



# WEST CLANDON PARISH COUNCIL

**Chairman:** Mr Terence Patrick , Stoney Royd, Woodstock, West Clandon, Guildford, GU4 7UJ

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## **Presentation by Guildford Borough Councillors Paul Spooner, Matt Furniss and Richard Billington (Leader, Deputy Leader and Lead Councillor for Rural Economy, Parks and Leisure, Guildford Borough Council) held Wednesday 11<sup>th</sup> April 2018 at 8.00pm**

Present: Terence Patrick (Chairman), Jonathan Murphy, Chris Dean, Eric Palmer, Stephen Meredith and Rob MacDonald, John Stone (Clerk), Councillors David Reeve and Jenny Wicks and 54 residents.

The Chairman welcomed councillors and residents to the meeting and introduced Councillors Paul Spooner, Matt Furniss and Richard Billington.

Councillor Spooner reported that consultation on the Guildford Borough Council Corporate Plan had concluded and the Council was now formulating the final version. This is more than a refresh of the previous version with innovation, housing and infrastructure coming through as priorities.

The Local Plan had been signed off by the Council and is now in the hands of the Planning Inspector, Jonathan Bore, who has a reputation for ignoring infrastructure and not taking green belt seriously. He has put out a series of questions which has been responded to. They are sometimes contradictory eg the inspector asked why Guildford are proposing to build on the Green Belt but also why they are not building more.

The inspector's statutory duty is to judge the soundness of the Plan but in Mid-Sussex and Waverley he went further challenging policy and pushed for an increase in numbers. A similar trait is coming through.

Guildford has responded politely but robustly. They feel they have gone far enough in terms of the Objectively Assessed Housing Need (OAN). There is now a new methodology for the Strategic Housing Market Assessment (SHMA) but if the exercise was repeated under the new guidelines this would result in more houses for Guildford. The overall picture in Surrey is a real mess. Tandridge for example have failed to get their plan through in time and will now have to use the new methodology.

There will be a long enquiry phase lasting 2 months the longest in the country because of the number of comments which have come through. The GBC agenda is to minimise the number of houses in the Plan. In 2 or 3 months the Inspector may come back with a judgement on soundness, hopefully he will agree it is sound, leading to adoption of the plan in late 2018.

Matt Furniss was invited to report on progress on infrastructure. He stated that there are significant improvements planned on the major road network eg at J10 of the M25 at Wisley, a junction which has a poor accident record. The 2-lane section of the A3 through Guildford also needs to be upgraded to 3 lanes and there are positive responses from Highways England about working together. They say they are still on track to take forward the work in Road Investment Strategy Period 2 (RIS2 - 2020-2025). On-line widening is more likely but GBC are pushing for a less obtrusive solution. A tunnel however could cost £2.5bn and is thought to be unaffordable. On the railways we have 2 new rail stations; Guildford East at Merrow tied to Gosden Hill and Guildford West at Park Barn which is expected to cater for 0.5m passengers a year meaning the station will be upgraded including shops. They are also looking at capacity at Guildford railway station.

Reporting on Operational Services Councillor Furniss reported they have just hit a 60% recycling rate, one of the highest in the country to some extent a result of high rates of recycling of garden waste. Further increases in the recycling rate would be harder to achieve with China now rejecting recycled waste. Bigger interventions such as 3-week collections were under consideration. The Guildford scheme is managed in house and not profit making

GBC has a strong relationship with the armed forces. Pirbright has been awarded freedom of the borough and a new war memorial is being installed in the Guildford.

Richard Billington then spoke about his Rural brief. The Leisure and Parks department are trying to make the parks a bit nicer and more interesting. For example, at Westnye Gardens on Millmead a playground is being put in. There is a consultation for the development of Stoke Park- carparking and food are coming back as significant issues. The Tennis Courts are being re-laid. The Spectrum has structural problems including a leaking roof. The cricket pavilion on Woodbridge Rd is being refurbished with disabled access. Work is being done to deter traveller incursions. To protect rural employment the Council resists employment sites being sold off for housing.

The Chairman called for questions.

Chris Dean asked what the anticipated impact of the 4-way junction at Burnt Common would be on the A247 through West Clandon. Matt Furniss answered that this has been supported by Highways England. The impact has been modelled which shows an improvement in traffic flows. The aim is to prevent rat running through unsuitable roads such as the unofficial 'southern bypass' of Guildford. There is no point in improving the A3 if the impact on local roads is negative. The Clerk related correspondence with Highways England and commitments made by Highways England to the Wisley Airfield Inquiry. Matt Furniss responded that a new team was now in place at Highways England. The Chairman underlined the concerns about the impact on the A247. Matt Furniss undertook to provide a detailed answer in response.

