

## **BETCHWORTH PARISH COUNCIL**

**MINUTES** of the **MEETING** of the **BETCHWORTH PARISH COUNCIL** held on **MONDAY 7<sup>th</sup> JANUARY 2019**, at 8pm in the Hamilton Room.

Present: Cllrs Hardy (Chair), Wilson, Rogers, Savill, Winter, Higgins, Edwards and Clerk (Marion Hallett). Six members of public were present for part of the meeting. Councillor Budd was also present for part of the meeting.

### **1. APOLOGIES FOR ABSENCE.**

(279) Apologies were received from the Footpaths Officer. Noted also that the Burialground Caretaker had been unwell.

### **2. DECLARATIONS OF INTEREST.**

(280) One declaration was received from Councillor Hardy (neighbour) relating to Agenda Item 7: Appeal: MO/2018/1001, Bovey Cottage, Station Road, Betchworth, Erect 1No Dwelling in rear garden of Bovey Cottage. Create new access and erect a single garage for April Cottage adjacent.

### **3. MINUTES OF THE PREVIOUS MEETING.**

(281) The minutes of the meeting held on 3<sup>rd</sup> December 2018 were approved and signed by Councillor Hardy as a true and correct record.

### **4. COMMUNITY POLICE REPORT.**

(282) No police report was received for December 2018.

### **5. OPEN FORUM.**

(283) Councillor Hardy invited the members of public present to share their concerns relating to the Future Mole Valley proposals. There were six attendees, all residents close to the proposed boundary change adjacent to the school path. Parishioner A expressed concern that he did not feel there was adequate justification for the boundary amendment and commented that the Clerk had quoted the Mole Valley proposed policy in an email to him by way of a response to his enquiry sent on the 23<sup>rd</sup> December. He commented that he had interpreted responses to correspondence to indicate that the Parish Council is supportive of the changes to the boundary which MVDC has proposed.

He raised concern that he felt that the minutes of the meeting held on 5<sup>th</sup> November did not fairly reflect the number of objections to the Future Mole Valley proposals and that he was of the opinion that a large number of people who attended the meeting on 5<sup>th</sup> November 2018 were opposed to the Mole Valley proposals. He expressed that he felt that comments had not been recorded from all members of public regarding the Parish Council's response to the Future Mole Valley Proposals for the village in the minutes of the meeting and requested that the minutes be amended. Councillor Winter commented that although specific comments from each individual member of public were not recorded, it was recorded in the minutes from the meeting held on 5<sup>th</sup> November 2018 that there was a mixture of responses voiced at the meeting, noting that as many if not more attendees who spoke supported the proposal to amend the boundary adjacent to the school footpath. Cllr Winter also commented that despite attendance being high, Councillors were unaware of the opinions of the majority of attendees as the majority did not express an opinion at the meeting, and there was no 'show of hands'.

There was discrepancy between Parishioner A and Councillors as to the accurate size of area available for proposed development, this being clarified by Cllr Higgins to be 1.6ha/3 acres (including the property called The Firs). Cllr Higgins advised the members of public that the need for facts to be accurate when communicating with the local authority is paramount in order to avoid any case being undermined.

Cllr Hardy commented that the meeting on 5<sup>th</sup> November was not a formal Public Consultation meeting and that ample opportunity will be given at the time of Public Consultation for the members of public to express their views to the District Council. Councillor Hardy reiterated to those in the room the need for additional housing across Surrey and in Betchworth. Parishioner A queried why specifically this site had been identified as an infill opportunity and asked why the housing need could not be met somewhere else in the village. Cllr Wilson highlighted that this specific proposal is for houses within the village 'envelope' and not within the wider Parish as a whole. He reiterated that other sites that were within the Parish had already been discussed with Mole Valley but were outside of the village envelope, and which, therefore, did not form part of the Future Mole Valley plan criteria.

Cllr Hardy commented that even if the Parish Council opposed the boundary amendment there would still be development potential within the area under discussion located to the north of the village, to which the members of public agreed.

Parishioner A also made reference to a letter sent by another member of public to the Clerk, which Councillors acknowledged.

Members of public present expressed that they had assumed that in light of the meeting on 5<sup>th</sup> November, that the boundary change proposals were a 'fait accompli'. Cllr Hardy highlighted to members of public present that this was not the case and that any objections sent to MVDC from Parishioners at the time of public consultation will bear the same weight as a response from the Parish Council, and that comments from the Parish Council did not carry any extra weight. Cllr Hardy reminded those present that in addition to this being the case, County Councillor Clack had commented at the meeting held on 5<sup>th</sup> November 2018 that it was very early in the process for any conclusions to be drawn.

Some members of public expressed concern regarding the possibility of building on greenbelt land. Parishioner A quoted a historic planning application for a new build house which had been sought on land within the Future Mole Valley proposed boundary amendment to the north of the village. Permission had been refused by MVDC for a number of reasons; undesirable intensification, failing to comply with definition of suitable infilling, increase in traffic movement, inadequate access. He stated these reasons were contradictory to the current Future Mole Valley proposals. The refusal and reasons were acknowledged by the Council. Councillor Winter highlighted that these applications dated in excess of 20 years ago and that the current climate had changed during this time.

