

# BUCKLAND PARISH COUNCIL

Draft Minutes of a Meeting held virtually at 8pm on Monday 12<sup>th</sup> July 2021.

## **Present:**

Cllrs Bourke, Cox, Horden, Jones (Chairman) and Steed and the Clerk.

## **In attendance**

Surrey County Council (SCC) Cllr Helyn Clack.

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

(70) Cllrs Husband and Pryor and Mole Valley District Council (MVDC) Cllrs Simon Budd and Paul Potter.

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

(71) Cllr Jones declared an interest in MO/2021/0645, an application submitted for tree works registered on 6<sup>th</sup> April 2021.

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

(72) None.

### **4. Minutes**

(73) Council noted Draft Minutes for the Meeting held on 4<sup>th</sup> May 2021 had been circulated to Councillors and published on the village website.

### **5. Open Forum**

(74) Cllr Jones welcomed SCC Cllr Clack to her first meeting in Buckland since being re-elected for a further four-year term and congratulated Helyn on her recent appointment as Surrey County Council Chair.

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

#### **New Planning Applications**

(75) Council noted the following update from the Clerk:

- (i) MO/2021/0442: Erection of replacement garage at Vine Lodge, Old Road, Buckland, Surrey, RH3 7DZ. Council had advised MVDC it had no objection to this application.
- (ii) MO/2021/0547: Erection of 1 No. dwelling with associated landscaping, parking and access following demolition of existing barn on Land to the South of Betchworth Village Hall, Station Road, Betchworth, Surrey, RH3 7DF. The application details reflect those submitted for an earlier application (MO/2020/1174) that had lacked a bat emergence survey and was withdrawn by the applicant to avoid a refusal. Council had asked MVDC to require the applicant to make changes to the drawings to ensure they are all consistent with smaller residential curtilage shown on the proposed layout and the location and block plan drawings. Council had submitted an objection to the proposal, citing the same concerns as set out in the most recent response submitted to MO/2020/1174.
- (iii) MO/2021/0584: Change of use of land to gypsy caravan site at The Evergreens, Reigate Road, Betchworth, Surrey, RH3 7DB. Council had asked MVDC, if minded to facilitate this request to apply conditions consistent with those imposed by the Appeal Inspector at the time the personal permission was granted.
- (iv) MO/2021/0645: Tree works at Lark Rise, Rectory Lane, Buckland, Surrey, RH3 7BH. No comment submitted.
- (v) MO/2021/0664: Erection of single storey extensions to both sides at Vine Lodge, Old Road, Buckland, Surrey, RH3 7DZ. Council had advised MVDC it had no objection to this application.
- (vi) MO/2021/0772: Tree works at Oaklands, Slough Lane, Buckland, Surrey, RH3 7BJ. No comment submitted.

- (vii) MO/2021/0872: Erection of double garage at The Stream, Old Road, Buckland, Surrey, RH3 7DS. Council had submitted an objection on the grounds the design would conflict with Mole Valley Policy ENV22. Council asked the applicant to consider amending the design and materials to deliver a less dominant feature that it is proposed will sit alongside a public right of way on green belt land.
- (viii) MO/2021/0949: Remove 8 trees at 4 Buckland Court, Reigate Road, Buckland, RH3 7EA. Council noted a suggestion that these now mature trees were likely to have been planted to screen Buckland Court residents from activity in Park Pit and further noted no representations had been received from any of the other residents at Buckland Court. No comment submitted.

### **Planning Notifications**

- (76) Council noted the following Local Planning Authority planning notifications:
- (i) MO/2021/0013: Change of use of building and land to mixed use for agriculture, forestry, processing of wood and the stationing of a biomass boiler with flue. Addition of replacement metal corrugated sheeting to roof at Barn at northern end of Clifton's Lane, Buckland, Surrey. Approved with conditions.
  - (ii) MO/2021/0244: Erection of 'Click & Collect' Locker at Buckland Garage, Reigate Road, Buckland, Surrey, RH3 7ED. Approved with conditions.
  - (iii) MO/2021/0442: Erection of replacement garage at Vine Lodge, Old Road, Buckland, Surrey, RH3 7DZ. Approved with conditions.
  - (iv) MO/2020/2067: Single storey side extension and side first floor dormer window at Beechwood, Dungates Lane, Buckland, Surrey, RH3 7BD. Appeal allowed.

