**WEST CLANDON PARISH COUNCIL**

**CORRESPONDENCE LIST
July-Sept 2019**

**Sent**

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| 16 July 2019 | Email to Ockham Parish Council in response to questions on our experience with VMS |  |

**Received**

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| 13 July 2019 | Email from a resident drawing attention to a call from Councillor Fiona White’s Call for a 20mph limit outside all schools in Surrey |  |
| 16 July 2019 | Email from a resident of Shere Rd complaining about speeding motorbikes on the A25 | TP |
| 17 July 19 | Email from a resident of Tithebarns Lane expressing concerns over the Garlicks Arch development and in particular the proposed SANG. | All |
| 24 July 2019 |  Notification of a Community Governance Review for Parishes of East Horsley and Effingham proposing to set a new northern boundary between East Horsley and Effingham Parishes in the Effingham Common area. The consultation will also look at increasing the number of East Horsley parish councillors from 9 to 12. The consultation will begin in early September. |  |
| 19 July 19 | Email from the Chair of Ockham Parish Council asking if the Councillors would consider contributing to the funding of OPC/WAG's S113 application. “As you are aware OPC/WAG made this application because they wished to challenge the removal of TFM/FWA from the greenbelt in the Guildford Neighbourhood Plan (GNP). OPC/WAG consider that a win for OPC/WAG will be a win for all local Parishes. We will all be affected by the extra  pressure on local services such as schools, doctors, public transport and and the local road networks which are already at breaking point.The excellent news is that the S113 application has been successful and we now take our challenge to the High Court. This is a major success as many/most S113 applications fail. To this end I again ask that you consider contributing to the Judicial Review (JR). This is a momentous time for all our parishes. We are facing major disruption with the proposed works at M25/J10, the soil importation soon to begin at the Drift Golf Club and  the proposed housing developments that we at this end of the Guildford Borough have been saddled with. Our QC, Mr Richard Harwood remains confident that the GLP is flawed and that OPC/WAG have a reasonable chance of being successful. Should OPC/WAG succeed and have the TFM/FWA site restored to the Greenbelt it will go some way to easing the disruption and stretching of services that will be caused by the current house building proposals in the GLP. It will halt the proposed building of 2000 homes on TFM/FWA, which will bring with it an extra 4000 people and 2000 cars to all our neighbourhoods.Please do consider our request to contribute funds to OPC/WAG's JR campaign. This will enable us to be fully represented at the JR. Ideally we think a contribution of between £5000 and £10,000 appropriate depending on  | TP |
| 25/7/19 | Email from the Guildford Borough Council Parish Remuneration Panel asking:1. Does the parish council currently pay an allowance to the Chairman in accordance with section 15(5) of the Local Government Act 1972 (i.e, such reasonable allowance as the parish council thinks appropriate for the purpose of enabling the Chairman to meet the expenses of his office) and, if so, what is the level?
2. Does the parish council wish to consider paying the Chairman a basic allowance for time spent on that office under an allowances scheme made in accordance with The Local Authorities (Members’ Allowances) (England) Regulations 2003?
3. Does the parish council wish to consider paying *elected* parish councillors a basic allowance under an allowances scheme made in accordance with the 2003 regulations to cover (a) time spent as a councillor and (b) expenses incurred?
4. Does the parish council wish to consider paying travelling and subsistence allowance to parish councillors (whether elected or otherwise) under a scheme made in accordance with the 2003 regulations?
5. How often does the parish council and (if relevant) its committees and sub-committees meet?
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| 27 July 2019 | Email from the Merrow Residents Association on The Local PlanI am writing to you as vice-chairman of the Planning Committee, as I have responsibility within the Executive Committee of the Merrow Residents’ Association (MRA) for the Local Plan, to make you aware of our concerns about the development of Gosden Hill Farm prior to the briefing meeting with you and the other two ward councillors that our chairman Andrew Strawson is arranging.The MRA has had a significant involvement with the development of the Local Plan starting with the Issues and Options consultation in late 2013. All our responses are on the MRA website – <http://www.merrowresidents.org.uk/> under ‘Latest Information’ and ‘Planning’. The MRA is also involved with the Guildford Residents’ Association and therefore with the effects of the plan on the town and the whole of the rest of Guildford borough.These notes reflect our concerns about Gosden Hill Farm and the effect of this development on Merrow. The major impact will relate to traffic from 1,800 houses, two schools, a new Park and Ride and the development of the Merrow Railway station.Over the last five years or more we have shared our concerns and have had detailed discussions with the Burpham Community Association, the Burpham Neighbourhood Forum and West Clandon Parish Council. The latter is important as the majority of the site lies within the Parish of Clandon.Our concerns relate to:* Infrastructure and access from Merrow Lane
* Access to the A3 where we argue that a 4-way junction is needed
* The association with Garlick’s Arch
* Supply of water and removal of sewage
* Routing of cars through Burpham and Merrow
* Development of a railway station in Merrow with infrastructure arrangements on Gosden Hill Farm

