

## BUCKLAND PARISH COUNCIL

Minutes of the Meeting held at 8pm on Monday 11th November 2019 in the Reading Room, Old Rd, Buckland.

**Present:** Cllrs Bourke, Cox, Husband (Chair), Jones, Pryor and Steed and the Clerk. Cllr Horden joined the meeting after the Open Forum.

### **In attendance:**

Mole Valley District (MVDC) Cllrs Simon Budd and Paul Potter and four members of the public.

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

(162) Surrey County Council (SCC) Cllr Helyn Clack.

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

(163) Cllr Bourke, as an immediate neighbour, declared an interest in MO/2019/1704. Council noted Cllr Bourke would not participate in discussion relating to this item.

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

(164) None.

### **4. Minutes**

(165) Council **resolved** to approve the Minutes of the Meeting held on 9<sup>th</sup> September 2019. The minutes were duly signed by the Chairman as a correct record.

### **5. Open Forum**

(166) The Chairman welcomed four members of the public to the meeting and established their reason for attending was to comment on applications 1709 and 1704. Council listened to the points raised and noted they were consistent with the representations or, in the case of the applicant, the application documents, already submitted to MVDC.

*Cllr Horden joined the meeting*

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

#### **New Planning Applications**

(167) MO/2019/1540: Erect 2 No. freestanding non-illuminated signs on either side of entrance (from Reigate Road) to Park Lake Drive, Buckland, RH3 7FE. Council **resolved** to ratify the response submitted that had explained:

- (i) Council encourages its businesses to limit commercial signage to signs of a permanent nature that are wholly contained within the curtilage of the business premises, comply with the latest planning policy guidelines, and, if illuminated, are only lit during business operating hours; and

- (ii) It is Council's policy to actively discourage the use of temporary advertising signs, banners, flags and "promotional gimmicks" on business premises

and asking MVDC to take every opportunity to support this local policy.

(168) MO/2019/1704: Demolition of existing timber enclosure and open sided canopy (partly enclosed with timber fencing) for storage, 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 that had

- (i) restated concerns that had previously been expressed to the applicant relating, in the main, to the continued use of the car park for operational storage and the need to minimise light pollution from the proposed structure;
- (ii) asked MVDC, if minded to approve the application, to impose conditions designed to safeguard the amenity of residents.

- (169) MO/2019/1527: Erection of an extension to existing outbuilding and conversion of the outbuilding from a store to an animal hydrotherapy facility, relocation of existing office building at Crossways Farm, Station Road, Betchworth, Surrey, RH3 7DF. Council **resolved** to ratify the response that had:
- (i) repeated the representations made for a similar application (2019/0233); and
  - (ii) asked the management team at the kennels to “engage with the local community and respond proactively to manage and mitigate barking onsite to minimise the adverse impact on the quality of life for residents in the parish”.

Council noted a copy of the response had been forwarded to Betchworth Parish Council.

- (170) MO/2018/1848: Demolish existing sales building and remove linked canopy and LPG enclosure, erect new single storey sales building, gated timber fenced compound area with bins and plant units, provide 12 No. new customer parking bays at Buckland Garage, Reigate Road, Buckland, RH3 7ED. Council noted the applicant had submitted applications relations to several conditions attached to the planning permission granted for redevelopment at the Shell Garage:
- (i) MO/2019/1586: Variation of Condition 14 to enable one fast charging high voltage 150kw EVC parking charging space;
  - (ii) MO/2019/1702: Discharge of Conditions 3, 8, 9, 10, & 12;
  - (iii) MO/2019/1810: Discharge of Condition 7;
  - (iv) MO/2019/1825: Discharge of Conditions 5 and 11.

Council noted that although these applications do not have a formal consultation period that comments had been submitted to the Case Officer at MVDC and to SCC Highways Transportation Planning with a request they be considered when these applications are being assessed. Council resolved to ratify the submitted comments.

- (171) Council **resolved** to ratify the decision not to comment on the following applications:
- (i) MO/2019/1573: Erect single storey rear extension at Wisteria Cottage, Reigate Road, Buckland, RH3 7BG;
  - (ii) MO/2019/1663: Discharge of Conditions 3, 4, 6 and 7 of approved Planning Permission MO/2019/02 at Buckland Court Stables, Reigate Road, Buckland, RH3 7EA;
  - (iii) MO/2019/1688: Erection of two storey front/side extension with front dormer window and rear Juliet balcony at 2 Garden Cottages, Reigate Road, Buckland, RH2 9RE.