A resident asked what was to happen to the A3 near the Cathedral. The A3 is blocked every day. Matt Furniss responded that 50% of the traffic on the A3 is local, 50% is strategic. The aim is to upgrade the A3 which will be three lanes through Guildford. GBC are resisting speed cameras. The ideal solution is tunnelling but the Secretary of State has indicated that the £2.5bn required is not available. He has indicated that £0.5bn for alternative solutions is in prospect.

A resident stated that 32,000 responses to the consultation on the Local Plan had asked GBC not to do what they are proposing to do. Does GBC believe that Gosden Hill and 4-way junction at Burnt Common will make this a more pleasant place to live?

Paul Spooner responded, "It doesn't matter if you are living in Horsely, Clandon or Guildford there is an issue with infrastructure and housing. We have to balance that with central government direction. We have no choice but to move forward with increasing housing numbers. Our only option is to take forward a spatial planning strategy. We do not believe that high rise is an option for Guildford. There are other constraints including the Thames Basin Special Protection Area which has resulted in us being where we are. We will not accept housing without infrastructure. For taking the pain we have to ensure we have better infrastructure including schools and healthcare.

One of the points made was the proposals for Newlands Corner. Paul Spooner replied that this is a Surrey County Council (SCC) initiative and GBC have opposed it. GBC believe that SCC have opted for a cheap solution without reference to traffic safety issues.

Chris Dean asked, "Are you not concerned that a local plan will make very little difference to what actually happens as the Secretary of State will overturn its provision?"

Paul Spooner responded he was inclined to agree but they had to go through the process. The Council have concerns and the Plan should have given us more powers over the Solum station and Effingham housing development but he admitted that it probably would not have made much difference in the current climate.

A resident asked when will the A3 work take place.

Matt Furniss responded that Highways England have the money secured. More information can be found on the GBC website local planning section. Every infrastructure project is listed. The A3 widening looks set for 2024 with the Wisley junction starting in 2020.

Councillor David Reeve commented that there was a lot of concern about the changes arising from the local plan in this area. In particular the proposed new developments east of Guildford; Wisley, Burnt Common and Garlicks Arch link to provide 3 kms of development which looks like urban sprawl. The Green Belt is supposed to prevent this. He suggested that National Planning Policy Framework (NPPF) constraints not been applied. He also reiterated concerns over the increased traffic volumes from Garlick's Arch. There is a serious problem of heavy lorries on the A247 which he didn't think has been taken into account

Paul Spooner responded that good design should mitigate the impact. For example, houses will not be built up against the A3. The Secretary of State wants housing delivered quickly. You cannot build out complex brownfield sites quickly (eg Thames water site) which drives development into the green belt. The inspector's questions suggest that the plan as it stands is not quick enough and we will have to demonstrate exceptional circumstances. The Local Plan proposals reduce the 88% greenbelt by 1.5%, more if you include the reduction caused by the proposed removal areas previously 'washed over'.

Matt Furniss observed that they have received the petitions for the speed limit in Clandon and are looking at mitigating measures. There are also national moves to regulate the Sat Navs used by HGVs. He denied that Clandon is being sacrificed to reduce the impact on Ripley.

A resident commented that central government seems to be pushing for increased housing without the infrastructure. The proposals discussed tonight may alleviate the current situation but what about dealing with the further traffic generated. We also have damaged road infrastructure for which there is not the money to repair.

Paul Spooner asserted that they do 'push back' against central government and have insisted that housing units will only be built if we get something back. In addition to the Highways England plans they have secured about £50m in LEP funding. Government takes us seriously and holds us up as an exemplar with Guildford is getting more than almost any other area outside the Northern Power House. Potholes however are a county issue. Guildford is in a better position fiscally than the County.

Matt Furniss added that Ash is getting a new bridge over the level crossing, there is money for the gyratory and a bid for Slyfield is in progress. There are 63 traffic interventions planned in Guildford in total. Although potholes are a county issue they will skim and seal a road to protect it if it is in a good enough state.

Paul Spooner noted that health and wellbeing is another concern and as the County are struggling GBC is having to pick up on statutory requirements to help where it can.

