

Buckland Parish Council

Minutes of the Council Meeting held at 8pm on Wednesday 31st January 2018
in the Reading Room, Old Road, Buckland.

Present:

Cllrs Horden, Jones, Pryor and Steed. Cllr Husband joined the meeting immediately prior to item 5.

In attendance:

The Clerk and one member of the public

1. Apologies for Absence

- (302) Cllr Bourke, Cllr Cox, District Cllr Paul Potter and District Cllr John Muggeridge.
- (303) Cllr Husband had advised he might be late. Council accepted an offer from Cllr Pryor to chair the meeting until such time as Cllr Husband arrived.

2. Declarations of Interest

- (304) None.

3. Requests for Dispensation

- (305) None.

4. Planning

New Planning Application - Buckland

- (306) MO/2018/0017: Erection of detached double garage with ancillary studio/home office to rear following demolition of existing single garage at Camrose, Rectory Lane, Buckland, RH3 7BH. Council noted that had Cllr Husband been present he would, as agent for this application, have declared a pecuniary interest and withdrawn from the room. Council, having considered the application **resolved** to ask MVDC to carefully consider the appropriateness of the height of the proposed garage and, if minded to approve the application, to impose the same conditions as had previously been applied to a similar garage constructed at The White Cottage, Rectory Lane.
Action: Clerk.

MVDC Planning Notifications

- (307) MO/2017/2122: Erection of single storey rear extension at Domus, Old Road, Buckland, Surrey, RH3 7DU. Approved with conditions.

Buckland Park Lake

- (308) 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.
- (309) Council noted:
- (i) the applicant had recently advised the SCC Case Officer a target date of Friday 9th February 2018 for submitting a package of amendments to application 2017/0143
 - (ii) a further period of public consultation will follow validation of the submission;
 - (iii) early spring meetings of the SCC Development Control Committee are scheduled for 21st March 2018 and 18th April 2018.

Cllr Husband joined the meeting at 8.25pm, thanked Cllr Pryor for chairing the start of the meeting and took the chair for the remainder of the meeting.

5. Minutes

(310) Minutes of the Meeting held on Monday 8th January 2018 were agreed and signed by the Chairman as a true record.

6. Open Forum

(311) Cllr Husband welcomed one member of the public to the meeting and queried whether he had any items to raise. The member of the public declined the invitation, advising his interest was to observe proceedings.

7. Planning

New Planning Application - Betchworth

(312) MO/2017/2272: Relocation of existing access from Station Road to the A25 Reigate Road and formation of replacement opening together with new access drive to existing vehicle renovation business at Sunny Banks Farm, Station Road, Betchworth, Surrey, RH3 7BZ:

- (i) Cllrs Horden, Pryor and Steed and the Clerk had, since the last meeting, met onsite with a director of Royce Engineering to gain a better understanding of the steps already taken that had led to this application.
- (ii) The applicant had since circulated revised drawings that had included a draft landscaping scheme designed to screen the proposed development. Cllr Steed, having consulted with SCC Highways had also circulated an update.
- (iii) Council noted that although there had been constructive discussion that any response must be based upon the information currently registered with MVDC and available to view on the MVDC website.

Council resolved to **object** to the application. **Action:** Clerk to submit a response citing the relevant planning policies that would be breached, setting out Council's safety concerns and drawing attention to the landscape value of the roadside trees.

MVDC Planning Policy : Future Mole Valley

(313) Council discussed the decision taken by MVDC to explore the potential for modest extensions to rural villages and, as part of this workstream to review the Green Belt status of Mole Valley communities. Council concluded that it would be inappropriate for the parish council to suggest (to MVDC) any Green Belt land as suitable for housing or to extend its support to any proposed change to the Green Belt status of the parish prior to consulting with its electorate.

Council **resolved** to issue a holding response to MVDC and to include in that response:

- (i) a stated intention to consult with its residents
- (ii) commit to initiate such engagement at the next Annual Parish Meeting; and
- (iii) extend an invitation to MVDC to attend the Annual Parish Meeting to support the efforts of the Parish Council.

Action: Clerk.

(314) Council noted the Community Reference Group meeting (16th January 2018) had been deferred and the workstream for the "**East Dorking Regeneration Masterplan**" now includes two meetings to be held on 5th and 28th February 2018. Council gratefully accepted an offer from Cllr Pryor to participate, on behalf of the Parish Council, in the Group and to attend both meetings.

