

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

WEDNESDAY 25TH OCTOBER 2017

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

In Attendance: Mandy Bye, Kevin Bye, Rachel Bennett, Stephen Bennett, Cllr David Mansfield

Stephen Bennett gave a presentation asking for the parish council's support in securing better cycling routes in the village and help in finding funding for improvements. The purpose of providing better cycling routes would be to avoid extra car journeys on the local roads. With the planned developments within the village creating more traffic, cycle routes may help avoid extra car journeys. Mr & Mrs Bennett had met with the Surrey County Council cycling officer who supported the idea but wanted to look at links which could be part of a wider network across Surrey Heath.

With regards to the request for funding via CIL funds the Clerk had already advised Mr & Mrs Bennett that CIL money could potentially be used for a cycleway, as this was categorised as an improvement in physical infrastructure, but it would have to be in consultation with the village and agreed by the parish council. Cllr David Mansfield had been asked if he could assist with funding through his Local Members Allocation next year. Cllr Mike Goodman was also keen to be involved in the process as he was currently reviewing Surrey's Cycling Strategy. Further meetings with County Council and Cllr Goodman were expected.

Mandy Bye gave a letter to the parish council requesting a Christmas Tree on the area by the War Memorial. This would be put on the agenda for the next meeting.

183/17 APOLOGIES FOR ABSENCE: Cllr D Gubbins, Cllr W. J. Medhurst

184/17 DECLARATION OF INTEREST

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

185/18 To CONFIRM the Minutes of meeting held on Tuesday 10th October 2017

Confirmed and signed by Cllr A Page

186/17 PLANNING MATTERS

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

APPLICATION	DECISION
17/0821 LAND TO REAR OF THURDON, BEAR COTTAGE AND HOMELEIGH, BELDAM BRIDGE ROAD, GU24 9LP	Objection – See appendix A
17/0896 45 BIRCH LANE, GU24 9QB	No objection
17/0897 WILLOW LODGE, 16A COMMONFIELDS, GU24 9HZ	No objection
17/0880 42 AND LAND TO THE REAR OF 40-46 KINGS ROAD, GU24 9LW – RESERVED MATTERS	No objection
17/0871 PRINCESS ROYAL BARRACKS, BRUNSWICK ROAD, DEEPCUT, GU16 6RN – RESERVED MATTERS	Noted
17/0920 CHERRY WOOD, BRENTMOOR ROAD, WEST END, WOKING, GU24 9NF	Objection. The proposed extension by reason of its scale and bulk would be out of keeping with the design and character of the existing dwellings in this road. It would have an adverse effect on the street scene and the visual amenity as the area as a whole. Additionally it would conflict with the West End Village design character area 8

187/17 HIGHWAY MATTERS (outstanding)

DISCUSSION	Resolution	PERSON RESPONSIBLE DEADLINE
<p>a. 175/17(a) Old House Lane VOSA inquiry. A decision had not been received following the Public Inquiry held on 16th Oct 2017 where the ongoing unlawful use of the site as an operating centre for the storage of HGVs and trailers was discussed. Cllr Mansfield had submitted an email in advance outlining some of the current issues. Mr Gove (MP) was waiting for a decision from the inquiry before deciding how to proceed. A decision was expected next week.</p> <p>Surrey Heath Borough Council had been contacted regarding enforcement on breaches of use of the site. SHBC considered the minor infringement re parking of vehicles, and height of pallets was not expedient to pursue further action. If breaches occurred again the monitoring would need to be repeated.</p>	It was agreed to await the outcome from the inquiry.	
<p>b. 175/17(b) Parking issues on the pavement before Martins Tyres, outside the cottages. No updates were available as this was in the hands of the Legal Team.</p>	Ongoing	