Parishioner A expressed his concerns specifically relating to the likelihood that the 'door will be open' to development and would likely increase the potential for overdevelopment, potentially disproportionate development, and expressed concern that there would be a loss of amenities.

He reiterated his request for an amendment to the minutes taken on the 5<sup>th</sup> November.

Councillors agreed to discuss this later in the meeting.

Cllr Hardy thanked the members of public for attending and for sharing their views.

(284) 8.42pm Six members of public left.

(285) Upon further discussion Councillors were in agreement that the Minutes of the meeting 5<sup>th</sup> November reflected the meeting which had taken place and should not be amended but that correspondence to further reflect the views of Parishioners should be submitted to MVDC.

(286) 8.45pm District Councillor Budd joined the meeting.

(287) Councillors discussed email correspondence received by a member of public referred to earlier in the Open Forum section, relating to the proposed boundary 'Central east of the village, red line showing reduction to boundary proposed close to waters edge' and agreed to write to MVDC to further highlight concerns of Parishioner as outlined in the letter, however Councillors were of the opinion that the aforementioned proposed boundary 'central east of the village' should remain unchanged and not be brought closer to the

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houses as previously agreed, and that there would be no benefit to moving the boundary thus that it would exclude a dwelling currently inside the boundary so that the house to the south east of the boundary was no longer within the boundary. Clerk to also respond to sender of letter.

## **6. TRANSPORT HIGHWAYS AND FOOTPATHS**

(288) Councillor Hardy read the Footpath Officer's report to the Councillors. In summary; A25 litterpick carried out, fly tipping reported on Sandy Lane. A signpost has been erected at the bottom of the school path (paid for by UK Power Networks). Councillors discussed this sign and agreed that it had been erected in haste without due communication by the School to the Parish Council, or the Estate, who owns the land. Further fingerposts are necessary in order to sign 'Public Bridlepath' and Public Footpath, in order to remove the additional existing fingerpost sign and de-clutter the corner. Councillors requested that the Clerk contacts North Downs school and request that the school liaises further with UKPN in order to add the posts and rectify the signage, as well as fixing the damaged concrete posts and bent rail. Play equipment checked on 8<sup>th</sup>, 15<sup>th</sup> and 21<sup>st</sup> December and remains fit for purpose.

(289) The Clerk shared photographs showing the deterioration of footpath finger posts around the village. Clerk to ask Contractor to reinstate the fingerpost by the burial ground which has broken at the base. Councillors discussed the condition of the fingerpost at the gate to Brockham, currently strapped to the gate and held up with cableties. It was noted that a replacement sign is needed however there is currently no budget for replacing fingerposts. Councillors suggested Clerk to obtain a quote for replacement and enquire regarding joint financing with The Estate.

(290) An accident had occurred on The Street during December whereby a car had hit and severely damaged two walls whilst travelling out of control on a narrow bend in the road. Councillors discussed the potential requirement for traffic calming. Clerk to write to Highways to ask that traffic calming options and safety measures are considered. Councillor Budd informed those present that Brockham Parish Council had recently commissioned an independent traffic survey for the neighbouring village which he agreed to share the report with Betchworth Councillors to get an indication of costs.

(291) A proposal for increased parking restrictions to be implemented near the Doctor's surgery along Tanner's Meadow in Brockham was brought to the Council's attention, noting that the surgery is in Brockham not Betchworth. There was lack of information as to who had proposed the amendments. Councillors agreed that no further comment at this time was necessary.

(292) The condition of the wall at the north end of The Street (at the 'T' junction) was discussed, along with ownership should repair/replacement be required. It was acknowledged that wall ownership is generally deemed to belong to the property uphill from the wall. Condition to be monitored.

## **7. PLANNING.**

### **New Applications & Appeals (0)**

MO/2018/1691

6, The Quarry, Betchworth, Surrey, RH3 7BY

Retrospective application for erection of a log cabin in rear garden for partial use as dog grooming parlour.

(293) RESPOND: Request for condition that number of dogs groomed per day does not exceed that 2 per day in order to give due consideration to neighbours

MO/2018/2086

The Evergreens, Reigate Road, Betchworth, Surrey, RH3 7DB

Application for an existing Certificate of Lawfulness in respect of breach of condition 3 of approved MO/2003/1500/CU limiting occupancy of a caravan to named persons only, which has not been complied with for a period of more than 10 years.

(294) RESPOND: Object on grounds of duplicate application previously quashed by High Court.

MO/2018/2102/PLAH

7 Jubilee Terrace, Strood Green, Betchworth RH3 7JG (within 20m Betchworth)

Erection of a single storey rear extension.

NO COMMENT

MO/2018/2185

Betchworth Quarry, The Quarry, Betchworth, RH3 7BP

Certificate of Lawfulness for an existing use in respect of the site being used for commercial vehicle maintenance and repairs for a period in excess of 10 years.

