of Tranquil Dale Junction further at this time". **Action:** Clerk to relay the aforementioned feedback to Ms Lambert and to encourage her to continue to report any concerns she has relating to the condition of the road, road markings and/or sightlines to SCC Highways.
- (iv) Tony O'Gorman had asked whether Council would support a request for a reduction in the speed limit between the Betchworth roundabout and Tranquil Dale from 50mph to 40mph to encourage drivers to enter the village within the speed limit. **Action:** Clerk to provide feedback to Mr O'Gorman to explain that neither the Police nor SCC Highways consider there to be any reason to impose a lower speed limit on the aforementioned stretch of road and to relay the suggestion that local residents consider re-establishing a Speedwatch patrol to address their concerns.
- (v) Ray Styles had expressed concern about the speed at which traffic passes along the A25, in both direction, in the vicinity of Shepherd's Walk. **Action:** Clerk to draw on response to Mr O'Gorman to respond to Mr Styles.

Action: Clerk to provide feedback to each of the residents who had contributed to the review and to retain feedback on file to enable the information to be drawn upon should SCC Highways or Surrey police launch a suitable initiative.

Closure of B2032 Pebblehill Road

- (138) Information provided by Sutton and East Surrey Water had been circulated via the Buckland Email Group upon receipt (mid-July). A link to a project page on the SESW website has been included in a Parish Update.
- (139) Council had expressed concern to the SCC Streetworks team that drivers may not appreciate the safety issues that would be associated with taking what might appear to be a short cut via the Buckland Lane BOAT and the unmetalled section of Lawrence Lane highway to avoid the official lengthy detour via Reigate.

The Parish Council had asked SCC Streetworks to consider what actions ought to be taken to keep people safe. It was noted that as recently as 30th August that a vehicle had needed the assistance from the Estate gamekeeper to complete their journey along this route.

Martin Breckell, the SCC Streetworks Project Manager for this SESW project had advised that following consultation with the Police and Surrey Countryside Access that it had been agreed the appropriate action would be to monitor use of this route and to undertake periodic reviews during the four month closure.

Action: Clerk to ask SCC Streetworks to consider the installation of warning signs at either end of the unmetalled section of this byway to emphasise the challenging nature of the road surface.

SESW Outwood to Buckland Water Main

- (140) Councillors expressed concern at the apparent lack of progress being made by SESW and their contractor Clancy Docwra. Notwithstanding recent assurances from Fiona Martin, the SESW Project Manager, doubts were expressed as to whether SESW is sufficiently committed to finishing works in Buckland this autumn. **Actions:** Clerk to contact Fiona Martin and Kevin Shilling to clarify the current position and to obtain an explanation for the apparent lack of activity around the village. Clerk to request a timeline for public footpaths being opened and for remedial highways works along Rectory Lane. Clerk to request a “snagging” walk about the village to provide an opportunity for SESW to share with Council their plans and a timeline for delivering appropriate restoration.

10. Forthcoming meetings

- (141) The **Parish Council** confirmed that the next Parish Council Meeting will be held on Monday 10th November 2014 at 8pm, in the Reading Room and that subsequent meetings will be held on 12th January 2015 and 9th March 2015.
- (142) Cllr Husband will attend a **SALC Chairman’s Networking Event** on 25th September 2014.
- (143) The SALC AGM and Autumn Conference will be held on Thursday 16th October 2014 in Guildford. **Action:** Clerk to submit Council’s apologies to the AGM.
- (144) A meeting of the **Local Forum of Parish Councils** will be held in Newdigate on Thursday 16th October 2014.
- (145) Buckland hosts the next meeting of the **Dorking Rural Highways Forum** on Thursday 30th October 2014 in the Reading Room, Old Road. Cllr Steed and the Clerk to attend.
- (146) All Councillors to attend a **Public Meeting** at Betchworth Memorial Hall, on Tuesday 18th November 2014 at 7.30pm, so timed to coincide with the Airport Commission Consultation. The meeting is being arranged jointly with Betchworth PC, Brockham PC and the B&B Society and be chaired by County Cllr Helyn Clack.
- (147) **GACC** has scheduled a meeting on Saturday 22nd November 2014 to provide an opportunity for local residents to express their opposition to a possible second runway at Gatwick and to protest against recent flight path changes.
- (148) Cllr Husband and the Clerk will attend a meeting of the **Buckland Liaison Group** on Thursday 27th November 2014.
- (149) The next **Annual Parish Meeting** will be held on Monday 20th April 2015.

There being no other business the meeting closed at 9.30 pm.

Sheena Boyce, Clerk

email: bucklandpc@sheenaboyce.co.uk