To provide more detail on two of these points:We have argued that to protect local traffic there needs to be a 4-way junction with the A3 on the site itself whilst only a 2-way junction with the southbound lane is proposed in Policy A25 of the Local Plan. We continue to believe that it is imperative that there is a 4-way junction on the Gosden Hill Farm site.  We made these points with the Inspector at the examination of the Local Plan but we were told that the Highways Authority do not see the need for a 4-way junction. Without it, traffic for London from the site will either have to go through Burpham to join the A3 or go through Park Lane in Merrow joining the A25 and thereafter going to the Clandon cross-roads and joining the A3 at the new junction with the A247 proposed in Policy A42 .The Inspector recognised the 4-way challenge. He was persuaded that land should be safeguarded at Gosden Hill Farm so that consideration could be given at the planning application stage to a link road running from the site south of the A3 to join the B2215/A247 at Garlick’s Arch.We have little doubt that the traffic experts will take the easy option and suggest that the additional traffic from the site can be accommodated through a 2-way junction with the A3 as proposed in the plan and through existing roads. This is very likely to be pushed by the developer to try and avoid additional substantial capital expenditure. We are aware that discussions took place before the Council elections in May between Martin Grant Homes (MGH), GBC, Surrey County Council and also with some councillors on an early development of part of the site before any infrastructure improvements were in place. This would be totally contrary to the Local Plan where it states that infrastructure must precede or run in parallel with any substantial development.We spent many months over the last year or so trying to obtain information from GBC about a right of way claimed by MGH for a track over common land from Merrow Lane into an adjoining field that it is to be part of the Gosden Hill Farm development.We finally received some information under a Freedom of Information request that GBC had obtained a legal opinion from counsel that supported MGH’s assertion of a right of way over the track  for farming purposes only based on auction particulars produced when the area was sold in 1975. We were sent a copy of the auction particulars but it appeared counsel had also been provided with other evidence to conclude there had been the requisite 20 years’ use prior to the sale in 1975 for the track to have become a legal right of way. We did not pursue the matter any further at that time although we had hoped to be provided with counsel’s opinion and the information that MGH supplied to GBC to support the 20 years’ prior use.It is obviously a very important issue for Merrow since if the right of way is expanded in some way for vehicular access to the GHF development, it would have an obvious substantial impact on traffic travelling from Gosden Hill through Merrow. In addition, MGH might seek to use that gateway if they were to try to develop the south west corner of the site in advance of the infrastructure - as I have suggested above.  We would welcome the opportunity to brief you on this issue in more detail, to fully understand the local issues and in the hope you could obtain the above-mentioned additional information for us.As you would expect we have a great deal of additional information on the key issues listed above which we are happy to discuss both with you and our other ward Councillors | All |
| 31 July 19 | Courtesy Call from Redwood Tree Services on behalf of Guildford BC informing us of the removal of Oak Processionary Moth from Trees on the Recreation Ground | EP |
| 2 Aug 19 | Email from Surrey CC Highways on ownership of trees on the Recreation Ground, “I have talked to my manager about the trees and effectively there’s no definite solution to the trees located on the slip of land.For the first land registry extract I have attached, which is adjacent to the Village Hall, the trees that are located on this area of land before the slip of land opposite Meadowlands are definitely not on the highway. They are within the title of the Parish Council so would be part of their responsibility.For the trees on the slip of land. Again they are not in the highway but may not be the responsibility of the Parish as they’re not in their title.We would not undertake any work on the trees as they’re not in the highway.That is the situation as it stands at the moment, if the Parish wants to undertake work on them they are welcome to do so. | EP |
| 14 Aug 19 | FoI request asking for information on Marksdene, a former (or renamed) property in West Clandon |  |
| Aug 19 | Notice of CPRE AGM 11.00am 14th Sept 2019 at Painshill [www.cpresurrey.org.uk](http://www.cpresurrey.org.uk)  |  |
| 20 Aug 19 | Email from GBC announcing detailed grounds submitted on the Local Plan statutory challenges**.** The Council submitted its detailed grounds of defence about the Local Plan statutory challenges, in accordance with the court’s direction to do so by the deadline on 14 August. Following completion of the action agreed by the Executive to seek the opinion of a second QC, the Council’s position in defending the claims remains the same.Counsel’s opinion is subject to legal privilege and has been shared with all the Council’s elected members on a confidential basis. |  |
| 30/8/19 | Email for SCC alerting us to road closures on Epsom Rd on 13th Oct 2019 for the Guildford 10k run | Website |