### **New planning applications**

- (172) MO/2019/1709: Formation of access to land from A25 to land on the South Side of Reigate Road, Shagbrook, Reigate Road, Buckland, RH2 9RE. Council **resolved** to write to:
- (i) SCC Cllr Clack to ask her to liaise within SCC to gain assurance all relevant officers are being consulted on this application. i.e. engineers progressing a proposal for a new pedestrian island close to the site of the requested opening, the bus team, the team who assess applications for crossovers; and
  - (ii) MVDC to highlight Council’s key concern for the delivery of improved access to the bus stops for the mobility impaired to be prioritised over any request for a new access point and seek assurance re: ownership query.
- (173) MO/2019/1856: Remove one Corsican Pine tree at The Old School, Rectory Lane, Buckland, RH3 7BH. Council **resolved** to write to MVDC to:
- (i) express its preference for the tree to remain in place in order to safeguard the contribution the tree makes to the amenity and character of the village green and conservation area; and
  - (ii) ask MVDC to advise the applicant to prepare calculations to quantify the risk of heave damage to properties following the removal of the tree and to notify owners of “at risk” properties.
- (174) MO/2019/1957: Reduce crown of one Indian Bean tree (identified as T1 on submitted plan) by 1-1.5m leaving at a height of 10m and width of 8m, and fell one Norway Maple at Oaklands, Slough Lane, Buckland, RH3 7BJ. No comment.

## MVDC Planning Notifications

- (175) MO/2019/1836: Application for a certificate of lawfulness for a proposed development in respect of the erection of a detached double garage at Braeside, Reigate Road, RH2 9RE.
- (176) MO/2019/1763: Application for a certificate of lawfulness for the proposed erection of a single storey rear extension and a front porch at 13 Tranquil Dale, RH3 7EE.

The following Local Planning Authority decisions were noted:

- (177) MO/2019/1439: Retention of replacement dwelling with revisions to elevations at Garden Cottage, Sandy Lane, Buckland, RH3 7AA. Approved with conditions.
- (178) MO/2019/1472: Fell to near ground level 3 No. Cypress trees in South East corner (4 on plan); 1 No. Holly tree (10 on plan); 3 No. Plum trees (13 on plan) and 1 No. small Beech tree (12 on plan) and fell to ground level 5 No. Cypress trees (10 on plan) & 1 No. Sycamore tree (11 on plan) at The Rectory, Rectory Lane, Buckland, RH3 7BH. No objection.
- (179) MO/2019/1810: Discharge of Condition 7 re MO/2018/1848 at Shell Buckland. Approved with conditions.
- (180) Cllr Pryor had attended attend the **Surrey Hills Affordable Housing Conference**, hosted by English Rural, on 24<sup>th</sup> September 2019 at Denbies Wine Estate. Council noted a copy of the presentations had been circulated to Cllrs. No further action required.

## 7. Highways, Railways and Rights of Way

### A25 Roadside footpaths

- (181) Council noted:
- (i) a team of three operatives from Burley, a SCC approved contractor, have five days scheduled in November to undertake the following budgeted amenity improvements:
    - safeguard the work previously undertaken to the section of footpath extending alongside the southern edge of the A25 between the welcome gate at the western parish boundary (close to Tranquil Dale) to the boundary of Squires Garden Centre; and
    - edge the areas of grass in the centre of the village;
  - (ii) the objective of this work is to locate the edges of the hard-surfaced footpath and restore it to full width by clearing any build-up of earth/vegetation and cutting back any encroachment; and
  - (iii) the team will undertake the work once their annual “leaf clearing duties in local parks and playing fields across Mole Valley” is complete.

Council **resolved** to authorise the Clerk, upon receipt of the appropriate invoice, to arrange for payment to be made for the work undertaken in November in advance of the next meeting.

**Action:** Clerk

### Highways

- (182) Council noted that Cllr Steed and the Clerk had, on Monday 11<sup>th</sup> November 2019, attended a **Highways Forum**, convened by SCC Cllr Clack to provide an opportunity to explore potential opportunities for constructive partnership working between parishes and SCC Highways. Cllr Steed advised that discussions had encompassed ever increasing traffic volumes, congestion, speeding, and a need for these issues to be managed across the region. At a more local level SCC had emphasised that a lack of funding means any new initiatives will largely depend upon CIL funding and/or community contributions.

### Airports

- (183) Council noted:
- (i) An update issued by GACC had been circulated to councillors together with communications relating to ongoing development of Gatwick Airport and Route 4 issued by MVDC and Betchworth respectively;
  - (ii) Cllrs Cox and Steed continue to maintain a watching brief on matters relating to airspace and developments at both Gatwick and Heathrow Airport;
  - (iii) MVDC had agreed the relevant planning policy officer will attend clerks’ meetings (held bi-monthly at MVDC Pippbrook) to provide updates;

- (iv) The GACC Autumn newsletter, including details of the forthcoming GACC AGM had been circulated to councillors;
- (v) Cllr Cox will represent Council at the GACC AGM, and Cllr Steed will attend the annual public meeting of the Gatwick Airport Airspace and Noise Management Board.

