



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
01483 385187: westclandon@talktalk.net: www.westclandon.org.uk

PARISH COUNCIL MEETING

Notes of the Meeting held 8.00pm Wed 11th March 2015

Present: Terence Patrick (Chairman), Stephen Meredith, Lorraine Merry, Alice Pashley, Jonathan Murphy, Chris Dean, John Stone (Clerk)

5 residents were in attendance and Dan Knowles from the GBC Planning Department

1. Neighbourhood Planning with Dan Knowles of Guildford Borough Council

The Chairman welcomed Dan Knowles who updated the Council on what was involved in developing a Neighbourhood Plan.

Neighbourhood Plans were introduced through the Localism Act 2011 which allows local communities to make a Neighbourhood Development Plan, a Neighbourhood Development Order or a Community Right to Build order.

Neighbourhood Plans can be described as a small local plan for a neighbourhood area. So far 10% of the UK have introduced neighbourhood planning. Costs depend on the size and complexity of the area and the plan itself. This has varied from £4000 for Strumpshaw, a small Norfolk village up to £400k for Wolverhampton. A lot of work can be involved. The plan will sit alongside the local plan and can take 2-3 years to produce.

A neighbourhood plan cannot prevent development and must meet a series of conditions. It must contribute to the achievement of sustainable development, must be aligned with the strategic direction in the local area and be consistent with the local plan. It can protect green spaces but this must be balanced with development which meets the village needs. The Plan must be acceptable to the local population and approved by a referendum. Dan Knowles noted that local residents may not always appreciate the constraints on what the plan can include or achieve.

He suggested we should consider whether our aims can be achieved by a local plan and whether we have the resources to complete it. Although a grant of up to £8000 is available from Central Government, they won't pay for our time but will consider support for site appraisals etc.. For some expenditure we may have to fall back on the parish precept.

The Neighbourhood Plan must comply with the existing (not the draft) local plan and align with needs of the Borough. Where two plans are in conflict the more recent plan will prevail. We could for example spend 18 months developing a neighbourhood plan and this work might be overturned by the local plan. The Council would not wish to be in conflict with a Neighbourhood Plan but Schools for example would be seen as a strategic issue. It would be possible however to designate local green space which would give equivalent

<p>protection to green belt.</p> <p>Councillors asked if it would be possible to include a requirement to preserve the open character of the village or express a preference over building styles. Mr Knowles was concerned that applying a low density would conflict with the strategic issue of local housing numbers. In addition the NPPF and NPP Guidance which apply are against being overly prescriptive as regards planning styles.</p> <p>He was asked who would make the decision when planning applications come forward and answered that planning officers would still make the decision, but they would have to have regard to the Neighbourhood Plan as well as the Local Plan and Planning Guidance.</p> <p>The Local Referendum on the plan would require a simple majority and the Borough Council would meet the cost. The Plan would be considered by an examiner who would be a suitably qualified person agreed between the Parish and the Borough.</p> <p>Councillors asked how applications such as Gosden Hill Farm would be treated within the Neighbourhood Plan. Mr Knowles advised that such developments would be declared strategic. Burpham's draft plan did imply restrictions on building density but these may be removed on examination. Neighbourhood Plans could however include requirements for infrastructure. It was unlikely that a housing target would be included in a Neighbourhood Plan.</p> <p>The Chairman thanked Mr Knowles for attending the meeting.</p>	
<p>2. Apologies for Absence:</p>	
<p>Councillors Jenny Wicks, Jen Powell and Keith Taylor were unable to be in attendance.</p>	
<p>3. Declaration of Interests.</p>	
<p>The Chairman declared that he was on the Guildford Borough Council Executive. The Chairman and Alice Pashley declared an interest in the planning application at 6 Lime Close.</p>	
<p>4. Confirmation of the Minutes of the February meeting.</p>	
<p>The minutes were agreed as an accurate record and signed by the Chairman</p>	
<p>5. Matters arising from those minutes.</p>	
<p>14. The Chairman undertook to contact Gavin Smith at SCC Highways about the potholes at Clandon Crossroads.</p>	<p>TP</p>
<p>6. Arrangements for May Elections</p>	
<p>The Clerk circulated copies of nomination forms for Councillors intending to stand for re-election. He asked members to return the forms to him by Sunday 29th March.</p>	<p>All</p>
<p>7. Local Plan Developments.</p>	
<p>It was noted that the Guildford Green Belt Group has been very active and was putting up candidates for the forthcoming election. Paul Beresford MP has written to a resident about contacts with the Secretary of State and has received significant assurances on the weight that will be applied to green belt issues.</p>	
<p>8. Accounting Policy and Procedures</p>	
<p>Internal Control System: The Council reminded itself of and considered the effectiveness of the system of internal controls in place which took into account the limited functions, activities and resources of the Council as part of this a Review of Areas of Potential Risk was tabled for discussion, review and updating.</p> <p>Internal Audit: the Council reminded itself of and considered the effectiveness of the system of internal audit, noting that this needed to be considered as part of the wider review of internal review of internal control referred to above. In this regard it considered the internal audit terms of reference and the Internal Effectiveness Review both of which were tabled at the meeting for discussion, review and updating.</p> <p>After consideration and discussion the Council:</p> <p>(i) approved the Review of Areas of Potential Risk as tabled;</p>	

