

# WEST END PARISH COUNCIL

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## MINUTES OF THE MEETING OF WEST END PARISH COUNCIL HELD AT THE SPORTS PAVILION ON

**TUESDAY 10<sup>TH</sup> JANUARY 2017**

Present: Cllr G. Alleway, Cllr A. Dredge, Cllr D. Elliott, Cllr D. Gubbins, Cllr A. Page (Chairman), Ms. S. Price (Clerk for the Council)

In Attendance: Mr S Maxwell, Mrs P Maxwell, Mrs D Doney, Mr E Bain, Mr C Richardson, James Newton (Planning Manager Taylor Wimpey South Thames), Ryan Saul – Odyssey Markides – Engineering, Adam King – ECE Architecture – Planning Architect, Tom Rumble – Woolf Bond Planning – Planning Consultant

Mr Bain spoke with regards to the Taylor Wimpey development and complimented Taylor Wimpey for its efforts engaging with the residents of West End. Mr Bain's opinion was that Surrey Heath Borough Council had let down the people of West End by increasing the current housing stock by 20% but with no additional amenities. West End would be taking a 1% increase of the total Borough stock. For the total 1 year housing requirement of Surrey Heath Borough Council, West End was taking 5% of the stock. Mr Bain was also concerned about the flow of water from the development as there was currently a blockage in the main pipe from West End to the River Bourne. Taylor Wimpey agreed to take this up on residents' behalf. Taylor Wimpey also advised that they were in negotiation with Thames Water with regard to the pump station at Beldam Bridge.

Mrs Doney had some questions for Taylor Wimpey and also advised of the ongoing problems with the burning of treated timber and other material at Kingswood Pallets. The bonfire had been moved to a more inconspicuous area. The questions to Taylor Wimpey were a) Was the proposal without a SANG? b) If it was without a SANG why was it withdrawn? c) What plans were there for the area where the SANG was going to be? Mrs Doney also had concerns that the density was greater than the surrounding properties and that to build 85 homes was disappointing. The lack of trees, and the effect on wildlife was also mentioned.

**245/16 APOLOGIES FOR ABSENCE:** Cllr W. J. Medhurst, Cllr S. Prideaux Burns

**246/16 DECLARATION OF INTEREST**

No members declared any disclosable pecuniary interests or non-pecuniary interests in respect to matters being considered at this meeting.

**247/16 To CONFIRM the Minutes of meeting held on Tuesday 13<sup>th</sup> December 2016**

Confirmed and signed by Cllr A Page

**248/16 TAYLOR WIMPEY SOUTH THAMES**

James Newton, Ryan Saul, Adam King and Tom Rumble attended the meeting to table draft plans for the reserve matters for Lane North of Beldam Bridge Road (application 16/0323) and to answer any questions which the parish council may have. The questions asked by the public at the beginning were answered. There was no SANG with this application as a SANG provision had become available at Chobham Meadows and Taylor Wimpey had determined to use it. The SANG area on the original proposal would remain as it was. James Newton explained that detailed survey work on protected species was carried out prior to 2014 and had been updated recently. Cllr Page asked if there was any evidence of Red Kites nesting on the site, as there were a number in West End. Evidence of Badgers was also questioned. James Newton would look into this. Adam King ran through the design of the development including the road layout and architecture features to the buildings. Cllr Page highlighted that there were very few trees in the plan, except around the perimeter. Taylor Wimpey agreed to introduce more throughout. Cllr Page also noted that there didn't appear to be enough parking spaces. Adam King explained that parking spaces were being provided at above the required standard with 1 – 1 ½ spaces for a 2 bed property and 2-3 for 3+ bed properties. There were also 2 spaces for cycles per house. Ryan Saul gave an overview of the Flood Risk Assessment and confirmed that the aim was to mimic or reduce the run off from the site. This also took in allowances for climate change. Cllr Page was concerned about the infrastructure which they would be tapping into and asked if any work would be carried out by Surrey County Council. Adam King confirmed that they would be working with Surrey County Council and Surrey Heath Borough Council on this. Cllr Page also asked what the provision for foul water was. Adam King explained this would be part gravity and part to the existing foul sewer. Thames Water knew about the development and had a responsibility to ensure that they plan ahead. Cllr Page highlighted there was a problem with the existing pumping station in Beldam Bridge Road and that robust plans were needed with Thames Water. Cllr Alleway asked what documents had been consulted with regard to the design and layout of the scheme. James Newton advised that the planning officer at Surrey Heath Borough Council had been consulted together with the Village Design Statement. A vernacular approach had been taken. Cllr Page asked whether there would be a highway gateway on Beldam Bridge Road. Ryan Saul responded that speed surveys had been undertaken and it was likely that the 30/40 sign would be moved past the development. Surrey County Council generally took independent surveys as well.