## **Rights of Way**

- (184) Cllr Pryor had attended a meeting of the **Surrey Hills Byways Working Group** on Monday 16<sup>th</sup> September 2019 at Warren Farm Barns. Council noted that reports had focused on fly tipping and illegal off roading and emphasised the need for responsible user groups to promote appropriate and considerate use of the county's rights of ways.
- (185) Council noted a request from Dominic Sanders, Buckland Estate, for consideration to be given to promoting the responsible use of rights of way within the parish. Council noted the concern being expressed that "many walkers are deviating from the routes of public rights of way without consideration for the damage this can cause to crops". **Action:** All to consider, when walking within the parish, what actions it might be possible to either take or suggest to the Estate team to help address the concern.
- (186) Council noted a request from SCC Countryside Access to encourage residents to submit reports for any problems they encounter on local rights of way. The Clerk advised "reporting" is the main topic for the Parish Update submitted to appear in the December Magazine.
- (187) Council recorded a vote of thanks to the team of Mole Valley volunteers, who, supervised by a SCC Countryside Access Rights of Way Officer, had recently made repairs to "Jacob's Ladder" on FP466 (by Sandpit Cottages, Old Road).

## **8. Finance**

### **Account Payments and Receipts**

- (188) Council **resolved** to approve the following payments:
  - (i) Pixham Business Supplies £69.09 including £11.51 Vat, Toners – high capacity black and standard colour;
  - (ii) SSALC Limited £72.00 including £12.00 Vat, Councillor Pryor: SSALC AGM and Autumn Update;
  - (iii) St Mary's Buckland Reading Room £80, Room hire for May, July, September and November meetings;
  - (iv) Microsoft £79.99 including £13.33 Vat, Annual licence fee for Office 365;
  - (v) Pixham Business Supplies £19.58 including £3.26 Vat, Stationery;
  - (vi) G. Burley and Sons Ltd £192.41 including £32.07 Vat, Two cuts in September.
- (189) Council noted that a £58.85 donation from The Pheasant, to be used to help fund improvements to local footpaths, had been received into the Parish Council bank account since the September meeting.
- (190) Council noted Cllr Steed had verified the bank balances entered on the bank reconciliation against the bank statements and the cashbook and initialled the documents as reconciled for the period since 9<sup>th</sup> September 2019
- (191) Council noted that a cashbook, bank reconciliation had been circulated to Cllrs. **Action:** Clerk to circulate a year to date comparison of actual expenditure against budget, updated to reflect decisions taken during the meeting.
- (192) Council, having considered potential amenity improvements for possible inclusion in the 2020/21 budget, asked the Clerk to obtain indicative pricing for surface improvement works to the paths alongside the southern edge of the A25. **Action:** Clerk.

## 9. Amenities and Events

- (193) Council recorded a vote of thanks to Mark Papworth for providing a WWII silhouette, to Alan Pryor and Martin Boyce for installing the silhouettes and to John Bloomfield for installing the complementary display of poppies. The Clerk advised large poppies, installed throughout the village on 30<sup>th</sup> October would be removed on 12<sup>th</sup> November and retained for re-use. Council noted large poppies are now retained for use each year by Buckland Nurseries and Crossways Kennels.
- (194) Council noted:
- (i) Cllrs Husband and Steed had collected a Silver Gilt certificate and overall winner plaque in the village category<sup>1</sup> of **South and South East in Bloom** when they attended the awards lunch in Brighton on Friday 13<sup>th</sup> September 2019 [<sup>1</sup>Villages with an electoral roll and population between 300 and 1000];
  - (ii) Cllr Steed had published an article in the October issue of the Parish magazine that had included a thank you and well done message to everyone who contributed to the initiative;
  - (iii) the plaque and certificate are displayed in the Reading Room.
- (195) Council noted Burley hope to complete one further cut of the grass during November. Council **resolved** to authorise the Clerk, upon receipt of an appropriate invoice, to arrange for payment to be made for any further cuts undertaken in November in advance of the next meeting. **Action:** Clerk
- (196) Council noted that the willow tree had put on significant growth since it was last pruned in January 2016 and that the pond and green management plan includes a three yearly pruning regime. Council **resolved** to task the Clerk to contact Duncan Green (DG Trees) with a request he inspect the willow tree and provide an estimate for any work he recommends.
- (197) Council **resolved** to approve a proposal to purchase green heart oak posts to the specification required to comply with SCC Highways criteria to be selectively used to encourage vehicles not to mount adjacent soft landscaping that is being maintained at local expense. **Action:** Clerk.
- (198) Council, having considered locations within the parish that had been identified as in need of some care **resolved** to defer setting any dates for volunteer events until the January meeting and to authorise the clerk, in the interim, to employ appropriately qualified contractors as required to install posts. **Action:** Clerk.