### **Validation of Planning Applications**

- (77) Council noted :
- (i) the Clerk had asked MVDC the extent to which the "longer time" it had been taking for some planning applications submitted to MVDC to be appear on the running list can be attributed to a change in procedure;
  - (ii) a MVDC response had explained that the planning team had:
    - (a) identified they had not been asking for ecological reports as often as they should have been which means that they had not been meeting the requirements of the Wildlife and Countryside Act, the Habitat Regulations and the NPPF; and
    - (b) as a result, and as of 1 January 2021, MVDC has been asking for more bat surveys/ecological surveys, not just within the Metropolitan Green Belt but in any part of the district where the property meets the criteria set out in a checklist contained within the existing policy document.
  - (iii) A reference to the now more stringent adherence to the legislative requirements, on the part of MVDC, had been included within a parish update to alert any residents who might be considering submitting a planning application over the coming months to ensure they consider what ecological surveys might be required.

### **New Licensing Application**

- (78) Council noted:
- (i) SCC had been consulted by the Office of the Traffic Commissioner (London and South East) [OTC(LSE)] on an application to vary vehicle operator licence OK2022476R, held by Alex Scaffolding Ltd., to include permission to locate 2 heavy goods vehicles at a new operating centre to be located at The Evergreens, Reigate Road, Betchworth, RH3 7DB;

- (ii) SCC Cllr Clack had invited Council's comments;
- (iii) Council had responded by writing to Cllr Clack to object to the application on the basis the proposed establishment of an operating centre or onsite storage of heavy goods vehicles would breach planning conditions attached to The Evergreens and use of the entrance would conflict with concerns previously expressed by SCC Highways; and
- (iv) Council had forwarded a copy of the response to the MVDC Case Officer for MO/2021/0584 with a request for equivalent conditions to be attached to any new residential permission granted.

### **Policy Updates**

(79) Council noted:

- (i) MVDC's proposed next step remains to invite representations on the version of its new Local Plan it intends to submit to the Planning Inspectorate for independent examination;
- (ii) On 2nd June 2021, the newly elected Council had expressed a preference (rather than consult over the summer school holidays), to hold this stage of consultation in the autumn of 2021, and submit the draft plan for examination in the spring of 2022.

(80) Council noted MVDC had launched a consultation on a refreshed MVDC Licensing Policy for 2021 -2026 to which a link had been published on the village website and that Council will consider its response when it next meets.

(81) Council noted:

- (i) Reigate and Banstead BC (R&B) had recently refused permission for a 20-metre mast and wrap around cabinet, T-Mobile had sought planning permission to install in the verge adjacent to the eastbound carriageway of the A25 Buckland Road opposite Reigate Heath to improve 5G coverage in R&B;
- (ii) At a recent Clerks meeting, MVDC had suggested communities prepare to see applications in rural locations once the mobile operators have achieved target coverage in the towns; and
- (iii) A copy of a letter the UK Government had recently sent to all local planning authorities to remind planning officers that the National Planning Policy Framework (NPPF) for England states that planning policies and decisions should support the expansion of electronic communications networks, including next generation technology such as 5G had been shared with Cllrs.

