



# 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](mailto:westclandon@talktalk.net): [www.westclandon.org.uk](http://www.westclandon.org.uk)

## PARISH COUNCIL MEETING

Notes of the meeting held 8.00pm Wed 11<sup>th</sup> June 2014  
 at the Village Hall

Present: Terence Patrick, Chris Dean, Stephen Meredith, Alice Pashley, Lorraine Merry, John Stone (Clerk) and 51 residents

1.	<p><b>Apologies for Absence:</b>          Jonathan Murphy  <b>CIlr.</b> Jenny Wicks, Jen Powell and Keith Taylor were unable to be in attendance</p>	
2.	<p><b>Declaration of Interests.</b>          The Chairman declared that he was a sub on the Planning Committee at Guildford Borough Council and also a member of the Scrutiny Committee. Jonathan Murphy declared an interest in a Planning Application at the Fylde, Lime Grove.          Chris Dean declared that he is Chairman of the Clandon Society.</p>	
3.	<p><b>Confirmation of the Minutes of the May meeting.</b>          These were accepted as an accurate record.</p>	
4.	<p><b>Matters arising from those minutes.</b>  <b>5.5 Proposed Development at the Drift Golf Club.</b>          The Chairman reported that this was now thought to unlikely and that in any case planning permission would be required.  <b>5.3 Footpaths.</b>          Lorraine Merry reported she had received a quote for an extra cut of the village footpaths for £329.41. It was agreed that this should be accepted.  <b>12. AoB; Litter Bins.</b>          The Chairman had contacted the Council and reported that these would now be included in the collection rota.</p>	
5.	<p><b>Local Plan Developments.</b>          The Chairman summarised developments on the Local Plan. The Parish Council has written to Guildford Borough Council opposing the development of the proposed secondary school in West Clandon. He confirmed that he had met with Borough officers outlining our objections.          A site meeting has been organised for September including representatives from Surrey Education and Highways, the Clandon Society and the Parish Council.           Chris Dean reported that the Guildford Borough Executive had ‘waved through’ the Plan with little discussion and with no movement on the housing number. CCIr Mansbridge has suggested that the housing numbers would be much greater if the Plan was not accepted. The Council meeting on the 19<sup>th</sup></p>	

will take the final decision as to whether the Plan should be put to public consultation.

The Chairman indicated that the Council is 'between a rock and a hard place as a local plan must be in place or every developer will be able to build subject only to the decision of a local inspector with no democratic control. The Chairman believed however that the proposed housing number was too high. With regard to the School it was accepted that a school was needed somewhere but the location proposed was not suitable.

A resident speaking from the floor said he appreciated the efforts being made by the Parish Council and that the letter sent articulated the concerns residents have about the desecration of the green belt and the imposition of a school as well as the issues raised by building on the flood plain and the potential knock on effects on flooding elsewhere. The impact of traffic would be significant on an inadequate road. He asked, "What else is it that we as villages can do?"

A resident who had attended the Executive meeting reported that it became apparent that there was no democratic process and the Borough are 'steamrolling the Plan through'. He also said the site meeting organised for September was too late being towards the end of the consultation process. Would it be possible to organise an earlier visit? It was suggested that the meeting should be held at a peak time so the impact of even current levels of traffic could be seen at first hand. The Chairman undertook to go back to the planners to try and organise a meeting sooner. A representative might be sufficient if it was not possible to arrange an early date with the full team.

TP

A draft letter has been put together by the Clandon Society 'Protect Clandon' Group with points for people to use. It was agreed that this should be put on the website for people to use in drafting their own responses.

JS

Chris Dean suggested that the current proposals are so extensive that they are almost as bad as planning by appeal.

As it is possible for the meeting of the full Council to put a stop to the whole process it was suggested that assurances should be sought from councillors that they will reject the full plan. The Chairman replied that local councillors were against the plan but others were concerned about the consequences should the plan be rejected.

Chris Dean reported that the National Planning Framework requires estimates of housing numbers to be commissioned but allows the Council to apply constraints. Guildford did not appear to have exercised this option. There were also many objections to the methodology. If a plan were not put in place developers would still not be able to build where they like as green belt legislation still applies.

The three major sites in our area shared their proximity to the A3 which was under the control of the Highways Agency. The Chairman reported that the A3 was very much at the top of the pile in terms of infrastructure development. Chris Dean said he would only be convinced when budgets were approved.

Residents said there was a need for a coordinated approach. The website and email group were both useful sources of information .Other questioned