Reigate and Banstead Planning Policy

- (315) Council noted that Reigate and Banstead Borough Council had published its Proposed Submission Development Management Plan (Regulation 19) and advised a consultation deadline of 23rd February 2018 and agreed no further action is required. The Clerk confirmed a link to the consultation had been published on the village website.

Surrey Community Housing Partnership

- (316) Council noted that Surrey Community Action, working with eight Surrey boroughs and districts had recently formed the Surrey Community Housing Partnership and appointed a Community Housing Projects Manager to promote and support community led housing in Surrey.
- (317) Council had received an invitation to attend a half day “launch event” on 22nd February 2018 to explore the opportunities, potential and challenges of community led housing and gain an understanding as to the support, resources and funding available to help communities form groups and develop housing. **Action:** Clerk to decline invitation as no-one available to attend.

8. Highways, Rights of Way and Transport

- (318) Council noted:
- (i) Surrey Highways had advised the SCC legal team is scheduled to seal the Traffic Regulation Order to impose a width restriction on **Buckland Lane** on 3rd April 2018;
 - (ii) the Highways Engineer “*hopes*” an extra wide gate, for which a custom order has been placed, will be delivered and installed during April.

9. Amenities and Events

- (319) Council noted that a team of three operatives, had been supplied by Burleys for two days to complete the schedule of work programmed for the winter dormant period. **Action:** Clerk to liaise with Burleys and arrange for a cheque to be issued upon receipt of an appropriate invoice.
- (320) Cllr Jones advised an article had appeared in the February issue of the Parish magazine to promote the volunteer event planned for Sunday 4th March 2018 (to coincide with the Great British Spring Clean). **Actions:** Cllr Jones to liaise with Cllrs Steed and Pryor re tasks to be undertaken alongside any sections of highway. Cllr Jones to liaise with the Clerk to ensure an appropriate risk assessment has been prepared for the anticipated tasks.

10. Formalities

- (321) Council noted that the Clerk had deposited pdf copies of the annual receipt and payment (cashbook) records for financial years 2011-2017 with the **Surrey History Centre** in Woking, for safekeeping.
- (322) A **SCC Communications Survey**, forwarded by SALC had been circulated to Cllrs. The underlying rationale for the survey, and for it being issued via SALC was questioned with concern expressed as to whether there is any proposal, on the part of SCC to require parishes to communicate with SCC via SALC. **Action:** Clerk to submit the survey and relay concerns expressed to both SALC and CCllr Clack.
- (323) **Updates** issued by the **Surrey Hills Society**, **NALC** and **Surrey ALC**, including notice of a vacancy arising on the Board of Surrey ALC had been circulated to Cllrs.
- (324) Council noted the receipt of invitations to attend a UKPN Roadshow in Hastings and a Tourism South East Workshop (Increasing the Value of Rural Events & Cultural Activities). Council **resolved** to decline the invitations. **Action:** Clerk.

11. Finance

Account Payments and Receipts

- (325) Council noted that a payment for £43.38 to had been issued to the Clerk to refund a purchase of bulbs made in accordance with minute 2017:295.
- (326) Council **resolved** to approve the following payment:
- (i) Surrey Hills Society £25.00
Renewal – Annual Membership
- (327) It was noted that Cllr Steed had verified the bank balances entered on the bank reconciliation against the bank statements, initialled both documents, and had confirmed that no exceptions had been identified in the transactions reported since 8th January 2018.

12. Forthcoming Meetings

- (328) The **Parish Council** confirmed that next full Council Meeting will be held on Monday 12th March 2018 and that subsequent meetings are scheduled to be held on 14th May, 9th July, 10th September and 12th November 2018 and on 14th January and 11th March 2019.
- (329) Cllr Pryor will attend meetings of the **East Dorking Regeneration Masterplan** Community Reference Group Meeting on 5th and 28th February 2018, a meeting of the **Surrey Hills Society Byways Group** on 12th February 2018 and a **Discover Gatwick** community engagement event on 21st February 2018.
- (330) A **Spring Village Tidy** will be held between 10am and 1pm on Sunday 4th March 2018.
- (331) A **Village Pond Clearance**, to be led by Reigate Area Conservation Volunteers, is to be held on Sunday 2nd September 2018.

There being no other business the Chairman declared the meeting closed at 9.45pm.

Sheena Boyce, Clerk

email: bucklandpc@sheenaboyce.co.uk

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