



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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Minutes of the meeting held Wednesday 9th October 2019 at 8.00pm in the Village Hall

Present: Terence Patrick (Chairman), Ann Dickinson, Jonathan Murphy, Eric Palmer, Jenny Wicks, Stephen Meredith and Chris Dean.

Councillor Keith Taylor and 3 residents were in attendance.

1. Community Land Trust - Presentation by David Cowan of Surrey Community Action
Community Land Trusts are community led organisations (charities or cooperatives) which can acquire assets, including land, for housing for the benefit of the community. Local residents can become members, buying a share at a nominal price (£1). They could take ownership of the affordable housing element of a development.

The advantages were-

- Any profit goes to the community.
- The Trust decides the tenure eg affordable rent or sell at a discount.
- The Trust can decide the allocations policy ie can favour local people.
- A trust could borrow to finance a project, but more usually they operate in partnership with housing associations which build and manage the homes on a long lease, with ownership of the land remaining with the trust.

It is possible for a group of parishes to get together to form a trust. It takes quite some energy to set up a trust, but there are grants available (up to £5000) for those wanting to explore the idea.

2. Apologies for Absence
Apologies were received from Paul Edwards and John Stone. Councillors Tim Anderson, Chris Barrass and Catherine-Ann Young were unable to be in attendance.
3. 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 is a member of the Village Hall Management Committee.
Eric Palmer is Chairman of the Clandon Society and related to the owners of The Cottage

Subject to a planning application to be discussed later in the agenda.

Jonathan Murphy is an associate governor of Clandon School and trustee of Friends of West Clandon Church. His wife is a Church Warden.

Steve Meredith is the Planned Giving Officer at West Clandon Church and a neighbour of the proposed development at Barn End.

4. Confirmation of the Minutes of the Sept 2019 meeting

These were accepted as a correct record of the meeting and signed by the Chairman.

5. Matters arising from Sept 2019 minutes

Hinemihi Workshop: The Chairman reported on a workshop hosted by the National Trust. The main question appeared to be whether the original carvings, currently sent away for refurbishment, would be reinstalled or sent to New Zealand and replaced with replicas.

6. Local Plan Update

Garlick's Arch: It was agreed that West Clandon Parish Council would not make a financial contribution to work being done under the direction of Send and Ripley Parish Councils on this development but would be happy to collaborate and attend meetings. The Chairman reported that Send and Ripley Parish Councils were trying to have the planning submission date put back and submission was now expected to be in late November.

County Councillor Keith Taylor explained that the developer will have to supply a traffic impact assessment to accompany their planning application. SCC Highways will appraise this.

National standards apply to traffic generated per new home.

Cllr Taylor chairs the Local Committee which looks at infrastructure delivery on behalf of GBC and SCC. Appendix 6 of the Guildford Local Plan shows the schemes to be delivered and the source of funding. £1m is shown for traffic management and environmental improvements for The Street, developer funded, for delivery in 2020-2025. Currently schemes with an emphasis on sustainability, that encouraged modal shift to public transport, walking and cycling, were most favoured.

Cllr Taylor thought it unlikely that any further significant sources of funding would come forward, other than Garlick's Arch, to fund the proposed improvements for The Street. He suggested that the Parish Council should lobby SCC Transport Development Planning now, and again when the planning application has been submitted, to emphasise the importance to West Clandon of having this funding for mitigating measures, as set out in the Local Plan (JM/CD/JS).

It was noted that there is a separate sum of £1.5m in the Local Plan for traffic mitigation measures for Send and that the spine road through the Garlick's Arch development would not come out of the S106 funding since it was already shown on the plan for the development in the

Local Plan.

A resident of Tithebarns Lane said that traffic from Garlick's Arch would impact that road and hoped some mitigation measures would be supplied there. He particularly wanted the speed limit reduced to 30mph.

There was a brief discussion on whether the Parish Council should object to the SANG in Tithebarns Lane. A decision was deferred until the planning application has been submitted. There was no information as to whether the proposed SANG would only provide for Garlick's Arch or whether there would be sufficient capacity to provide SANG for other housing developments.

7. Neighbourhood Plan Report

Jonathan Murphy reported on the progress with the Neighbourhood Plan. A draft is now available on the West Clandon Plan website. The team have conducted an online housing needs survey and have been taking advice from GBC personnel. The aim is for a final draft to be available for consultation by the end of the year

The character assessment was now complete. It was hoped that the drafting would be substantially completed by the end of December.