**249/16 PLANNING MATTERS**

The following applications received prior to this meeting were **CONSIDERED**

APPLICATION	DECISION
<a href="#">16/1066</a> 42 Fellow Green, GU24 9LR	Objection as the proposed extension, particularly in the roof, would be out of keeping with the design and character of the existing street scene.
<a href="#">16/1141</a> 6 Mahonia Close, GU24 9NX	No objection
<a href="#">16/1143</a> 23 Fellow Green, GU24 9LL	No objection
<a href="#">16/1175</a> 9 High Street, GU24 9PL	No objection
<a href="#">16/1182</a> 14 Barnsford Crescent, GU24 9HX	No objection
<a href="#">16/1202</a> 33 High Street, GU24 9PL	Objection. The proposed extension, by reason of its scale and bulk, would be out of keeping with the design and character of the existing dwelling, and would have an adverse effect on the visual amenity of the area as a whole.

<b>250/16 HIGHWAY MATTERS (outstanding)</b>		
<b>DISCUSSION</b>	<b>RESOLUTION</b>	<b>PERSON RESPONSIBLE DEADLINE</b>
a. 239/16(a) Old House Lane VOSA inquiry. Cllr Page had spoken with Environmental Health and it was confirmed that the fires on the site were being looked into. Environmental Health was also engaging with enforcement. There was nothing that could be doing via planning enforcement, although the storage of vehicles on certain parts of the land was a concern and was being looked into. Cllr Page believed that VOSA has the strongest case to take action with Kingwood Pallets.	It was resolved to forward the latest photos of fires on the site to Environment Health.	Clerk – immediately
b. 239/16(b) Parking issues on the pavement before Martins Tyres, outside the cottages. Cllr Page had spoken with the Highways Officer who, together with the legal department, was still looking into a procedure for removal of the fence. The Clerk confirmed that it was unlikely that parking bays would be marked out in this area. Bollards, to restrict cars parking up to and over the path, were not an option as the path was not wide enough.	Ongoing	
c. 239/16(d) Flooding on the path from the Commonfields alleyway to the BP garage. The Clerk had been advised that if there was only occasional flooding in this area, then Highways would not look into doing any work here. Cllr Alleway suggested that this could be work paid for through the roundabout sponsorship money therefore not using Highways budget. The item below gives information regarding how to go about works on the highway.	It was resolved the Clerk would speak to Peter Sheppard at Local Highways regarding Highways carrying out the work and the parish council being invoiced rather than the parish council obtaining a road opening licence.	Clerk – 25.1.17
d. 239/16(e) Improvements for residents to access the doctors' surgery from Kerria Way. Cllr Page had spoken with Local Highways and been advised that a road opening licence was required for this work to be carried out. The Clerk had received the relevant information and a licence fee of £145 would need to be paid and a deposit of £2,871 which would be held for 2 years. The Clerk had spoken to the Highways officer to ascertain if there was an alternative solution. The Clerk suggested Highways did the work and invoiced the parish council. This would need to be discussed with a different officer.	It was agreed the Clerk would speak to Peter Sheppard at Local Highways.	Clerk – 25.1.17
<b>251/16 RECREATION GROUND/PLAYGROUNDS/PAVILIONS/WAR MEMORAL/COMMON LAND (outstanding &amp; new)</b>		
<b>DISCUSSION</b>	<b>RESOLUTION</b>	<b>PERSON RESPONSIBLE DEADLINE</b>
a. 240/16(a) Pavilion Extension/alterations. Cllr Dredge was revisiting the plans taking into consideration the new dimensions regarding officials' dressing room.	Ongoing	
b. 240/16(b) Bowls Club Lease. The Deed of Surrender and the new lease for the play area at Rosewood Way had been received.	The new lease and deed of surrender were duly signed by Cllr Page and Cllr Gubbins	