NO COMMENT

### **Appeals (1)**

**MO/2018/1001**

Bovey Cottage, Station Road, Betchworth, RH3 7DF

Erect 1 No. dwelling in rear garden of Bovey Cottage. Create new access and erect a single garage for April Cottage adjacent.

(295) RESPOND: Reiterate previous objections.

### **Late Applications (0)**

### **Results (4)**

**MO/2018/1815**

60, Tynedale Road, Strood Green, Betchworth, Surrey, RH3 7HX

Erection of a detached garage

APPROVED WITH CONDITIONS

**MO/2018/1847**

Goulburn Green, The Street, Betchworth, Surrey, RH3 7DJ

Crown lift five trees comprising two Holly (T1 and T2 on submitted plan) and three Oak (T3, T4 and T5) to give 3 metres ground clearance; additionally cut back Holly (T2) and Oak (T3) to give 1.5m clearance from playground; and, Reduce the crowns of Apple tree group (G1) by approx. 1 metre.

NO OBJECTION

**MO/2017/1195**

Knights Plant Centre, Station Road, Betchworth, Surrey RH3 7DF

Change of use of part of existing structure from retail to coffee shop use with required external building alterations, alterations to approved product range and locations contained within legal agreement attached to approved planning permission

MO/2002/0989/PLA.

**MO/2018/1784**

Cotterstock Lea, Wheelers La, Brockham, Betchworth, RH3 7HJ (within 20m Betchworth)

Certificate of Lawfulness for a proposed development in respect of the erection of a single storey double garage/gym.

APPROVED

**Late Results (0)**

**Other Matters**

(296) Councillor Budd updated those present that a new contractor had engaged with the owners of the middle single-storey property on Wellhouse Lane and between the contractors and BERT had carried out a successful drainage solution and that rebuilding was underway.

**8. AMENITIES**

(297) No matters raised.

**9. COMMUNITY**

(298) Councillor Hardy suggested that the Betchworth Village War Memorial Hall could be a good permanent destination for the Soldier silhouette. Councillor Wilson confirmed it would be gratefully received by the Hall and the Committee. Clerk to communicate this to the current keeper of the soldier.

(299) Councillor Winter confirmed he had composed a letter on behalf of the Council to respond to the Gatwick Masterplan objecting to proposals for the introduction of a second runway. Clerk to send.

(300) it was acknowledged that online consultation responses had been sent to Surrey County Council by individuals however responses on behalf of a group or body had not been given as an option online.

(301) Councillors discussed a request made by an allotment holder whether it would be allowed to drop a large amount of compost and woodchip on the allotment boundary for communal use by allotment holders. Councillors agreed this was against allotment rules and in addition further waste along boundaries would encourage dumping and the potential for an increase in wildlife and vermin. Clerk to communicate to the allotment holder.

(302) Defibrillators to be checked by Councillors Winter and Hardy. Councillor Winter confirmed that he checks the Gadbrook Rd defibrillator on a regular basis.

**10. COMMUNICATIONS/IT.**

(303) No matters raised.

**11. CLERK'S REPORT.**

(304) Clerk confirmed that the Action List is up to date and matters in hand. Clerk confirmed that the replacement Perspex for the Coombe notice board has been delivered to site and due for installation imminently. Councillors queried when the Goulburn Green posts would be replaced. Clerk to follow up.

**13. FINANCE.**

(305) The budget for 2019/20 was signed and approved by Councillors Wilson and Rogers.

(306) The precept requirement form for 2019/20 requesting £13,250 was signed by Councillors Savill and Wilson. Clerk to submit to MVDC.

(307) The monthly financial summary was presented to Councillors, noting a transfer to the Current account to cover monthly costs. Also noted was a slow in income from the Burial Ground.

(308) Councillors Winter and Savill approved the following accounts for payment:

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IB00152	GACC Subscription	£	10.00
IB00153	M Hallett (Dec 18) Salary & phone	£	798.73
IB00154	Bernard Hawkins	£	61.80
IB00155	HMRC Cumbernauld Tax & NIC	£	26.16

#### **14. ANY OTHER BUSINESS.**

(309) Clerk asked Councillors to consider who might be a likely candidate as key speaker for the APM in April.

#### **15. FUTURE MEETING DATES.**

- 16<sup>th</sup> January - Clerk's bi-monthly meeting (rescheduled from December '18)
- 23<sup>rd</sup> January - Rural Crime engagement meeting – Cllrs Rogers & Edwards
- 24<sup>th</sup> January - Elections Information Morning – Lewes - Clerk
- 23<sup>rd</sup> April - Annual Parish Meeting
- 2<sup>nd</sup> May - Local Elections

**Parish Magazine Article for February 2019, deadline Monday 14<sup>th</sup> January 2019**

**Parish Magazine Article subject for February: Where to find a police officer since closure of Police desk at MVDC Pippbrook Offices.**

(310) Councillor Hardy closed the meeting at 10.17pm

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