



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 3rd Sept 2014 at the Village Hall

Present: Terence Patrick (Chairman), Chris Dean, Stephen Meredith, Jonathan Murphy, John Stone (Clerk), Lorraine Merry.
 Councillor Keith Taylor was in attendance with 17 residents.

1.	Apologies for Absence:	
	Apologies were received from Alice Pashley Councillor Jenny Wicks was 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 July meeting.	
	These were agreed as a correct record	
4.	Matters arising from those minutes.	
	9. Village Hall Car Park. It was noted that the warning notices placed on inappropriately parked cars in the Village Hall Car Park were having the desired effect.	
5.	Local Plan Developments.	
	Chris Dean introduced a paper on the Council's draft response to the Draft Local Plan and invited comment. The response was based on information used for a meeting of Surrey County Council and Guildford Borough Council officers the Cuckoo Farm site in August. At the meeting Tania Mankoo-Flatt, principal planning officer at GBC, had stated that an inspector would expect to see that a Plan is deliverable therefore if we can demonstrate that this plan is not deliverable we have a strong case. It would be better to get this accepted by GBC before submission so the site is not taken out of green belt to reduce to possibility of other development in future. Chris invited residents to comment on the document. A resident reported that he had observed a Purple emperor butterfly which is possibly our largest butterfly and protected as well as newts and grass snakes on the site. It was also reported that an environmental study would have to be carried out on behalf of the Borough Council. A copy could be obtained and challenged if appropriate. A critique of the flood risk assessment could also be made. A resident asked if a site could be removed from green belt so far ahead of actual construction. Chris Dean confirmed that the only time that this could be done was when a new local plan was adopted or a formal review was undertaken. The Chairman reported that previous interest in buying the site had been withdrawn on account of the flood risk. The land is currently owned by descendants of the	

	<p>Goodhart-Rendell estate. The site promoters are likely to be making assessments of the issues raised by the Council from their own perspective. It was reported that the land was held in Trust and the trustees would have a duty to maximise its value. A resident commented that the 'killer issues' are Health and Safety, Area of the Site and Cost. It was suggested that the relevant issues be identified in the Council's response and the stream running through the site, the flood plain and access requirements might reduce the area of available site below acceptable limits. Chris responded that he would consider these amendments although he felt that the size of site was already well understood by the Councils.</p> <p>Concerns were expressed about the volume of water run-off from the site. The ditches in Oak Grange Road and Malacca Farm were inadequate and the engineering required would be expensive.</p> <p>It was observed that the lack of information on plans for the School was a serious impediment to our ability to make informed comment.</p> <p>The comments would be considered in a redraft of our final response which would be circulated to members before submission.</p>	CD
6.	Sewage Pipe Burst	
	<p>Mr Nick Ratnieks reported on the blockage in the syphon under the railway line. In the last 10 month it had been blocked four times. Planned maintenance is required but not carried out resulting in sewage flowing into residents' gardens and into environmental agency water courses. It was suggested that Network Rail might be supportive, although experience may suggest otherwise. The link to the proposed development on Cuckoo Farm was noted.</p> <p>It was agreed that the Parish Council should contact the appropriate officer at Thames Water suggesting action be taken.</p>	JS
7.	Playground Inspection	
	<p>It was noted that the Inspection Report had been received and no urgent work appeared necessary. Alice Pashley would give a more detailed report to a future meeting.</p>	AP
8.	Use of Recreation Ground	
	<p>Members discussed the request from Send United Football Club to move the goal posts on the Recreation Ground. It was agreed that representatives of the Council, including the Chair should meet the organisers to discuss their intentions.</p> <p>It was noted that Alice Pashley had offered to draft an outline agreement which formalises the arrangements.</p>	JS AP
9.	Grant Aid Application.	
	<p>It was agreed to make an application for Grant support for major electrical work required in the Village Hall</p>	JS
10.	Planning Matters.	
	<p>The planning results and applications listed in the papers for the meeting were noted. Members agreed with Jonathan Murphy's recommendation that no comments be made.</p> <p>It was noted that the Council had written to the planning inspectorate opposing an Appeal lodged over an application for development at Barn End</p>	
11.	Note Council Correspondence sent and received.	
	<p>The schedule of correspondence in the papers for the meeting was considered. In particular it was noted that Charlotte Edwards had taken over the as membership secretary for the Tennis Club.</p>	
12.	Financial and Audit Matters and signing of cheques.	
	<p>The following cheque had been signed since the July meeting: PlaySafety Ltd £92.40</p> <p>The following cheques were signed at the meeting: Norris and Gardiner Ltd £232.49 Cormack Tree Care £240</p>	

	<p>The Clerk reported on the outcome of a Government consultation on a new transparency code for Parish Councils with a turnover less than £25,000. It was noted that in such cases, which included West Clandon, external audit would no longer be necessary.</p> <p>The Clerk reported that the Council's internal auditor had indicated that she would not be available to perform the role in 2015 and asked members to suggest alternatives.</p>	All
13.	Any Other Business.	
	<p>Lorraine Merry confirmed that the Parish footpaths been cut.</p> <p>The Chairman reported that he was in negotiation with the Onslow Arms to store the sandbags currently in the Village Hall Car Park.</p> <p>A resident asked whether the Council would also be making a response to proposals in the Draft Local Plan for development at Gosden Hill and other sites in the village.</p> <p>Chris Dean confirmed that a second document on these issues would also be drafted and circulated to members for comment.</p>	CD
	<p>Date of Next Meeting: Wednesday 8th October 2014, 8.00pm in the Village Hall</p>	

There being no other business the meeting closed at 9.35pm.