## 10. Formalities

- (199) The Mole Valley Neighbourhood Police Team had advised 5 **reported crimes** in Buckland since 9<sup>th</sup> September: break in and theft of several items from a garden shed and one theft of a pumpkin from a driveway in Old Road, one incidence of attempted theft/criminal damage and one make off without paying from Shell Buckland and one public order offence of road rage in Rectory Lane. A further 7 incidents had been recorded: 2 reports of suspicious circumstances, 2 concerns for safety, 1 police stop, 1 report of an abandoned vehicle and 1 instance of highways disruption.
- (200) Cllr Pryor had attended a meeting of the **Rural Crime Engagement Panel** at 7.30pm on Wednesday 18<sup>th</sup> September 2019 at MVDC Pippbrook offices. Council noted the key concerns raised were fly tipping, illegal off roading, and excessively noisy motorbikes, particularly at weekends, on the A25 to the east and west and A24 to the south of the cockerel roundabout. Police asked to be alerted via 999 to any fly tipping in progress and emphasised the need for all incidents of fly tipping to be reported to the MVDC JET team.
- (201) Cllr Pryor had attended 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. Council noted that the meeting had been poorly attended and that little new information had been forthcoming.

- (202) Cllr Pryor had, on Friday 8<sup>th</sup> November 2019, attended a **Community Forum**, arranged by the Surrey Hills AONB Board to hear about the Surrey Hills AONB Management Plan, the Government Review of Designated Landscapes, highway and planning issues, including a presentation on Dark Skies Matter. Council noted that the forum had been well attended and that links to recommended reading had been circulated.
- (203) Council noted a **Freedom of Information Request**, dated 16<sup>th</sup> October 2019, had asked questions relating to “Looked after children” within the parish. Council **resolved** to ratify the response issued that had advised the questions needed to be directed to Surrey County Council.
- (204) Council noted Philip Haynes, having now completed a handover of the Treasurer role to Martin Cantor, had resigned as a Nominative Trustee of **Buckland Parochial Charity**. **Action:** All to consider potential nominees with a view to nominating a replacement when Council next meets.
- (205) Council noted **SES Water** had:
- (i) published a statement to warn customers of a possible need for water restrictions to be introduced in Spring 2020; and
  - (ii) provided reassurance to Council that SES engineers are working closely with the Network Rail Asset Management team to resolve a longstanding leak in the pipe that crosses the railway bridge in Lawrence Lane.
- (206) Council noted links to the following **consultations** had been published on the village website and highlighted in parish updates:
- (i) Government consultation on proposals to support the deployment of 5G;
  - (ii) Environment Agency – water challenges and choices;
  - (iii) MVDC – Environmental Health and Licensing Enforcement Policy;
  - (iv) MVDC – Your Council, Your Money.
- (207) Council noted **updates** issued by **NALC, SALC, Surrey Community Action, Surrey Hills** and **Came & Company** had been circulated and key information published within parish updates.

## 11. Forthcoming Meetings

- (208) The **Parish Council** confirmed the next full Council Meeting will be held on Monday 13<sup>th</sup> January 2020 and subsequent meetings are scheduled on 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 and 11<sup>th</sup> January and 8<sup>th</sup> March 2021.
- (209) The 2020 **Annual Parish Meeting** will be held at 7.30pm on Monday 30<sup>th</sup> March 2020 in the Reading Room, Old Road, Buckland.
- (210) Cllr Cox will attend the **GACC AGM** on Friday 15<sup>th</sup> November 2019.
- (211) Cllr Steed will attend the **Gatwick Airport Airspace & Noise Management Board** annual public meeting on Tuesday 3<sup>rd</sup> December 2019;
- (212) Cllr Pryor will attend a meeting of the **Surrey Hills Byways Working Group** on Thursday 16<sup>th</sup> January 2020 at Warren Farm Barns.
- (213) Reigate Area Conservation Volunteers will lead a **village pond clearance** on Sunday 13<sup>th</sup> September 2020.

There being no other business the meeting closed at 10.10pm.

**Sheena Boyce, Clerk**

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

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