188/17 RECREATION GROUND/PLAYGROUNDS/PAVILIONS/WAR MEMORAL/COMMON LAND (outstanding & new)		
DISCUSSION	Resolution	PERSON RESPONSIBLE DEADLINE
a. 176/17(a) Tree inspection. A second quote had been received for a tree survey document however the Clerk had contacted Glendale again and was expecting a further quote.	It was agreed to wait for the last quote	
b. 176/17(e) Tree on Fellow Green roundabout. Two quotes had been received to cut the dead tree down to its base on Fellow Green roundabout. Cormack £100 + vat and Nigel Jeffries £260 + vat.	It was resolved to proceed with the quote from Cormack for £100 + vat	Clerk – immediately
189/17 BUSINESS PLAN		
a. 165/17(a) 213 survey responses had now been received. The results had been downloaded and were being formatted into a clearer document. This would be discussed at a separate meeting arranged for Wednesday 6 th December at 8pm		
190/17 FINANCIAL MATTERS (new)		
a. The payment of accounts to the value of £6732.77 was noted and agreed.		
b. 178/17(b) CIL Balance was now £5012.46 - deadline 03.11.20 £6675.90 - deadline 20.04.21 £2,385.57- deadline 20.10.22		
c. 178/17(c) Bowls Club request for a short term loan. The Bowls Club had met with the Clerk to advise that they had managed to raise the additional funds from committee members and therefore did not require the parish council to loan them funds. The Bowls Club had written a letter of thanks to the parish council for their time in considering their proposal.		
191/17 DOCUMENT & CORRESPONDENCE (Outstanding and new)		
DISCUSSION	Resolution	PERSON RESPONSIBLE DEADLINE
a. 167/17(a) Footpath to link all the new developments. The Rights of Way officer had advised the Clerk that there could be an opportunity to try to secure a legal public footpath link through one of the sites. The Taylor Wimpey site was a possibility with a route over the land, linking Public Footpath 19 West End to Bedlam Bridge Road. This would provide an off road alternative to avoid Benner Lane. Taylor Wimpey would be contacted. Rights of Way felt that there were significant issues which made the project unviable on the other land off Kings Road and would not be pursuing.	Ongoing	

DISCUSSION	Resolution	PERSON RESPONSIBLE DEADLINE
b. Local residents Mr & Mrs Bennett had attended the parish council meeting to discuss the possibility of new cycle routes between West End and other villages such as Bisley, Lightwater and Brookwood as detailed above.	The parish council agreed it would support the idea and welcomed feedback from future meetings with Surrey County Council.	

192/17 GENERAL (new)

DISCUSSION	RESOLUTION	PERSON RESPONSIBLE DEADLINE
a. Cllr Alleway suggested pipers from Gordons School play at the Remembrance Day Service for 2018, as this marked a century after the Great War ended. The Clerk had contacted Gordons School to ascertain if they would be able to provide 3 – 4 students	Ongoing	
b. The Boundary Commission for England has published its revised proposals for new Parliamentary constituency boundaries www.bce2018.org.uk/node/6488 The proposals included transferring the current ward of Windlesham to Windsor Constituency. The consultation closes on 11 December 2017.	Noted	

193/17 ITEMS FOR THE NEXT AGENDA

- a. Christmas tree at the War Memorial and carol service
- b. Flooding on the pathway by the BP garage

194/17 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 21:20

The next meeting will be on Tuesday 14th November 2017

Signed Chairman Date

Appendix A

17/0821 LAND TO REAR OF THURDON, BEAR COTTAGE AND HOMELEIGH, BELDAM BRIDGE ROAD, GU24 9LP

Attention is drawn to the NPPF paragraphs and recent Dartford BC v Secretary of State Case interpreting that residential gardens' are excluded from Brown Field status where they are in the built environment. The proposed location falls into this category that will be accentuated by the extension of the built environment through extensive current development on the east side of the village. The Village Design Statement identifies properties in this location as having sizeable gardens as a character of open rural residential environment. Permitting gardens to be developed will set a precedent that could see the rural character diminished into typical suburban density.

Given that West End is accommodating rapid expansion of 20%+ housing numbers, extensive development in nearby Longcross, Deepcut, and most likely Chobham Fair Oaks self-contained Garden Villages with infrastructure; it would be appropriate to preserve character aspects and availability of properties with larger gardens for diversity reflective of its rural heritage.

Allowing residential garden development will be harmful to the village character and diversity given the current extensive development and density of the new developments. West End is also absorbing exponentially more than the sustainable 20 identified in Local Plan Core Strategy.

References:

1. **Dartford BC v Secretary of State 2016**
2. **NPPF extract paragraphs Section 6.**

48. *Local planning authorities may make an allowance for windfall sites in the five-year supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. Any allowance should be realistic having regard to the Strategic Housing Land Availability Assessment, historic windfall delivery rates and expected future trends, and should not include residential gardens.*
52. *The supply of new homes can sometimes be best achieved through planning for larger scale development, such as new settlements or extensions to existing villages and towns that follow the principles of Garden Cities. Working with the support of their communities, local planning authorities should consider whether such opportunities provide the best way of achieving sustainable development. In doing so, they should consider whether it is appropriate to establish Green Belt around or adjoining any such new development.*
53. *Local planning authorities should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area.*

3. **West End Village Design Statement SPG**

For the above reasons the parish council **objects** to the above application.