Chris Dean commented that GBC seemed very pleased to have a 4-way junction at Burnt Common. From a Clandon perspective anything that makes the A247 more attractive to through traffic is bad news. He asked if Guildford know what the impact will be. Matt Furniss undertook to provide a detailed answer and Paul Spooner undertook will look at what can be done to mitigate this.

Councillor Jenny Wicks commented that the basic problem is that the A247 is an A road and therefore SCC will not consider mitigation as it is the only route above the railway capable of taking large

vehicles. An HGV ban had been mentioned but Highways England would not support this on a route from their expensive new slip roads. The road through Clandon is unusually narrow (14ft) and there is no room to expand it. There is a narrow pavement for children walking to school. What mitigation is possible? There are many reports of accidents and near misses including frequent instance of lorries mounting the pavement narrowly missing pedestrians including children.

Matt Furniss replied that GBC needs to work with SCC on these are issues. Ripley is also affected. He undertook to take this up with Surrey County Councillor Keith Taylor and the highways team. There was a need to think bigger. SCC is cash strapped but GBC are working to deliver schemes in partnership. They are committed to funding a solution to this section of road.

Chris Dean asked if it was imperative for the local plan that the slip roads go ahead whatever the impact on the A247. Paul Spooner responded that Planning Policy say it is not strictly necessary. It is members using the evidence from traffic modelling who have insisted. It will be interesting to see what the inspector makes of this.

A resident mentioned that there is to be a new station at Merrow-Lane can the bridge be modified to allow an alternative route for heavy traffic down Merrow Lane. Matt Furniss though it unlikely that Network Rail will allow us to do anything to the bridge but there will be a link to the A3 as part of the Gosden Hill development.

A Resident asked if there could be a possible link from the park and ride in Merrow. Matt Furniss replied that they are trying to avoid development on the green belt. Paul Spooner observed that this would strengthen the claim for housing development on the Clandon Estate.

Chris Dean asked if the proposed 4-way junction at Burnt Common could be linked to the development at Burpham. Paul Spooner replied that they cannot be combined due to the spacing of the junctions and impact on Sutton Place which is Grade 1 listed.

Matt Furniss offered to bring traffic officers to the next meeting of the Parish Council

A resident suggested that the road could be closed to HGVs

A resident asked about the capacity of the hospital. Paul Spooner replied that he was a governor at the Hospital and the all the responsible authorities were now belatedly looking at the impact of development on health services. This work had not yet been completed but there was increasing recognition of the issue. The Secretary of State for Health was notably supportive.

A resident commented that residents were angry and upset and do not feel that our council supports us and would like to see more push back on central government.

Paul Spooner asserted that they do. Surrey Leaders have made strong joint representations. On the other hand Chichester had argued that they not like the recent A27 proposals and the money was withdrawn. Senior ministers including the Chancellor has refused to meet the Head of Surrey Council.

The Chairman thanked Councillors for attending.

## 124<sup>th</sup> Annual Parish Assembly

Held at 9.45pm on Wednesday 11<sup>th</sup> April 2018 in the Village Hall

Present: Terence Patrick (Chairman), Jonathan Murphy, Chris Dean, Eric Palmer, Stephen Meredith and Rob MacDonald, John Stone (Clerk).

Councillors David Reeve and Jenny Wicks and 10 residents were in attendance

There were no apologies from residents.

1. To confirm the minutes of the 123<sup>rd</sup> Annual Assembly held on 12<sup>th</sup> April 2017  
These were accepted as a correct record and signed by the Chairman
2. Matters arising from the Minutes.  
There were none.
3. Chairman's Report.  
The Chairman circulated copies of his report which was accepted and agreed. The Chairman acknowledged and thanked Jonathan Murphy and Chris Dean for their help in compiling the report.
4. Charities Report  
Stephen Meredith reported on the work of the Clandon Charities. £3000 had been received from the Henry Smith Charity. Over the past year 35 Clandon residents had benefited from grants awarded in the run up to Christmas with £385 held in reserve.

There being no other business the Chairman closed the meeting at 9.50pm

# Minutes of the Parish Council Meeting held Wednesday 11<sup>th</sup> April 2018 at 9.50 pm

Present: Terence Patrick (Chairman), Jonathan Murphy, Chris Dean, Eric Palmer, Stephen Meredith and Rob MacDonald, John Stone (Clerk).

