

BUCKLAND PARISH COUNCIL

Minutes of the Council Meeting held at 8.00pm on Monday 13th November 2017 in the Reading Room, Old Rd, Buckland.

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

In attendance: Mole Valley District Council (MVDC) Cllrs Potter and Muggeridge and the Clerk.

1. Apologies for Absence

(208) None

2. Declarations of Interest

(209) Cllr Husband declared a pecuniary interest in planning application MO/2017/1807. Council agreed Cllr Husband would retire from the room prior to any discussion of this application taking place and Cllr Pryor would take the Chair during his absence.

3. Requests for Dispensations

(210) None.

4. Minutes

(211) Minutes of the Meeting held on 23rd October 2017, were agreed and signed by the Chairman as a true record.

5. Planning

New Planning Applications

Cllr Husband withdrew from the room and Cllr Pryor chaired the meeting for this item

(212) MO/2017/1807: Formation of dormer window in roof of existing detached garage at The White Cottage, Rectory Lane, Buckland, Betchworth, Surrey, RH3 7BH. Council, having reviewed the planning history, **resolved** to object to this application. **Action:** Clerk

Cllr Husband returned to Chair the remainder of the meeting

(213) MO/2017/1811: Discharge of condition 4 of approved planning permission MO/2017/0914 for the erection of two storey extension, remodelling of the roof structure to include dormer windows, front porch and re-modelling of driveway at Domus, Old Road, Buckland, RH3 7DU.

Council noted that the Clerk, having consulted with Cllrs had submitted queries to MVDC. Council instructed the Clerk to formally submit a representation via the MVDC Planning Portal to ask the applicant to opt for materials more in keeping with the visual amenity of the area. **Action:** Clerk.

MVDC Planning Notifications

(214) 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. Application withdrawn.

The following Local Planning Authority decision was noted:

(215) 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. Refused.

Buckland Park Lake

- (216) 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 Reigate Road, Buckland, Surrey RH3 7BE.

Council **resolved** to approve a letter of objection that had been circulated in advance of the meeting subject to the addition of a paragraph to highlight the need for the safety of road users near the junction of the A25 and the access road to the application site to be safeguarded.

Council noted that whilst several Cllrs and the Clerk had, in a personal capacity, attended a Public Meeting convened by the applicant and held on Monday 30th October 2017, that Council had not been represented in an official capacity at either the public meeting or at a follow up private meeting held on Wednesday 8th November 2017.

MVDC Planning Policy

- (217) Council noted that MVDC had now published a report summarising the consultation responses to the **Future Mole Valley** consultation conducted across the summer. The consultation had considered two main themes – making the best use of brownfield sites and the potential release of greenbelt land to meet the demand for new housing in Mole Valley over the 15 years between 2018 and 2033;

The MVDC Executive, when it next meets on 28th November 2017, will be asked to decide which strategic options should be taken forward.

If one of the options to be taken forward is the “modest expansion of existing villages” the MVDC Planning Policy team will, as part of the next stage of developing the new Local Plan, meet with parish councils in the new year.

Council **resolved** to positively engage with MVDC with respect to Future Mole Valley and proactively request an early tripartite meeting in 2018 to include Buckland Estate.

Action: Clerk to approach Guy Davies, MVDC Planning Policy Manager.

- (218) Council noted that: an MVDC update on **Planning Enforcement**;
- (i) a note setting out the latest guidance issued to MVDC Case Officers relating to **Extensions in the Green Belt**;
 - (ii) information relating to a recent appeal judgement relating to Permitted Development Rights and “**Fallback Policy**”; and
 - (iii) a copy of the MVDC response to the **DCLG Consultation: Planning for the right homes in the right places**

had been circulated to Cllrs.

- (219) Council expressed disappointment that MVDC had not yet formulated a response to Council's letter to Jack Straw (JS) dated 26th September 2017. The Clerk advised she had received an email from JS (dated 13th November) suggesting a meeting may prove more productive. **Action:** Clerk to contact JS to arrange a meeting. Cllrs interested in attending the meeting to advise the Clerk.

6. Highways, Rights of Way and Transport

- (220) Council noted that:
- (i) SCC Highways had published a Traffic Regulation Order for the proposed closure to all motor and horse drawn vehicles with an overall width over 1.5m on part of **Buckland Lane** on 25th October 2017;
 - (ii) a consultation period will now end on 24th November 2017;
 - (iii) the earliest date the order can come into operation is 8th December 2017; and
 - (iv) if there are a significant number of objections the need for a public enquiry could extend the timeline by 18 months to 2 years.
- (221) Cllr Pryor had attended a meeting of the **Surrey Hills Byways Group** on 23rd October 2017. Mike Nash (SCC Partnership and Intelligence Officer) had explained how the need to comply with Data Protection Regulations makes it difficult to follow up suspect vehicles and emphasised the importance of intercepting fly tipping as it occurs. The group was advised that Surrey Police has acknowledged slow response times to calls made to 101 has led to an increase in abandoned calls and that this further reduces the effectiveness of the "In the Know" system.
- (222) Cllrs Jones, Pryor and Steed had attended a screening of the **2017 Safe Drive Stay Alive** Campaign on 2nd November 2017. All three Cllrs agreed it had been a very powerful event that could be valuable viewing for a wider audience. Council **resolved** to commend the initiative and asked the Clerk to provide feedback to the Campaign Team. **Action:** Clerk.

