

## BUCKLAND PARISH COUNCIL

Minutes of the Meeting held at 8pm on Monday 8th July 2019 in the Reading Room, Old Rd, Buckland.

**Present:** Cllrs Bourke, Cox, Horden, Husband, Jones and Steed and the Clerk.

### **In attendance:**

Mole Valley District (MVDC) Cllr Simon Budd, Surrey County Council (SCC) Cllr Helyn Clack (joined during item 4) and two residents (left during item 6).

*Cllr Jones (Vice Chairman) assumed the chair.*

### **1. Apologies for Absence**

(69) Cllr Pryor and MVDC Cllr Paul Potter.

### **2. Declarations of Interest**

(70) Cllr Steed declared a non-pecuniary interest in MO/2019/0820. Council noted Cllr Steed would not participate in any discussion relating to this application.

### **3. Requests for Dispensations**

(71) None.

### **4. Minutes**

*Cllr Husband joined the meeting and assumed the Chair.*

(72) Council **resolved** to approve the Minutes of the Annual Meeting held on 13<sup>th</sup> May 2019. The minutes were duly signed by the Chairman as a correct record.

*Cllr Bourke joined the meeting.*

### **5. Open Forum**

(73) The Chairman welcomed everyone and established the key items of interest as application MO/2018/1848 and the related application for a new premises licence for Shell Waitrose Buckland. All present took the opportunity to discuss the progress of the licensing and planning application and to consider how remaining issues and concerns can best be addressed.

### **6. Planning and Licensing**

#### **Application for premises licence for Shell Waitrose Buckland**

(74) Council noted that:

- (i) as a result of liaison between the Clerk, Tranquil Dale resident Mandy Cooper and Donna Lockett of Lockett & Co (Shell's agent), work had been completed to address each of the licensing concerns expressed in the representations submitted to MVDC;
- (ii) the applicant had agreed to a new licence being subject to ten conditions and MVDC Licensing had reviewed and finalised the drafting of those conditions;

Council, having carefully considered the drafting of the proposed conditions **resolved** to write to MVDC Licensing to formally withdraw Council's previously stated objections to the licence application subject to all ten conditions being applied. **Action:** Clerk to submit letter and, if MVDC require a hearing, to attend (if available) to represent council.

#### **Shell – Planning – MO/2018/1848**

(75) Council noted that:

- (i) whilst SCC Highways submitted an additional response to MVDC on 13th June 2019, no conditions were requested to address local concern about highways safety;

- (ii) as SCC Highways had been unable to source any statistical data for sites comparable to the proposed development of Buckland Shell the officers had advised they do not have any evidence to suggest highways safety will be undermined or to challenge the adequacy of on-site parking provision; and
- (iii) a request SCC Highways issued to the applicant to undertake a transport survey at the site was declined; and

**resolved** to record its disappointment that neither SCC nor MVDC appeared to have been able to identify a means to require the applicant to undertake such a survey as part of the planning process.

Council **resolved** to write to SCC Cllr Clack to ask her to liaise with colleagues and officers at SCC, to seek a commitment to commission “before” and “after” traffic surveys at Buckland Shell to gather relevant data to assist the SCC Transportation Planning team when they come to assess future comparable planning applications for the benefit of the broader community / electorate across Surrey. **Action:** Clerk

- (76) Council, noting the Development Management Committee is next scheduled to meet on Wednesday 7<sup>th</sup> August 2019, **resolved** to write to the Development Management Team to ask for the conditions negotiated with respect to the premises licence to be mirrored in the planning application and to highlight the key remaining concerns. Action: Clerk.

*Two residents left the meeting.*

### **Planning Applications**

- (77) MO/2019/0853: Erection of a new detached double garage following demolition of existing at Windmill View, Reigate Road, Buckland, RH3 7BG. Council **resolved** to ratify the decision not to comment on this application.
- (78) MO/2019/0820: Erection of a replacement dwelling following demolition of the existing, and the creation of a new access from Old Road at Knowl Cottage, Old Road, Buckland RH3 7DU. Council **resolved** to ratify the response submitted to MVDC that had sought clarification with respect to the curtilage of Knowl Cottage and expressed reservations about the potential impact of the proposals on the street scene.
- (79) MO/2019/0857: Demolition of existing timber enclosure and open sided canopy used for storage purposes and replace with open sided canopy (partly enclosed with timber fencing) for storage purposes, removal of existing laurel hedge and replacement with timber fence at Squires Garden Centre, Reigate Road, Buckland, RH2 9RE. Council **resolved** to ratify the response submitted to MVDC that had objected to this application and asked MVDC to refuse retrospective permission as inappropriate development in the green belt and in conflict with MVDC Policies RUD25 and ENV 22.
- (80) MO/2019/0903: Erect fascia signage, projecting signage, hoarding signage and flags, all non-illuminated at Units A and B, Old Buffer Store, Station Road, Betchworth, RH3 7BZ. Council **resolved** to ratify the response submitted to MVDC that requested a condition to ensure the visibility of onsite signs remains limited to within the curtilage of the site, the removal of the signs at Betchworth roundabout and the conditional removal of previously illuminated signs unless they remain non-illuminated.
- (81) MO/2019/1037: Remove 2 sycamore trees to ground level at The Old Forge, Old Road, Buckland, Surrey RH3 7DY. No Comment.