**Planning Applications**

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| **19/P/01199** | The Cottage, The Street, West Clandon, Guildford, GU4 7SY: Removal of an existing bungalow and the construction of a replacement two storey dwelling with associated landscaping. | JM |
| **19/P/01231** | Highway House, Dedswell Drive, West Clandon, Guildford, GU4 7TQ: Single storey rear extension together with associated raised patio and internal alterations along with new front gate. | JM |
| **19/P/01258** | Barn End, The Street, West Clandon, Guildford, GU4 7TG**:** Renewal of planning permission 16/P/01795 - proposed single-storey rear extension, following demolition of existing conservatory. | JM |
| **19/P/01269** | Willow Pond House, The Street, West Clandon, Guildford, GU4 7SY**:** Certificate of lawfulness for a proposed development to establish whether a single storey rear extension (Orangery)would be lawful. | JM |
| **18/P/02430** APP/Y3615/W/19/3228046 | Glengarden, Clandon Road, West Clandon, Guildford, GU4 7TL**:** Erection of a new 5-bedroom detached house and a new access and garage for the existing property in the grounds of Glengarden, Clandon Road, West Clandon, GU4 7TL | JM |
| **18/P/01959** APP/Y3615/W/19/3230987 | Land to the south of Tawny Cottage, The Street, West Clandon, GU4 7SX**:** The erection of two dwellings with associated access and parking. | JM |
| **19/W/00063** | Kirat Rai House, Gambles Lane, Ripley, Woking, GU23 6HS**:** Notification for Prior Approval for the Temporary Use of Buildings or Land for the Purpose of Commercial Film-Making and the Associated Temporary Structures, Works, Plant or Machinery required in Connection with that Use. | JM |
| **19/P/01474** | Greenmantle, Lime Grove, West Clandon, Guildford, GU4 7UH**:** Proposed two storey rear, and single storey rear and side extensions following demolition of existing conservatory and covered area. | JM |

**Planning Decisions**:

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| **19/P/00773** | Willow Pond House, The Street, West Clandon, Guildford, GU4 7SY**:** Re-positioning of existing driveway and existing loggia (as amended by plans received on 08/07/2019)**:** Approve | JM |
| **19/P/00850** | Vanecot, Malacca Farm, West Clandon, Guildford, GU4 7UG:Variation of condition 2, to allow changes to the site layout, of planning application 18/P/01284 approves**:** Approve | JM |
| **19/P/00960** | The Cottage, The Street, West Clandon, Guildford, GU4 7SY**:** Certificate of Lawfulness for a proposed development to establish whether a front, side and rear porch, a single storey rear extension and the conversion of existing roof space would be lawful**:** Approve | JM |
| **19/P/01147** | Main Entrance, Clandon Park, The Street, West Clandon GU4 7RQ**:** 2 no. banners (approximately 2m x 1m dimension) to advertise the National Trust's visitor offer at Clandon Park**:** Approve | JM |
| **19/P/01113** | C of Lawfulness for Proposed Use or Dev**:** The Wildings, Malacca Farm, West Clandon, Guildford, GU4 7UG**:** Certificate of Lawfulness for a proposed development to establish whether a three bay timber garage would belawful.**:** Refuse | JM |
| **19/P/01036** | Willow Pond House, The Street, West Clandon, Guildford, GU4 7SY. Certificate of lawfulness for a proposed development to establish whether a single storey rear extension (Orangery) and first floor rear extension would be lawful:Part Approved, Part Refused | JM |
| **19/P/01269** | Willow Pond House, The Street, West Clandon, Guildford, GU4 7SY: Certificate of lawfulness for a proposed development to establish whether a single storey rear extension (Orangery) and first floor rear extension would be lawful: Part Approved, Part Refused | JM |

**Planning Cases Open**

None notified

**Planning Cases Closed**

**EN/19/00217** LOW COTTAGE, The Street, West Clandon GU4 7TJ

Alleged breach of working hours condition 12 of planning approval 17/P/01308. The monitoring form that was sent out to the complainant on 29 May 2019 has not been returned and no further complaints have been received. No breach established.

**Transactions approved since the last Meeting**

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| Date | Beneficiary | Ref | £ VAT reclaimed |  |
| 30/06/2019 | Unity | 19.41 |  | £18.00 |
| 15/07/2019 | NJM | 19.43 |  | £180.00 |
| 15/07/2019 | HMRC | 19.44 |  | £208.40 |
| 15/07/2019 | MJStone | 19.45 |  | £454.17 |
| 17/07/2019 | Charlotte Edwards | 19.47 |  | £11.94 |
| 23/07/2019 | Turbobird | 19.49 |  | £60.00 |
| 26/07/2019 | Nurture | 19.50 |  | £269.59 |
| 07/08/2019 | Grasstex | 19.54 |  | £360.00 |
| 16/08/2019 | HMRC | 19.55 |  | £208.40 |
| 16/08/2019 | MJStone | 19.56 |  | £385.68 |
| 16/08/2019 | PKF | 19.57 |  | £240.00 |

**Journals and Magazines received (available from the Clerk at the meeting)**Countryside Voice & Fieldwork Summer 2019 (CPRE)

Clerks and Councils Direct

John Stone

Sept 2019