MVDC Cllr Potter left the meeting

Airports

- (223) Council noted the UK Government Department for Transport had
- (i) published its response to its consultation about the "Future use of all UK airspace and its Management and Control" on 24th October 2017;
 - (ii) launched a further consultation on 25th October 2017 inviting comment on a "Revised Draft Airports National Policy Statement (ANPS)", updated to reflect changes in the evidence base and to consider the impact of the publication of the UK Government 2017 Air Quality Plan.
- (224) Council noted the GACC (Gatwick Area Conservation Campaign) Chairman had advised GACC will be studying the detail in the consultation paper and publishing an advisory paper to help members to respond to this second consultation. Council, mindful that the closing date for consultation is 19th December 2017, **resolved** to instruct the Clerk, with support from Cllrs Steed and Cox, to draft a response to the consultation and, subject to consultation with Cllrs to submit the response to the consultation.

7. Amenities and Events

- (225) Council noted that Martin Boyce, assisted by the Clerk, had
- (i) replenished the three parish council grit bins and refreshed the guidance notes attached to the interior of each bin; and
 - (ii) arranged for the display of 47 large red poppies around the village for the duration of the Royal British Legion Poppy Appeal.

District Cllr Muggeridge left the meeting.

8. Formalities

Annual review of effectiveness.

- (226) In accordance with advice set out in the Practitioners Guide to Governance and Accountability for Smaller Authorities in England (2017), Council considered the effectiveness of its system of internal control and reviewed the measures in place to prevent and detect fraud and corruption.
- (227) Council, having reviewed the recently circulated
- (i) Financial regulations
 - (ii) Risk assessment schedule; and
 - (iii) Audit plan
- concluded its system of internal control remains effective, its risk assessment is relevant and effective and **resolved** to approve the Clerk's recommendation to adopt the Financial Regulations without change and diarise the next review in May 2018. **Action:** Clerk
- (228) Council, having given due consideration, **resolved** to confirm the appointment of Braidwood Wheeler & Co as Internal Auditor for the period covering the preparation and publication of the 2018 Annual Return based on the currently adopted audit plan. **Action:** Clerk.
- (229) **SES Water** had invited representations on their **Draft Drought Plan** for the period 2018-2028; that includes details as to how the company proposes to maintain water supplies to its customers during periods of more severe drought than has previously been considered. Council, having reviewed the plan concluded that the plan did not appear to include anything particularly controversial and that the content appeared to be logical and sensible. No further action required.
- (230) Council noted that Cllr Cox had attended the **Dorking Citizens Advice Annual Review Meeting** on Thursday 26th October 2017.
- (231) Cllr Jones had previously circulated a link to a **Surrey Hills Decluttering Initiative** and Cllr Steed, having reviewed the guidance now being issued to Parish Councils advised that he did not see any case to support recommending further action in Buckland at this time. **Action:** Council accepted Cllr Steed's offer to clarify current guidance relating to the use of repeater speed restriction signs.
- (232) **Updates** issued by **Surrey ALC**, the **Surrey Hills Board**, **Came & Company Parish Council Insurance** had been circulated to Cllrs and key information included within Parish Updates.

10. Finance

Account Payments and Receipts

- (233) Council **resolved** to approve the following payments:
- (i) SLCC Enterprises Limited £31.90,
Reference Book – Noise Control;
 - (ii) G. Burley & Sons Ltd £474.97 including £79.16 Vat,
2 cuts – September 2017, 1 cut – October 2017 and weed removal;
 - (iii) Sheena Boyce £43.86 including £7.31 Vat,
Reimbursement for net cost of replacing printer;
 - (iv) Microsoft 365 £79.99 including £13.33 Vat,
Annual renewal of Microsoft software for laptop;
 - (v) Sheena Boyce £115.13 including 53p Vat,
Refund council expenses including travelling expenses £71.55.
- (234) Council noted a donation of £576.83, received from The Pheasant at Buckland, had been credited to the Parish Council bank account since the October meeting. The Clerk advised this donation is sufficient to fund a team of three operatives, suitably equipped to edge footpaths and cut back vegetation for a full day when the local contractor completes budgeted maintenance work later this year. Council recorded a vote of thanks to the team at The Pheasant. **Action:** Clerk to write a formal letter of thanks.
- (235) Council noted that an invoice would shortly be received for use of the Reading Room on the evenings of 8th May, 10th July, 11th September, 23rd October and 13th November 2017. **Action:** Clerk to arrange for a cheque to be issued upon receipt of an appropriate invoice to reflect a charge of £20 per meeting.

11. Forthcoming Meetings

- (236) The **Parish Council** confirmed the next full Council Meeting will be held on Monday 8th January 2018 and that subsequent meetings are scheduled to be held on, 12th March, 14th May, 9th July, 10th September and 12th November 2018.
- (237) Cllr Cox will attend the **GACC AGM** on Friday 17th November 2017 and a **Discover Gatwick** Community Engagement Event on Tuesday 21st November 2017.
- (238) Cllr Jones will attend the **River Mole Catchment Partnership Annual Event** on Thursday 23rd November 2017.
- (239) 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 9.20pm.

Sheena Boyce, Clerk

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