8. Planning Matters

Eric Palmer left the room during a general discussion on planning matters which included reference to an application for The Cottage, The Street in which he had declared an interest. It was noted there was a disparity in treatment by GBC of applications for house extensions in the village which were often refused as being "disproportionate" whereas applications to demolish one property and replace it with two houses or applications to build on open land had been approved as "limited infilling" even though the increase in floor area was very substantial. It was agreed Mr Murphy would draft a letter from the Council to GBC drawing attention to the difficulties this caused in the village and asking for a more proportionate approach to be adopted in relation to house extensions. (JM/JS)

The council noted the recent Barn End application for two new large houses beyond the end of Bennett Way had been approved on the basis it constituted limited infilling. Mr Murphy reported that a further application had very recently been made for consent to build two smaller houses instead of one of the large ones for which permission had just been given. Mr Meredith declared an interest in the matter as a resident of Bennet Way and did not participate in the discussion. It was agreed Mr Murphy would draft a letter from the Council to GBC objecting to this application. (JM/JS)

Mr Murphy reported he had no comments on the planning applications listed in the Correspondence List.

9. Recreation Ground, Playground and Car Park

Eric Palmer reported that the toddlers play area fencing work had been completed and that he was happy with the standard of the fencing and the gates. The contractor's bill was approved with the addition of a negotiated uplift of £100 to include repairs to chain link fencing at the road boundary.

The play area inspection had been carried out. There were no critical or urgent items but 9 matters meriting repair or maintenance were raised. EP also believes that the toddlers soft play area requires renewing. He will analyse the work required and obtain quotes for consideration by the PC. (EP)

The recreation ground is scheduled to have one more cut in this season but EP feels that this may not be enough as growth is still vigorous. It was agreed to add one more cut and for EP to consider the number that should be planned for next season. (EP)

It was agreed that consideration of tree work on the road boundary of the recreation ground should be held over until leaf fall had taken place when an inspection should then be done and any work required identified and costed. (EP)

10. Footpaths

The council received a report from Paul Edwards on footpaths. No items requiring action were noted. PE did report that residents had queried the reason for fencing being erected around Mr Sinclair's land. It was agreed that Councillor Tim Anderson should be asked to enquire. (TA)

11. A247 Matters

The Council noted that Councillor Keith Taylor had sent an email setting out the position with respect to the Local Plan Infrastructure provision of £1 million for mitigation measures for the A247 through West Clandon and that this was specifically for highways measures.

12. Council Correspondence sent and received:

It was agreed that GBC could, as requested, use a small area in the Village Hall car park for a Christmas tree recycling drop off point.

The Council received a report of a liaison meeting with representatives of Send and Ripley PCs. The members were not convinced that there was sufficient common ground between the concerns of Send and Ripley PC's and West Clandon over the Garlick's Arch development. The Council decided that contact and co-operation should be maintained with the other PC's but that no contribution should be made to the hiring of a consultant to deal with the expected planning application.

A report had been received of a problem with the bus shelter at the entrance to Meadowlands. The Chairman reported that he had looked at this and that one or more seat slats were broken. He will contact Tigwells with a view to having a repair carried out. (TP)

Other items of correspondence included in the schedule of papers for the meeting were noted.

13. Financial Matters and Approvals

A draft budget for 2020 was considered. This was accepted in principle subject to review and updating. It was felt a net zero budget project would not be appropriate on this occasion. The Council agreed to consider the final version at the November meeting with a view to approval. Section 137 grants of £1,000 each were agreed for Clandon School and the Friends of West Clandon Church CIO subject to the receipt of acceptable project proposals. The Village Hall could apply for a grant if and when a need arose.

The Council noted that the outstanding ground rent bill for 2018 (£800) had been paid by the British Legion. The Council has been informed that new arrangements are in place for the Legion to pay such bills and looks forward to a much more rapid settlement in future..

The submission of a grant request to i-gas for support for the replacement of the toddler's play equipment was approved. (JS)

14. Questions from the Public.

Two residents of Tithebarns Lane who had previously sent an email to the council expressing concern over the proposal for a SANG accessed of this road as part of the Garlick's Arch development attended the meeting. They asked that the council include their request for a 30mph restriction to be imposed on the road in its submissions to the Highways Authority. The council decided that its response to the SANG proposal should await information on whether the proposed SANG would potentially open the way for further development. CD undertook investigate (See additional note below). (CD)

15. Date of Next Meeting- Wednesday 13th November 2019 at 8.00pm.

There being no other business the meeting closed at 10:30pm

Additional Note

GBC Supplementary Planning Document 2017 states:

"While the delivery framework allows for SANGs to be provided on sites of two hectares or greater, the requirement for SANGs to include a minimum 2.3 kilometre circular walk means that in practice it can be difficult to create a SANG on a site smaller than 10 hectares (although this depends on the characteristics of the site). 10 hectares of SANG provides avoidance for around 500 homes,

depending on the size of the homes. Therefore, and as a starting point only, the provision of bespoke SANG should be considered appropriate for all developments of 500 homes or greater.”)
The developer states that the proposed sang is 16ha. This implies that there is scope for further housing from this SANG.