



WEST CLANDON PARISH COUNCIL

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

Clerk: Mr John Stone, Hunters End, Lime Grove, West Clandon, Guildford GU4 7UT
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PARISH COUNCIL MEETING

Minutes of the meeting held 8.00pm
 Wed 9th July 2014 at the Village Hall

Present: Terence Patrick (Chairman), Chris Dean, Stephen Meredith, Jonathan Murphy, John Stone (Clerk) and 10 residents.

1.	Apologies for Absence were received from Alice Pashley and Lorraine Merry. Councillors Jen Powell, Jenny Wicks and Keith Taylor were unable to be in attendance.	
2.	Declaration of Interests.	
	The Chairman declared that he was a sub on the Planning Committee at Guildford Borough Council and also a member of the Scrutiny Committee. Chris Dean declared that he is Chairman of the Clandon Society.	
3.	Confirmation of the Minutes of the June meeting.	
	These were agreed as an accurate record	
4.	Matters arising from those minutes.	
	6. Use of the Recreation Ground The Clerk reported that he had contacted Send Football Club with the Council's Decision and that games were likely to be organised from late August. 9. Playground Inspection A note from Alice Pashley was conveyed to the meeting. The playground inspection is now due but as yet nothing had been heard from the contractor. Contact had been made with the leader of the Peter Rabbit Playgroup about her idea for creating a children's planting area. She would like permission to carve out a small area of brambles about six feet long and use it to plant things like sunflowers with the children. As this is currently wasteland the Council agreed with the recommendation that they should not object. Information on measurements was awaited. It was noted that land up to boundary belongs to the Onslow estate and can be subject to flooding.	AP
5.	Local Plan Developments.	
	Chris Dean updated members on recent developments. The spirited local campaign against the siting of the proposed secondary school was having some impact and the volume of letters received had been noted. The Draft Local Plan has now been released for consultation although some local councillors including all three from the Clandon and Horsley Ward had voted against. The Consultation closes on 22nd Sept. Very little had changed from the earlier draft apart from the late inclusion of the proposals for a school in W Clandon. There was not much optimism that the plan would be changed significantly following the consultation. The Guildford Borough Council Head of	

Planning had indicated that little weight would be attached to letters which are 'plagiarised'. The projected population figures have been revised following the results of the recent census but as yet GBC appear not to have adjusted the housing number in accordance with this change. The Clandon Society in the form of 'Protect Clandon' has been trying to gather evidence particularly on the School and Gosden Hill Farm developments. It is difficult to build in the greenbelt but in 'exceptional' circumstances land can be taken out of Green Belt providing an 'escape clause'. Such circumstances could include demonstrating that the site proposed was appropriate for such a development. Some people in the village appear in favour. Housing has previously been turned down on the site apparently on the grounds of access.

The Chairman reported that in his view the Council has to take note of arguments against. A meeting had been organised for Aug 8th at the Cuckoo Farm Site including representatives from the Surrey Education Authority, Surrey Highways and the Guildford Planning Department at which it was hoped to impress on them the unsuitability of the site for the development proposed. Other land identified for development included the RHS site at Wisley. Worpleston had been identified for a number of developments which did not appear to take account of the infrastructure problems.

A resident asked whether there was an objective legal definition of 'exceptional circumstances'. It was thought this was not the case and there had been examples of this approach in Send linked to the provision of local employment opportunities.

A question was asked about the robustness of the demographic data on which the Plan is based. In response Chris Dean referred to the study commissioned from GL Hearn into the SHMA. Their methodology had been challenged but the Council still appeared to be relying on it. The National Planning Framework allows constraints to be applied to an objectively derived planning number but this option does not appear to have been exercised by GBC. Planning Minister Nick Bowles had recently indicated that Green Belt is an acceptable reason for exercising constraint and points out that Councils should make their own decisions on these matters. There are three major development sites in the Green Belt in the Plan together accounting for approx. half of the projected housing number.

The recent census resulted in the population projections being revised down taking account of the shortfall in the projections made from the previous census in 2001. This could form the basis of awkward questions to the Council as to the basis of the projections in the current Draft Plan. Other neighbouring boroughs had settled on lower numbers, apparently due their plans being approved earlier under previous legislation.

A resident asked if so many borough councillors disagreed why the vote was so strongly in favour? The Chair explained his view that significant funds had been spent on the exercise and the consultation would provide an opportunity to challenge some of the assumptions made.

If it had not been approved what would have happened? The Chair responded that the whole exercise would have had to start again. It was commented from the floor that this might have been a better option even at the cost of £1.5m. There were risks however as during the intervening period the Borough would be subject to planning by appeal.

CD asked why GBC were so strongly behind growth and development in Guildford. They had not consulted on the Corporate Plan which promoted growth and development. This approach was promoted by an organisation called Surrey Connect which had included Councillor Juneja as a member

	<p>Norris & Gardiner 1739 130 395.29</p> <p>Norris & Gardiner 1740 131 232.49</p> <p>The Clerk reported that following advice from Steve Meredith the Financial Statements submitted to the external auditor included accruals for RBL Rent and Clerk's Salary unclaimed at year end.</p>	
9.	Any Other Business.	
	It was reported that unauthorised car parking in the Village Hall Car Park continued to cause difficulties for legitimate users. Jonathan Murphy undertook to produce a leaflet to be placed in the windscreens of those concerned.	JM
	Date of Next Meeting: 8.00pm Wednesday 10 th September 2014	

There being no other business the meeting closed at 9.30pm