



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 Wednesday 14th August 2019 at 8.00pm in the Village Hall

Present: Terence Patrick (Chairman), Jonathan Murphy, Paul Edwards, Ann Dickinson, Chris Dean and John Stone (Clerk)

Councillors Phil Beddoes, Chairman of Send Parish Council and Suzie Powell-Cullingford of Ripley PC were in attendance with 14 residents.

1. Apologies for Absence.

Apologies were received from Jenny Wicks and Eric Palmer. Guildford Borough Councillors Catherine Young, Tim Anderson and Chris Barrass were unable to be in attendance.

2. Declaration of Interests.

Terence Patrick declared that he was an honorary alderman in the Borough of Guildford and member of the Village Hall Management Committee. Chris Dean declared that he was a member of the Village Hall Management Committee. Jonathan Murphy declared that he was an associate governor at Clandon School.

3. Confirmation of the Minutes of the July meeting.

The minutes were agreed as an accurate record and signed by the Chairman. There were no substantive matters arising.

4. Garlick's Arch:

The Chairman reported on a recent meeting between parish councillors and the promoters of the Garlick's Arch (GA) Development and introduced the representatives from Send and Ripley Parish Councils. Phil Beddoes confirmed that Send PC was adamantly against GA being included in the Local Plan. They have not yet met with developers but have invited them to attend a public meeting. Budget provision for planning advice has been made. However, they believe the development is likely to go ahead subject to the outcome of the Judicial Reviews (JR). Send PC is therefore increasingly focussed on mitigating the impact of the development. They will be working closely with Ripley with professional support.

Suzie Powell-Cullingford noted that London Strategic Land (LSL) are promoters not developers. There will be up to three developers in the various phases. LSL may not be able to provide continuity to deliver bus services and other improvements promised. She agreed that the development is likely to go ahead and confirmed Ripley's intention to work with Send in seeking to mitigate impact. The proposed scheme was notable for its lack of community facilities. It was noted that a separate planning application had been made for 32 houses on the Oldlands section of the site. Send also has planning applications for a further 90 houses in addition to those in the Local Plan as Send is now inset from the green belt.

Chris Dean responded that West Clandon Parish Council's views are similar but not identical. GA is seen as part of the development of the slip roads which we resisted intensely. These were

subsequently captured by Wisley although this is being challenged by the JR. There are concerns that if the JR is successful a revised planning methodology could result in a further increase in housing numbers. He agreed that GA is likely to go ahead and that it was a very poor development. Consideration should be given to the huge traffic impact of this and other developments in the area including Burnt Common and Gosden Hill which may converge on the A3 junction. We need to decide as a Parish Council in collaboration with other parish councils what can be done with regard to mitigation. The promoters said that GBC will expect them to provide 'adequate satisfaction' for the issues to be raised. A notional figure of £5m was mentioned but there are considerable infrastructure requirements including a link road from Portsmouth Rd to Clandon Rd and power lines to be placed under-ground. Developers have come up with the idea of a cycle track along footpath 568. This is fraught with difficulty which they now understand. It would however be short-sighted to say we would not want a cycle track to the station, but we need to listen to views of residents affected. One of the problems will be the entrance to the Station. This needs amelioration measures such as traffic lights on the junction. Consideration should be given to the Park Lane/Merrow Lane alternative to the A247.

Councillors made the following comments:

There are issues in common but there are also likely to be some purely of interest to Clandon We should think very carefully about the cycle route.
The neighbourhood plan consultation identified a demand for an off road North-South route so we should give consideration to the proposals made by the promoters.
The link road through the development was required by Guildford.
W Clandon should insist on a proper and timely traffic survey taking account of all the proposed developments.
It would be more effective to complete traffic surveys etc. before the planning application is submitted as these will have greater influence.
The land for the slip roads is now owned by GBC. They would be funded by the development at Wisley It is recognised that improving the bridge at Merrow would be an expensive undertaking but this might be the best chance we get.
A new homes bonus will be paid to Borough Council. This might be a source of funding

Residents commented:

The former councillor for Merrow has stated that traffic from Gosden Hill will be diverted through Clandon.
Traffic Lights at the Station were estimated to cost £0.75m some time back.
The main issue is the traffic. It is important to instruct professionals ASAP so we have strong ammunition.
The planning enquiry for 568 established this would be on-foot only and is owned by the adjoining households.

Following the discussion, the Council determined:

1. to explore collaborative working with Ripley and Send Parish Council, including the engagement of professional support, at the meeting scheduled for the 21st August; (TP, JM, EP, CD)
2. to write to residents adjacent to the proposed cycle route along footpath 568 from Highcotts Lane to Dedswell Drive to alert them to the proposal; (JM)
3. to finalise the 'wish list' of mitigation measures following the meeting on the 21st to be sent to the developers and Guildford Borough Council at the earliest opportunity; (CD/JM)
4. to give further consideration to the Council's view on the proposed SANG on Tithebarns Lane ahead of the Planning Application.

5. Recreation Ground

Councillors authorised expenditure up to £3250 for the replacement of fencing on the children's play area. A lower quote could be accepted provided appropriate safety standards and inspection requirements could be met. (EP)

Councillors agreed to submit a quote received for the replacement of the toddlers play equipment as the basis for a CFGA bid (JS)

6. Date of Next Meeting- Wednesday 11th September 2019 at 8.00pm.

There being no other business the meeting closed at 9.45