## **7. Highways, Airports, Rights of Way**

### **Highways**

(82) Council noted a response had been issued to an invitation from SCC Cllr Clack to nominate the following sections of highway in Buckland that it was felt should be considered for inclusion in the Project Horizon programme of works:

- (i) Drainage issue on section of westbound carriageway between western boundary of The Pheasant and the entrance to Buckland Park Lake that is subject to surface water ponding that extends across the footway to be addressed;
- (ii) A25 roadside footways adjacent to westbound carriageway, the length of Buckland, in dire need of resurfacing and, if (i) cannot be funded, the section of footway adjacent to eastbound carriageway between Tapwood Lane and Lawrence Lane to be resurfaced to provide an alternate dry route;
- (iii) Pavement extending across the front of the Reading Room between drive to Rana and Dungates Lane which remains a trip hazard (this section was included on Pavement Horizon listing in 2017 but has yet to be prioritised).

Cllr Clack confirmed she had forwarded the requests to SCC Highways.

## **Airports**

- (83) Council noted Cllr Cox had attended the GACC AGM at which GACC had explained that the GACC Committee expect, over the coming year, to focus on
- (i) campaigning against further growth at Gatwick, both intensification of use of the main runway and the proposed development of the emergency runway
  - (ii) arguing for a ban on (or reduction in) night flights; and
  - (iii) ensuring that the modernisation of flights paths used by Gatwick properly assesses all options and that all communities are properly consulted.
- whilst also continuing to do everything it can to ensure that all Gatwick's environmental impacts are reduced and effectively managed, using their seats on the airport's Consultative Committee, GATCOM, and its NMB Executive Board.
- (84) Council noted:
- (i) GACC had recently advised that Gatwick Airport Limited ("GAL") is currently stating a public consultation, required as a precursor to their proposed Development Consent Order (DCO) application to expand use of the Emergency Runway, will commence in September 2021;
  - (ii) GAL is suggesting an 8-week consultation notwithstanding pressure from community groups and local authorities for it to run for 12 weeks;
  - (iii) At present, although some mobile exhibition units are being considered, GAL is proposing to run the consultation mainly online; and
  - (iv) GAL is expected to submit the DCO application mid to late summer 2022.
- (85) Council noted the Department for Transport (DfT) had agreed to extend the Night Flights Consultation deadline to 3<sup>rd</sup> September 2021 to allow respondents time to consider and comment on evidence, including the CAA's Survey of Noise Attitudes 2014 : Aircraft Noise and Sleep report that will shortly become available.

## **Rights of way**

- (86) Council noted Network Rail had replaced the stiles at Dowde's crossing on FP475A with Kissing gates.

## **Policy**

- (87) Council noted:
- (i) SCC had launched a consultation on a Surrey Transportation Plan for 2022 - 2032 to which a link had been published on the village website;
  - (ii) Cllr Steed had offered to complete an initial review of the plan with a view to circulating a discussion paper; and
  - (iii) Council will consider its response when it next meets.

## **8. Amenities and Events**

### **Village Pond and Green**

- (88) Council noted Cllr Horden had:
- (i) published an article in the June edition of the parish magazine to encourage residents to save at least one of the three dates the Reigate Area Conservation Volunteers will lead events : Sunday 15<sup>th</sup> August 2021, Tuesday 24<sup>th</sup> August 2021 and Sunday 26<sup>th</sup> September 2021 and had recently submitted a further article for inclusion in the August magazine;
  - (ii) yet to be contacted by any residents offering to volunteer to help; and
  - (iii) remains open to any ideas as to how to recruit volunteers.
- (89) Council noted that it is understood the draft Pond and Green Management Plan being prepared for the five-year period 2021-2026 will be available in time for when Council is due to meet in person.

## **9. Finance and Risk Management**

### **Annual Governance and Accountability Return 2020/21 (“AGAR”)**

- (90) Council noted PKF Littlejohn LLP, Council’s external auditor had confirmed timely receipt of the 2020/21 Annual Governance and Accountability Return.

