

WEST END PARISH COUNCIL

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

TUESDAY 11TH OCTOBER 2016

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

In Attendance: Mrs D Doney. Spoke regarding 2 Kings Road and Oak Farmhouse. 2 Kings Road - Mrs Doney raised concerns regarding the ditch outside the property and how it was going to be bridged; the 40mph on the corner of the path which would have an effect on access to one of the driveways; the closeness of one of the driveways to the A322 and possible safety issues; the overlooking of 149 Guildford Road from the dormer windows. Oak Farmhouse – Mrs Doney felt this was an unsuitable development in the greenbelt and that it was an increase of over 30% of the original dwelling.

186/16 APOLOGIES FOR ABSENCE: Cllr A. Dredge, Cllr S. Prideaux Burns

187/16 DECLARATION OF INTEREST

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

188/16 To CONFIRM the Minutes of meeting held on Wednesday 28th September 2016

Confirmed and signed by Cllr A Page

189/16 PLANNING MATTERS

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

APPLICATION	DECISION
16/0822 Lyndhurst, 2 Kings Road, GU24 9LN	<ul style="list-style-type: none">• Ref Procedural Matters: Report para 3. Illustrative document 2014/3/A The available website and consultation documents appear to only have Plan 2014/3/A Revision A dated November 2014. At a site visit this was confirmed by both parties to be for illustrative purposes only and noted by the inspector in his report. A further revision of this document is therefore expected to confirm details for full planning application? We would consider the application unable to be commented on as this is missing.• Ref Main issues: Report para 5. 5 year land supply. Although the national housing shortage is mentioned it should not

	<p>override local needs. There are currently 85 homes with Planning permission in Kings Road, and none of which are bungalows. The fastest growing demographic is the ageing population, of which West End has a significant amount. NPPF sustainability statement requires choices for the ageing population which isn't being addressed in new developments; therefore the need to preserve existing choices outweighs the need for demolition of this existing property and deprivation of choice.</p> <ul style="list-style-type: none"> • Ref Reasons: Report para 12. Angled alignment. Although the inspector acknowledges the odd appearance for the street scene, he asserts that the tall dense hedges mitigate this. Unless there are conditions placed on planning documents to maintain these screens there is nothing preventing the removal of hedges that will then expose the detrimental street scene effects. Further there is no restriction to installing conifers along the boundary with 149 which may prejudice the right to light for 149. The fence height should also be controlled by condition. • Report para 14. & 17. Distance from 149. Illustrative document 2014/3/A shows the rear of proposed development in line with the existing bungalow footprint, and suggests a 4 metre buffer to the boundary line. Visually the distance looks much less than 4 meters as shown by the attached image. The full application detailed plan would have to guarantee 6.5 meters distance from wall of 149 to rear most point of proposed development in order to protect any further degradation of light, and avoid an overbearing or oppressive relationship to 149. Any closer than this distance would require a proper report according to British Research Establishment fact sheet criteria. It is debatable that a BRE study should be provided even if 6.5 meters is maintained as the current indicated angle of permitted light is greater than 25%. Proximity of front of proposed development to Kings Road should not be less than 2 metres to avoid an incongruous appearance. In respect to privacy and avoid overlooking that is currently enjoyed by 149, the proposed development upstairs rear windows should be non-opening and opaque with exception of small top of window ventilation opener.. NPPF para 59. requires consideration of proposed development in relation to effect on neighbouring buildings • Ref Conditions: Report para 20. Withdrawal of permitted rights is supported. • Ref Conclusion: Report para 23. It is not agreed that the provision of 1 additional 2 storey dwelling outweighs the need to maintain a suitable single storey dwelling for elderly (but well) ageing population. NPPF sustainability statement does not support worsening of options for present and future elderly population. Retaining accommodation choices in the community is a positive contribution to SCC document Surreys Commitment to Ageing Well.
<p>16/0099 Oak Farm House, Pennypot Lane, Chobham, GU24 8DL</p>	<p>Objection due to overdevelopment in the greenbelt. Officers to look at the increase in overall footprint.</p>
<p>15/0577/1 7 Cuckoo Vale, GU24 9NQ</p>	<p>No objection</p>

