

## **BETCHWORTH PARISH COUNCIL**

**MINUTES** of the **MEETING** of the **BETCHWORTH PARISH COUNCIL** held on **MONDAY 1<sup>st</sup> OCTOBER 2018**, at 8pm in the Hamilton Room.

Present: Cllrs Hardy (Chair), Wilson, Rogers, Savill, Winter, Higgins, Edwards and Clerk (Marion Hallett). Three members of public attended part of the meeting.

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

(167) District Councillor Simon Budd sent his apologies.

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

(168) One Declaration of Interest was received, from Cllr Hardy who is the owner of a property included in the proposed amended village boundary, discussed under Agenda Item 7, Other Matters: "Agree response to MVDC re Future Mole Valley Village Boundary amendment & identification of potential sites", and owns the property neighbouring planning application MO/2018/1001.

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

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

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

(170) Cllr Hardy shared a brief report from Mole Valley Community Police for the month of September.

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

(171) Complaint received from member of public regarding the new electricity substation and disappointment that this had been erected without planning permission or apparent supervision from the landowner as to its exact location. Concern was raised that as a consequence, the potential for a car park entrance to be sited at the current footpath entrance would no longer be viable. Concern was also raised in relation to the proximity of the substation to the footpath and its unsightly appearance. Councillor Hardy advised Councillors that the Estate is planning for a hedge to be planted around the substation to lessen the impact on the eye, and that it had been intended for the substation to be closer to the trees, however due to the nature of the construction and its completion, it would be extremely unlikely that the structure would be moved.

(172) Agenda Item 7(i) "Agree response to MVDC re future Mole Valley Village Boundary amendment and identification of potential sites" was moved to Open Forum in order to accommodate two members of public attending who had expressed an interest in this item.

(173) Those present observed the Betchworth map from the 'futuremolevalley.org' website and requested that the following comments be noted in order to form a response to MVDC:

- i. South east of the village, red line showing extension to boundary proposed alongside Old House South: and brings a stretch of the East road frontage of The Street within the village boundary. This is within the Betchworth Conservation Area and the Parish Council would be strongly opposed to development in that place.

- ii. Central east of village, red line showing reduction to boundary proposed close to waters edge: an unnecessary amendment without full consideration or local knowledge of the terrain; should not be approved for amendment.

- iii. Far east of the village, small extension of boundary adjacent to the property named Tranquil House – no objection

- iv. Red line extension North of Old Reigate Road, adjacent to Station Road: whilst recognising that the proposal for amendment has not been made in order to define the

## DRAFT

existing village as a whole, Councillors expressed a strong opinion that the Village boundary should not spread North and that the Old Reigate Road provides a sensible and justifiable boundary to the village with regard to its development potential, which should continue to be observed, and that this suggestion should not be approved for amendment.

v. Red line boundary to the west of the village, adjacent to School Path: Councillors considered this extension to the village boundary to be justifiable and acknowledged potential for development opportunities at this location.

vi. Shaded orange area (Potential Site Allocation): Councillors debated the potential scale of a development and noted that MVDC had suggested 6no. Dwellings at this site. Comparisons were drawn to the size of this plot compared to The Walled Garden development at the south of the village, and the potential for more than 6no dwellings at the new suggested location. Councillors expressed a wish to be consulted and kept informed of plans and proposals and that the land owners involved and market forces should determine the nature of development in this area. This issue was not fully debated to a conclusion. Councillors were unsupportive of the proposed access adjacent to the property named Fox Hollow and the disturbance it would cause being so close to the house. Councillors commented alternative access could be to the west of Bumblebee Cottage or from The Street, however acknowledged the dangerous bend in The Street at this point. Councillors briefly discussed the effect of increased vehicular traffic due to development which would be an important factor for the village. Clerk to form response to MVDC to reflect these comments.

(174) 8.42pm: Three members of public left

## 6. TRANSPORT, HIGHWAYS AND FOOTPATHS.

(175) Footpaths Officer did not attend the meeting but submitted an updated read by Cllr Hardy. In summary: vegetation cut and hedges trimmed by Estate. Publicity underway for Litterpick scheduled for 17<sup>th</sup> November. Damage to Betchworth Bridge continues to be reported but no repair date scheduled. Memorial poppies will be distributed around village once received. Play equipment was inspected and two bolts tightened and equipment remains in good condition and fit for purpose.

(176) Following comments concerning the concrete post at the end of the School Path, Cllr Hardy informed Councillors that the electricity company would reinstate the post and make good any damage.

(177) Cllr Hardy notified the Councillors that at the time of the meeting, the electricity pole had not yet been removed and works were awaiting completion but that these would be undertaken as per Minute Item 171.

(178) Councillors debated the necessity of permanent school directional signage (from Church located Car Park across Goulburn Green to Betchworth School) and suggested maps/clear directions are provided to new parents at the start of the new school year.

## 7. PLANNING.

### New Applications & Appeals (7)

#### **MO/2018/1427**

Snowier Hill House, Snowierhill Road, Betchworth, Surrey, RH3 7AG  
Erection of 1 No. agricultural workers dwellinghouse.