### **Account Payments and Receipts**

- (91) Council noted a payment of £50.00 to the Gatwick Area Conservation Campaign to renew Council’s membership for a further 5-year term had been issued in accordance with minute 2021/22:55.
- (92) Council noted a payment of £600.00, including £100 Vat, to Honeysuckle Bottom Sawmill, for the purchase of posts, had been issued in accordance with minute 2021/22:62.
- (93) Council noted the following budgeted payments issued since the May meeting:
- (i) Pixham Business Supplies £124.93 including £20.82 Vat, Printer consumables;
  - (ii) HMRC £52.95, PAYE liability re: June salary payment.
- (94) Council noted that a £50 donation, generated through the sale of walk booklets, had been received into the Parish Council bank account since 4<sup>th</sup> May 2021.
- (95) Council noted Cllr Jones had verified the bank balances entered on the Q1 bank reconciliation against the bank statements and having reviewed the cashbook against the bank reconciliation, signed the cashbook to confirm no anomalies had arisen during the period since 1<sup>st</sup> April 2021.

## **10. Formalities**

- (96) Council noted Natural England had announced plans for new protected areas across England that include “An extension to the Surrey Hills AONB – to consider including areas of high scenic quality including chalk grassland, parkland and historic features adjacent to the existing AONB” and that more details will be shared at a Surrey Hills Community Forum to be held on 29<sup>th</sup> July 2021.
- (97) Council noted the Boundary Commission for England (“BCE”) is undertaking a review of parliamentary constituencies. The review, which is referred to as the 2023 Review, will conclude with publication of a formal report and recommendations in June 2023. Council noted a link to a recently launched initial consultation that invites views on BCE draft proposals had been published on the village website.
- (98) Council noted:
- (i) the BCE is undertaking a review of MVDC’s electoral arrangements;
  - (ii) the Clerk had circulated a Working Group paper that had proposed MVDC, rather than opt for all out elections once every four years:
    - (a) retain the current cycle of elections being held three years out of four;
    - (b) propose a reduction in the number of District Councillors to 39 (from 41);
    - (c) ask BCE to divide MVDC into 13 wards, each of which will, in future, have 3 District Councillors;
  - (iii) MVDC is not proposing to consult on its proposals with its residents or with its parish councils and resident associations;
  - (iv) if the MVDC Council, when it meets on 13<sup>th</sup> July 2021, approves the MVDC Cabinet recommendation to adopt the working group proposal, the 3Bs of Brockham, Betchworth and Buckland will become part of a significantly larger ward.

- (99) Council noted SES Water had recently launched a public consultation on its drought plan, which sets out the measures SES Water will take when a drought occurs in its water supply area and includes details of the restrictions on water use SES Water is proposing to implement to manage the situation and explains the circumstances in which SES Water would apply for drought permits to take more water from selected sources to supplement supplies. Council noted a link to the consultation had been published on the village website.
- (100) The crime report provided by Surrey Police had advised one crime, a theft of oil drums from a licensed premises had been recorded in Buckland since 4<sup>th</sup> May 2021. A further eleven incidents were recorded: five vehicle related offences on the A25, and individual recordings of a request to curtail use of a scrambler motorcycle, concern for safety, an abandoned bike, a stray dog, a communications offence and fly tipping.
- (101) Council noted that updates issued by the NALC, Surrey ALC, SCC, Surrey Heartlands Health and Care Partnership, MVDC, Surrey Hills Society, GACC, Gatwick Airport, Surrey Police and Came and Company had been circulated to Cllrs and key information published within Parish Updates and as news posts on the village website.

### **11. Forthcoming Meetings**

- (102) Council noted the next meeting of Buckland Parish Council will be an “in person” Council Meeting on Monday 13<sup>th</sup> September 2021 and that the venue will be confirmed in a parish update.
- (103) Cllr Jones will attend an online meeting of the Surrey Hills Community Forum on Thursday 29<sup>th</sup> July 2021.
- (104) Village pond clearances, led and supported by Reigate Area Conservation Volunteers are scheduled to commence 10am on Sunday 15<sup>th</sup> August, Sunday 26<sup>th</sup> September 2021 and Tuesday 24<sup>th</sup> August 2021.

There being no other business the meeting closed at 9.56pm.

**Sheena Boyce, Clerk**

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