190/16 HIGHWAY MATTERS (outstanding & new)		
DISCUSSION	RESOLUTION	PERSON RESPONSIBLE DEADLINE
a. 176/16(a) The work on the drop kerb at Kerria Way had commenced today.	Noted	
b. 176/16(b) Old House Lane. Copies of the enforcement notices had been sent to the traffic commissioner. Surrey Heath Borough Council had confirmed they would not be sending information to the traffic commissioner as any planning or enforcement issues relating to the site could be dealt with under the Council's own powers.	Noted	
c. It had been reported to Cllr Alleway that there were parking issues on the pavement before Martins Tyres, outside the cottages. The Clerk had spoken with local highways and a job would be raised to investigate the problem.	Ongoing	
191/16 RECREATION GROUND/PLAYGROUNDS/PAVILIONS/WAR MEMORAL/COMMON LAND (outstanding & new)		
DISCUSSION	RESOLUTION	PERSON RESPONSIBLE DEADLINE
a. 177/16(a) Pavilion Extension. Building regulations had been received and submitted to Borough Council. The fee from SHBC was £300. Cllr Dredge had requested a sub-committee meeting, Builders had been contacted and meeting dates to be confirmed.	It was agreed to hold a sub-committee meeting on Tuesday 18 th October at 5pm and to arrange builder meeting dates from there.	
b. 177/16(b) Bowls Club Lease. The solicitor was waiting for comments from Surrey Heath Borough Council's on the revised draft lease.	Ongoing	
c. 177/16(g) A price of £400 + VAT had been received to pollard the Willow tree on Benner Road.	It was resolved to obtain 2 further quotes	
d. 177/16(h) Scottish and Southern Energy sub-station on the recreation ground. The Clerk had requested more information as to the appearance of the new sub-station	Ongoing	
192/16 WATER COURSES/PONDS (outstanding & new)		
DISCUSSION	RESOLUTION	PERSON RESPONSIBLE DEADLINE
a. 178/16(a) Cllr Elliott had assessed the ditch outside 2 Benner Lane and advised that it would need clearing once a year, probably in July.	It was resolved to put this on the agenda for end of May 2017.	Clerk – May 2017
b. 178/16(b) Windlesham Road ditch. The Clerk had been informed by Highways that the gang had only been instructed to clear both ends of the pipe and had therefore completed the work instructed. One side of the ditch was parish council responsibility. It was also suggested that water falling from the golf club entrance should be diverted.	It was resolved the parish council would obtain a price to clear the parish ditch up to the golf club entrance and include 6m upstream. Cllr Medhurst would spec this next week.	Cllr Medhurst/Clerk

193/16 FINANCIAL MATTERS (new)		
a. The payment of accounts to the value of £4864.55 was noted and agreed. b. The bank statement for September was noted c. The petty cash statement for September was noted d. The expenditure up to the 2 nd quarter was noted e. The income up to 2 nd quarter was noted f. The annual audit return including the certificate had been received from BDO. This was approved and accepted.		
194/16 REPORT AND DOCUMENT AND CORRESPONDENCE RECEIVED OR TO BE REVIEWED (new)		
DISCUSSION	RESOLUTION	PERSON RESPONSIBLE DEADLINE
a. It had been brought to attention of the parish council that an application had been made to the Environment Agency to burn up to 10 tonnes of waste per day at Kingswood Pallets in Oldhouse Lane. There was no consultation process to these types of applications.	It was resolved to write to the Environment Agency giving objections to this application.	Clerk - immediately
195/16 GENERAL (new)		
DISCUSSION	RESOLUTION	PERSON RESPONSIBLE DEADLINE
a. 182/16(a) Funding for a memorial seat had been applied for and a decision would be received within the next 14 days.	Ongoing	
196/16 ITEMS FOR THE NEXT AGENDA Football garage door Condition of the signs on the High Street BP garage – flooding on entrance		
197/16 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.		
<p>There being no further business the Chairman closed the meeting at 21:20</p> <p>The next meeting will be a on Wednesday 26th October</p> <p>Signed Chairman Date</p>		