	<p>whether there was any information which demonstrates whether the School is necessary. The Clerk responded that a letter from Councillor Keith Taylor which laid out the case for additional capacity East of Guildford had been put on the Village website. There was little information, however, on why Clandon had been chosen apart from a reference to a number of sites having been considered and rejected.</p> <p>The Deputy Chair of East Clandon Parish Council reported that the lead councillor for planning had indicated that the Clandon site was mid-way between proposed developments at Wisley and Gosden Hill and that a site had become available. Objections can be made through the consultation process. It was not known which other sites had been considered.</p> <p>One resident spoke of his concerns that development at Gosden Hill would lead to future expansion as far as Dedswell Manor, linking also with proposed developments in Send and Burnt Common. All these developments would harm the village. An alternative would be to allow sympathetic development within the village in a controlled way and to use the opportunity to bring in shops and other facilities and to influence the development in the interests of residents in the village. We should promote this as an alternative. Another resident opposed this approach.</p> <p>In response to questions Chris Dean outlined what was proposed at Gosden Hill based on information provided by Martin Grant Homes. There would eventually be 2000 houses in a mix of sizes. There would be social facilities, traveller pitches, and a proportion of affordable housing. A new southbound slip road would be created onto the A3. A railway station at Merrow depot is also proposed. There may be a possibility to direct traffic away from Clandon if something could be done about the railway bridge on Merrow Lane. Suitable Alternative Natural Green space (SANG) will need to be provided and the proposals envisage opening up Frithy's Wood which they say will be managed by a woodland trust 'in perpetuity'. The remaining farm and or road links into Clandon are not in current plans but this does not appear to be guaranteed for the future. The two main planks are the access road and the railway station. Chris Dean was concerned that the houses would go ahead without the infrastructure and there may be clauses in planning legislation which would make this possible.</p> <p>Residents asked if there were records of the positions taken by local councillors. The Chairman pointed to webcasts of Borough Council meetings on <a href="http://www.guildford.gov.uk">www.guildford.gov.uk</a>. A representative of 'Protect Clandon' indicated that they would be seeking written position statements on councillors' views on the issue.</p> <p>In summary the Chairman noted three actions:</p> <ol style="list-style-type: none"> <li>1. To link the statement from the Clandon Society Group 'Protect Clandon' to the village website</li> <li>2. To bring the September meeting with Surrey officers forward.</li> <li>3. Residents were encouraged to write to the Council with their views.</li> </ol>	
6.	<p><b>Use of Recreation Ground.</b></p> <p>The Clerk reported a letter from Send United Football Club asking to use the Recreation Ground for football practice and the occasional match. It was agreed to allow the Ground to be used for this purpose on Saturdays and Sundays but there were reservations about mid-week use, particularly if floodlighting was to be employed. There were also likely to be issues over car parking. A booking system would have to be implemented. The Clerk was</p>	

	asked to write to the Club laying out the Council's views. It was also reported that the application to erect a marquee on the Recreation Ground for a wedding reception was likely to be withdrawn.	JS																																								
7.	<b>Parish Council Accounts.</b> The Clerk circulated the Parish Council Accounts for 2013/14 which had been approved by the Council's Internal Auditor. The Council approved the accounts for consideration by the External Auditor.																																									
8.	<b>Planning Matters.</b> In the absence of Jonathan Murphy the Clerk read a note he had prepared for the meeting. The Planning applications included in the papers for the meeting were considered and members agreed with the recommendation that no comment should be made.																																									
9.	<b>Recreation Ground Annual Inspection.</b> It was noted that this was due at the end of June but as yet no response had been received from the contractor. The Chairman reported an approach from the Peter Rabbit Nursery School which is held in the Village Hall who would like to use land behind the British Legion to create a nursery garden. Alice Pashley said she had some concerns about ongoing maintenance and agreed to contact the organisers and discuss.	AP																																								
10.	<b>Note Council Correspondence sent and received.</b> The list of correspondence included in the meeting papers was noted.																																									
11.	<p><b>Financial Matters and signing of cheques.</b></p> <p>The following cheques had been signed since the May meeting:</p> <table border="1"> <thead> <tr> <th>Date</th> <th>Payee</th> <th>Chq No</th> <th>Ref</th> <th>£</th> </tr> </thead> <tbody> <tr> <td>24/05/2014</td> <td>1st Surface</td> <td>1733</td> <td>121</td> <td>450</td> </tr> <tr> <td>24/05/2014</td> <td>Norris &amp; Gardiner</td> <td>1731</td> <td>122</td> <td>232.49</td> </tr> <tr> <td>24/05/2014</td> <td>Norris &amp; Gardiner</td> <td>1732</td> <td>123</td> <td>232.49</td> </tr> </tbody> </table> <p>The following Cheques were signed at the meeting:</p> <table> <thead> <tr> <th>Date</th> <th>Payee</th> <th>Chq No</th> <th>Ref</th> <th>£</th> </tr> </thead> <tbody> <tr> <td>7/06/14</td> <td>Gaynor Brown</td> <td>1734</td> <td>126</td> <td>200</td> </tr> <tr> <td>11/06/14</td> <td>MJStone</td> <td>1737</td> <td>128</td> <td>781.69</td> </tr> <tr> <td>11/06/2014</td> <td>HMRC</td> <td>1735</td> <td>127</td> <td>618.30</td> </tr> </tbody> </table>	Date	Payee	Chq No	Ref	£	24/05/2014	1st Surface	1733	121	450	24/05/2014	Norris & Gardiner	1731	122	232.49	24/05/2014	Norris & Gardiner	1732	123	232.49	Date	Payee	Chq No	Ref	£	7/06/14	Gaynor Brown	1734	126	200	11/06/14	MJStone	1737	128	781.69	11/06/2014	HMRC	1735	127	618.30	
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12.	<p><b>Any Other Business.</b></p> <p><b>12.1 Tree Pruning on Recreation Ground</b> It was reported that arrangements had been made and conservation area consent had been applied for.</p> <p><b>12.2 Love Where You Live</b></p>																																									

	<p>It was confirmed that an application should be made for:  Trimming of hedges overhanging footways on the Street;  Clearing weeds in the Village Pound;  Cleaning road signs at the A3 southbound slip road junction with the Street.</p> <p><b>12.3 Footpaths</b>  It was reported that Surrey CC will next cut the grass on village footpaths at the end of July.</p> <p><b>12.4 Noise Nuisance</b>  Following complaints about an event the Clerk was asked to remind residents to keep noise levels to reasonable levels.</p>	<p>JS</p> <p>JS</p>
13.	<p><b><i>Date of Next Meeting:</i></b>  Wednesday 9<sup>th</sup> July 2014</p>	

There being no other business the meeting closed at 9.55pm