<b>DISCUSSION</b>	<b>RESOLUTION</b>	<b>PERSON RESPONSIBLE DEADLINE</b>
c. 240/16(c) Box hedging around the War Memorial. The garden club had been advised that the box hedging could be removed and the soil improved. The Clerk was waiting to hear back as to whether the garden club was able to carry out this work.	It was resolved the Clerk would follow up before the next Garden Club meeting to be held at the end of the month, as time was of the essence.	Clerk – immediately
d. 240/16(d) The new football arrangements had been sent to the clubs for signature and should be returned by the 20 <sup>th</sup> January.	Ongoing	
e. 240/16(e) Cllr Medhurst was working on a specification for the works required on the Tringham Hall car park. The matter would be raised at the next Tringham Hall Management meeting as the carpark belonged to Tringham Hall, although costs should be split 50/50.	Ongoing	
f. The Clerk advised that the garage fascia boards were rotting and needed replacing. Photos of the problem were shown.	It was resolved to obtain quotes	Clerk – 25.1.17

#### **252/16 FINANCIAL MATTERS (new)**

- a. The payment of accounts to the value of £3042.07 was noted and agreed.
- b. The Bank Statement for November was noted
- c. The Petty Cash statement for November was noted
- d. The expenditure up to 31/12/16 was noted
- e. The income up to 31/12/16 was noted

#### **253/16 DOCUMENT & CORRESPONDENCE (new)**

<b>DISCUSSION</b>	<b>RESOLUTION</b>	<b>PERSON RESPONSIBLE DEADLINE</b>
a. Surrey Search and Rescue were looking for sites to practice using their drone. Drones and thermal imaging cameras were used when adults and children go missing. Community buildings and sites in Surrey were being asked if they would allow for their area to be used as a possible practice site.	It was agreed in principle the recreation ground could be used however more detail regarding times to practice would need to be provided to the Clerk prior to use.	Clerk – immediately
b. Defibrillator at the Bowls Club. The Bowls Club had requested a donation from the parish council to help pay towards a defibrillator. This would be located inside the bowls club.	It was resolved to defer this item to the next meeting.	Cllr Page – 25.1.17
c. The parish council had been invited to review the Surrey Wildlife Trust Woodland Management Plan for Brentmoor Heath. This had been provided to the parish Councillors prior to the meeting. The Clerk noted that pg 16 mentioned the high threat of fire and that firebreaks would be maintained, yet there was no specific frequency of assessment under the monitoring section, only an annual tree safety survey. Pg 20 showed stakeholder engagement but did not specify interest groups. Should the West End Tree group be on here? Or any other local groups. The maintenance of ditches did not appear to be in the document.	It was resolved to report the findings back to Surrey Wildlife Trust.	Clerk – immediately

<b>DISCUSSION</b>	<b>RESOLUTION</b>	<b>PERSON RESPONSIBLE DEADLINE</b>
d. The Surrey Heath Planning Policy Consultation had been sent to the parish council. Cllr Page noted that this was not available online and questioned whether it was a public consultation or not.	It was resolved to enquire with Surrey Heath Borough Councils as to whether this was available to the public and when would it be promoted on their website for the public to give feedback. It was agreed the parish Councillors would make comments at next meeting	Clerk – immediately Councillors – 25.1.17

**254/16 GENERAL (outstanding)**

<b>DISCUSSION</b>	<b>RESOLUTION</b>	<b>PERSON RESPONSIBLE DEADLINE</b>
a. 242/16(a) Cllr Alleway and WEAG had drafted a letter to Surrey Heath Borough Council regarding the planning decision process on the developments in West End, highlighting that the cumulative impact should have been taken into account. WEAG had also requested that similar letters be sent to the Transport and Education Departments at Surrey County Council. The draft letter was reviewed.	It was agreed 4:1 to send the letter. Cllr Dredge objected to the wording but not to a letter being sent.	Clerk – immediately
b. 242/16(b) Memorial seat from Windlemere Golf Club. Due to the design of this seat a full base was not required therefore it had been secured into concrete at each foot. The owner of the seat was happy with this solution.	No further action	

**255/16 ITEMS FOR THE NEXT AGENDA**

Defibrillator for the recreation ground

**256/16 EXCLUSION OF PRESS AND PUBLIC**

Under the Public Bodies (Admission to Meetings) Act 1960 Section 1(2) – likely disclosure of exempt information the Press and Public were excluded from Part II of the meeting.

There being no further business the Chairman closed the meeting at 22:05

The next meeting will be a on Wednesday 25<sup>th</sup> January 2017

Signed ..... Chairman Date .....