### **MVDC Planning Notifications**

The following Local Planning Authority decision were noted:

- (82) MO/2019/0270: Conversion of garage between centre tower and south tower to a 2 bedroom dwelling at Buckland Court Stables, Reigate Road, Buckland. Approved with conditions.
- (83) MO/2019/0754: Erection of single storey side extension to include replacement garage and habitable accommodation, attached by link extension to existing house at Heath Cottage, Reigate Heath, Reigate Road, Buckland, Reigate, Surrey, RH2 8QP. Approved with conditions.

- (84) MO/2019/0689: Erection of two storey rear extension at Walwyns, Reigate Road, Buckland, RH3 7BG. Approved with conditions.
- (85) MO/2019/0826: Discharge of Condition 2 of approved Planning Permission MO/2008/0779 to rebuild North tower to match opposite South tower at North Tower, Buckland Court Stables, Reigate Road, Buckland, RH3 7EA. Approved with conditions.
- (86) MO/2019/0853: Erection of a new detached double garage following demolition of existing at Windmill View, Reigate Road, Buckland, RH3 7BG. Approved with conditions.
- (87) MO/2019/0857: Demolition of existing timber enclosure and open sided canopy used for storage purposes and replace with open sided canopy (partly enclosed with timber fencing) for storage purposes, removal of existing laurel hedge and replacement with timber fence at Squires Garden Centre, Reigate Road, Buckland, RH2 9RE. Refused.

### Planning Policy

- (88) Council noted MVDC had recently announced a six-week consultation on a new Local Plan for Mole Valley (Future Mole Valley). This public consultation is being referred to as the "Preferred Options Consultation" and is expected to commence 21st October 2019.

### 7. Highways, Transport and Rights of Way

- (89) Council noted:
  - (i) the MVDC Walking for Health team had agreed to amend the advice provided in the promotional leaflet to more accurately reflect the limited amount of **on street parking** available in Buckland;
  - (ii) the need to appreciate the current issues relating to on street parking in the village had recently been emphasised to MVDC Development Planning, the parking team at SCC, and Clarion Housing.
- (90) Council noted receipt of a response to the question put to SCC about the need for SCC to review its provision of **designated lorry parking** across the county and the guidance made available to drivers. Council **resolved** to note its disappointment with the response that did not offer any commitment to undertake a strategic review to address the concerns expressed about the lack of designated lorry parking.
- (91) Council noted several residents, having recently complained about **motorcycles speeding along the A25**, particularly early on Sunday mornings, had been encouraged to report their concerns to Surrey Police. Council had submitted a representation to Surrey Police to register a concern that this issue had become more frequent since the installation of an average speed limit on the A24 between Dorking and Leatherhead. SCC Cllr Clack assured Council that there is a recognition that speeding activity appears to have been displaced since the average speed cameras were introduced and reiterated the need for incidents to be reported to ensure "hot spots" are recognised. **Action:** All to encourage reports to be made to the police.
- (92) Council noted that high-performance cars continue to travel at excessive speed through Buckland including several vehicles with very similar personalised number plates that commence with two letters followed by a two-digit number. MVDC Cllr Budd advised similar concerns were recently expressed at a meeting of Betchworth Parish Council. **Action:** All to encourage anyone able to provide evidence of the speeding vehicles to the local police team with a request for the police to speak to the owners of the vehicles.
- (93) Council noted a response had been submitted to **Rethinking Transport**, a SCC Consultation undertaken in June 2019 as part of SCC work to deliver a "Community Vision for Surrey in 2030". The Parish Council response had highlighted a need for SCC to deliver ultra-fast broadband to all businesses and households to support technology aimed at reducing the number of journeys, to support means of travel other than private motorised vehicles and to develop a parking strategy to reverse the displacement of car parking onto minor roads in rural villages.

(94) Council noted:

- (i) SES Water plc had agreed to make a one-off donation to help fund remedial work to the section of public footpath 472 that extends between Old Road and Bromley field;
- (ii) Work to the section of land alongside the footpath will need to wait until after the bird nesting season is over and allow time for the seed heads of the wide variety of wild plants to set;
- (iii) the hope is to reduce the dominant presence of perennial weeds to make it easier for the planted varieties to thrive;
- (iv) use volunteer effort to complement a day's contracted work to optimise improvements to the wildlife margin;
- (v) this one-off payment, coming after the expiry of the aftercare period to the works undertaken to install a new water main will be the final contribution from SES Water; and

**resolved** to record a vote of thanks to all those individuals who assisted in securing the donation.

## 8. Finance

### Account Payments and Receipts

(95) Council **resolved** to approve the following payments:

- (i) Dorking Business Supplies £32.64 including £5.44 Vat, Toner cartridges;
- (ii) Brewers £7.68 including £1.28 Vat, Wood stain re Bus shelter;
- (iii) SSALC Limited £168.00 including £28 Vat, Half day training for Cllr Jones and Cllr Cox;
- (iv) G. Burley and Sons Ltd £384.82 including £64.14 Vat, Two cuts per month during May and June.