<p>(ii) considered and noted the review of the effectiveness of the system of internal control which had taken place earlier in the meeting;</p> <p>(iii) re-approved the Internal Audit terms of Reference; and</p> <p>(iv) considered and noted the review of the effectiveness of internal audit which had taken place earlier in the meeting based on the tabled Internal Audit Effectiveness Review document and reviewed and updated in the meeting.</p>																	
<p>9. Recreation Ground and Play Ground</p>																	
<p>It was reported that SafePlay were now in a position to undertake the maintenance work at the Playground. They were however unable to complete the work before the 31st March deadline for grant support. The Clerk was asked to contact the Borough to see if an extension was possible.</p> <p>2 quotes have been received for new equipment for the playground. It was agreed to apply for Section 106 support for this and to seek a quote for work to extend the Village Hall Car Park.</p>	JS																
<p>10. Planning Matters.</p>																	
<p>Jonathan Murphy took the chair as Terence Patrick had declared an interest in the planning application at 6 Lime Close.</p> <p>Councillors discussed applications concerning new arrangements for 3 acres yard, upgrades to the base station at Burnt Common and others listed in the papers for the meeting. There had been a second application for 6 Lime Close; The revised plans still propose a Juliet balcony which was regarded by councillors as unneighbourly. It was agreed that we should write to the planning authority laying out Parish Council concerns.</p>	JM																
<p>11. Footpaths</p>																	
<p>Nothing to report</p>																	
<p>12. Note Council Correspondence sent and received.</p>																	
<p>The Council noted the correspondence listed in the papers for the meeting. It was noted that we had indicated we were not opposed to the Borough's plans to make planning applications available on line but would ask for the facility to request paper copies where an application was of particular interest.</p> <p>The request from Air Ambulance for financial support would be considered alongside other section 137 requests later in the year.</p>	TP																
<p>13. Financial Matters and signing of cheques.</p>																	
<p>3 cheques were signed at the meeting.</p> <table border="1" data-bbox="134 1163 1333 1394"> <thead> <tr> <th></th> <th>Cheq No.</th> <th>Ref</th> <th>£</th> </tr> </thead> <tbody> <tr> <td>08/03/2015 Norris & Gardiner</td> <td>1766</td> <td>164</td> <td>232.49</td> </tr> <tr> <td>11/03/2015 HMRC</td> <td>1767</td> <td>165</td> <td>634.5</td> </tr> <tr> <td>11/03/2015 MJStone</td> <td>1768</td> <td>166</td> <td>850.75</td> </tr> </tbody> </table>			Cheq No.	Ref	£	08/03/2015 Norris & Gardiner	1766	164	232.49	11/03/2015 HMRC	1767	165	634.5	11/03/2015 MJStone	1768	166	850.75
	Cheq No.	Ref	£														
08/03/2015 Norris & Gardiner	1766	164	232.49														
11/03/2015 HMRC	1767	165	634.5														
11/03/2015 MJStone	1768	166	850.75														
<p>14. Any Other Business.</p>																	
<p>Councillors requested that Clerk's remuneration be put on the agenda of the next meeting</p> <p>It was noted that the planning application from The Drift Golf Club would be considered in July.</p> <p>The Chairman noted that councillors were welcome to join him at the Guildford Borough Parish Reception to be held on 18th March.</p>	JS																
<p>It was agreed that the date of next meeting would be moved to Wednesday 15th April 2015</p>																	

There being no other business the meeting closed at 9.30pm