Councillors David Reeve and Jenny Wicks and 10 residents were in attendance

1. Apologies for Absence were received from Councillor Keith Taylor and Matthew Sarti who were unable to be in attendance.
2. Declaration of Interests.  
The Chairman declared that he was an honorary alderman of the Borough of Guildford and he and his family were landowners in Bennett Way which would shortly be the subject of a planning application. Should this feature in a future Parish Council he would hand over the Chairing of the meeting to the Vice-Chairman while planning matters were discussed or, if necessary, leave the meeting altogether. Chris Dean declared that he was Chairman of the Clandon Society. Jonathan Murphy declared that he was an associate governor at Clandon School and a trustee of the Friends of West Clandon Church.
3. Confirmation of the Minutes of the March meeting.  
These were accepted as a correct record and signed by the Chairman.
4. Matters arising from those minutes.  
The Clerk reported that Councillor Keith Taylor had agreed to use his members allowance to support the installation of a second defibrillator to be sited at Clandon School.
5. Local and Neighbourhood Plan  
It was noted that the Secretary of State's decision at Effingham in favour of the major housing development at Effingham, contrary to the wishes of Effingham Parish Council, had undermined the case for developing a Neighbourhood Plan. It was noted however that funding for development had been reconfirmed.  
  
The Guildford Local Plan was now with the inspector and GBC had recently published responses to his questions on their website.  
The main issue for Clandon was the proposed opening of the slip roads at Burnt Common. Chris Dean and Jonathan Murphy were preparing a document to form the basis of consultation with East Clandon before submitting to the inspector.
6. Recreation Ground, Playground and Car Park.  
A resident reported that the Tennis Court was now being used by the school on a regular basis. They were also making use of the Recreation Ground as were Send United Football Club. The Clerk reported that regular bookings were now recorded on the village calendar on the Council's website.  
The Clerk reported that £2000 had been secured from igas for the extension of the Village Hall Car Park. The money should be spend by April 2019. Other grant opportunities would be pursued in due course.
7. Footpaths.  
As the growing season was now upon us Rob Macdonald offered to contact Surrey County Council to ascertain their cutting schedule. (RMD)

8. A247 Matters.

The proposed road works on Clandon Rd including the improvements to the road surface following recent gas works, the extension of the 30mph limit to Green Lane and the safety scheme at the A3 slip road were noted. The Chairman had drawn the attention of Surrey Highways to the need for clearer signposting at the junction. They however had proposed changes to road markings.

The two sunken manholes on the Street previously reported were still a problem.

9. Planning.

Jonathan Murphy reported on planning applications at Willow Pond House, Coppice and Holborn Lodge. Councillors agreed with his recommendation that no comments be made.

He also reported that a letter of objection to an application to put four stables on land accessed from Dedswell Drive had been submitted.

An application to convert stables on land behind Lime Grove had been refused.

10. General Data Protection Regulation (GDPR)

Councillors noted the paper on the GDPR and the data audit included. They approved proposals to set up Council dedicated email addresses for parish councillors and the Clerk and to develop policies and procedures based on the SLCC models in the areas proposed (JS)

Councillors noted the options presented by Guildford Borough Council for supporting the role of Data Protection Officer (DPO). Councillors were reluctant to implement solutions which were overly bureaucratic and/or disproportionately expensive. The Clerk was asked to monitor proposals. Meanwhile no action on the DPO would be taken until further advice from SLCC had been received.

11. Policy on Traveller Incursions

The draft policy included in the papers for the meeting was adopted as a working document until comments requested from Guildford Borough Council had been received and considered. The current government consultation on legislation in this area was noted.

12. Council Correspondence sent and received.

The schedule included in the papers for the meeting was noted.

13. Financial Matters, Transactions and the signing of cheques.

It was noted that since the last meeting one on-line payment (in favour of Gavin Jones Ltd for £231.25 + £46.25VAT) had been approved.

Unity Trust Bank Charges of £18 had been charged in the month.

The following transfers were approved in the meeting:

HMRC £201.60

MJ Stone £387.13

The Clerk reported that a request for View Only access for the Tennis Club Secretary had been submitted to Unity Trust. £36,000 had been transferred from the Nat West Current Account to the Reserve Account and Direct Debit instructions to enable HMRC to reclaim VAT had been set up.

14. Any Other Business.

15. Date of Next Meeting- Wednesday 9<sup>th</sup> May at 8.00pm

There being no other business the Chairman closed the meeting at 10.45pm