(96) Council noted that the following amounts had been received into the Parish Council bank account since the May meeting:

- (i) £68 payment from Flowline to repair damage caused to Buckland Village Green (vehicle ruts);
- (ii) £375 donation from SES Water plc to fund remedial repairs to the section of footpath 472 between Old Road and Bromley.

(97) Council noted that a cashbook, bank reconciliation and a year to date comparison of actual expenditure against budget had been circulated in advance of the meeting.

(98) Council noted that:

- (i) following discussions with the MVDC Democratic Services team the current reserve of £4000, provided to fund the cost of a contested Parish Council election would appear an appropriate value;
- (ii) if it were possible to schedule the contested parish council election to be the same day as another election, it is estimated cost sharing could reduce the bill by approximately £1250.

Council **resolved** to maintain a contingent election reserve of £4,000.

(99) Council **resolved** to approve an extension of the term of the current contract for grass cutting with G. Burley and Sons Ltd, on the same terms and conditions. Council noted securing this extension to the contract had addressed a key financial risk identified during the preparation of the budget and extended financial forecast.

## 9. Amenities and Events

(100) Council **resolved** to record a vote of thanks to:

- (i) each and every resident who turned out to participate in the village tidy event held on Sunday 7<sup>th</sup> July, during which local verges and paths were litter picked, vegetation encroaching a bench near the bus shelter was cut back, brambles growing around the pond perimeter were removed and granite setts that had been dislodged were cleaned and rebedded;
- (ii) everyone who participated in the churchyard tidy events held on the two preceding Saturday mornings;
- (iii) the brownies who recently combined a village walk with a litter pick during one of their meetings; and
- (iv) to all the Buckland residents who quietly undertake tasks around the village throughout the year and to those who did so shortly before the scheduled events in which they were, on this occasion, unable to participate.

Council noted a fingerpost sited at the junction of Lawrence Lane and the A25 had been renovated, a coat of wood stain had recently been applied to the bus shelter at the top of Old Road, road signs had been cleaned and several stretches of land adjacent to private land had been tidied up.

- (101) Council noted the next scheduled volunteer event will be the annual pond clearance on Sunday 8<sup>th</sup> September 2019. **Actions:** Clerk to include event in the parish update for August parish magazine. Cllr Horden, having confirmed he will be able to attend agreed to liaise with Buckland Estate and the local farmer.
- (102) Council received an update from Cllr Steed ahead of the **Villages in Bloom** judges visit on Thursday 11<sup>th</sup> July 2019. Cllrs Husband, Cox and Horden confirmed they will attend the community gathering arranged to welcome the judges to Buckland together with several community representatives.

## 10. Formalities

- (103) Council noted that whilst a request for a crime report had been acknowledged a copy had not been provided and the report to the September meeting will need to cover a 4-month period.
- (104) Council noted MVDC had now confirmed Cllr Jones and Cllr MacLachlan (Capel Parish Council) had been co-opted to serve as non-voting Parish Council representatives on the **MVDC Standards Committee** for the 2019/20 Council year.
- (105) Cllrs Jones and Cox advised the **Surrey ALC led training sessions** they had each attended had been very useful. Cllr Jones had welcomed the pragmatic and practical advice and particularly valued the networking opportunities the session she had attended had provided.
- (106) Council noted that **updates** issued by **NALC, SALC, Surrey Community Action, Came and Company and Surrey Hills** had been circulated to Cllrs and key information published within Parish Updates.

## 11. Forthcoming Meetings

- (107) The **Parish Council** confirmed the next full Council Meeting will be held on Monday 9<sup>th</sup> September 2019 and subsequent meetings are scheduled on 11<sup>th</sup> November 2019 and 13<sup>th</sup> January, 9<sup>th</sup> March, 11<sup>th</sup> May, 13<sup>th</sup> July, 14<sup>th</sup> September and 9<sup>th</sup> November 2020.
- (108) Cllr Steed will attend a meeting of the **Betchworth and Reigate Rail Initiative (BARRI)** on Wednesday 24<sup>th</sup> July 2019 (deferred from 5<sup>th</sup> June 2019), and a highways meeting SCC Cllr Clack is seeking to arrange on Thursday 25<sup>th</sup> July 2019 for parishes in Dorking Rural.
- (109) Cllr Pryor will attend the **Surrey Branch of the National Association of Local Councils AGM and Autumn Briefing** on Tuesday 15<sup>th</sup> October 2019 at Dorking Halls.

**Sheena Boyce, Clerk**

email: [parishcouncil@bucklandsurrey.net](mailto:parishcouncil@bucklandsurrey.net)

**Disclaimer:** Hard copies of this document are considered uncontrolled. For the latest version please refer to [www.bucklandsurrey.net](http://www.bucklandsurrey.net).