(179) COMMENT: Councillors voted to support this application citing exceptional circumstance for the community to benefit in favour of its approval.

#### **MO/2018/1558**

17, Barleymow Court, Betchworth, Surrey, RH3 7HF  
Erection of conservatory at rear.

NO COMMENT

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Appeals (1)

### **MO/2018/1001**

Bovey Cottage, Station Road, Betchworth, Surrey, RH3 7DF

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

(180) COMMENT: Councillors requested further comment in objection to this application having unanimously agreed that reasons for objecting to the original application still stood and highlight that documentation provided for appeal was incomplete.

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

### **Results (3)**

MO/2018/1126

Christmas Cottage, Sandy Lane, Buckland (within 20m), Betchworth

Conversion of existing garage to residential annexe ancillary to the main dwelling.

Replace roof of the glazed link extension at rear with a solid, flat roof with two raised roof lights.

APPROVED WITH CONDITIONS

MO/2018/1227

The Limes, Old Reigate Road, Betchworth, Surrey, RH3 7DQ

Erect a replacement dwelling and garage.

APPROVED WITH CONDITIONS

MO/2018/1179

2 Rhinelands, Station Road, Betchworth, Surrey, RH3 7DF

Erection of single storey side and rear extension to adjoin to existing garage,

insertion of 1 No. dormer window to western elevation, one roof light on northern elevation and one single roof light and bank of 4 roof lights on the southern elevation.

APPROVED WITH CONDITIONS

### **Other Matters**

(181) Cllr Hardy advised Clerk to respond to correspondence received by a resident potentially offering land outside the village boundary for development to contact any potential developers directly.

(182) Cllr Winter and Clerk reported to the Council regarding the MVDC Planning Peer Review meeting that had been well attended by Parish Councils and highlighted the need for better continuity and stronger enforcement within the department.

(183) Cllr Hardy reported to the Council following a meeting to present the East Dorking Regeneration Masterplan, highlighting plans to regenerate Pippbrook House and options for various combinations of carparks and hotels, none of which had been decided.

(184) Clerk updated Councillors on the Evergreens Judicial Review process and that a Consent Order for a review had been signed by MVDC and Betchworth Parish Council, and documents had been presented to the Interested Party without a return of communication. Clerk confirmed that the process is continuing to move forward.

(185) Councillors acknowledged a letter from a local resident opposing the Poland House development plans.

### **8. AMENITIES.**

(186) Councillors agreed Tree Work on Goulburn Green and the Orchard should be awarded to Mtree. Clerk to inform those who had tendered for the work.

(187) Cllr Wilson confirmed that he will turn off the water supply to the allotments soon after the clocks change on the 28<sup>th</sup> October 2018.

(188) A private monetary collection was taken amongst Councillors to donate a Remembrance Wreath to be laid by Cllr Rogers at the service on 11 November 2018.

(189) Councillors did not approve the Belton memorial headstone as the use of paint on the headstone for squirrel and duck motifs is not within the Burial Ground rules.

## **9. COMMUNITY.**

(190) Cllr Hardy confirmed she will visit the Weirmead Pond work party on Sun 7<sup>th</sup> October.

(191) Councillors approved a commemorative plaque for an Oak tree on Goulburn Green, as requested by The Hamilton Estate.

## **10. COMMUNICATIONS, IT.**

(192) Cllr Hardy was nominated (by Cllr Wilson) and seconded (by Cllr Higgins) as 'Official Voting Representative' for the SALC Autumn Conference.

(193) Clerk confirmed that the website is ready to for a soft launch and that this will happen before the next Parish Council meeting.

## **11. CLERK'S REPORT.**

(194) Clerk to confirm date for Councillors to visit the quarry. Website is near completion. Clerk confirmed that other items on the action list are continuing to progress.

## **12. FINANCE.**

(195) The Financial Summary was reviewed and sharp increase in the reserve balance noted due to receipt of the 2<sup>nd</sup> half of the Precept (£7767.00 total). The Burial Ground bank balance continues to be healthy despite no additional income this month.

(196) Clerk was reminded to circulate the financial summary ahead of monthly meetings.

(197) Clerk confirmed submission of VAT return for period 1/4/18 – 30/9/18 for £973.73

(198) Clerk confirmed that PFK Littlejohn Auditors were satisfied with the reporting of accounts for 2017/2018 and no further actions were required.

(199) Internal Auditor Letter of Engagement was acknowledged by Councillors and agreed that one internal audit would be sufficient for the accounting year 2018/2019. Clerk to engage Mulberry and Co on this basis.

(200) The next Finance Committee meeting was agreed as Tuesday 6<sup>th</sup> November '18

(201) Councillors put forward ideas for expenditure in the next budget including verge and road maintenance contingencies, additional footpath maintenance costs, a style and website and computing allowances. to be discussed at next Finance meeting (scheduled for 6<sup>th</sup> November 2018) including extras for footpath maintenance, as were contingencies for reduction of support from MVDC.

(202) Councillors Rogers and Winter approved the following accounts for payment:

IB00135	Cornerstone Barristers	£	360.00
IB00136	Marion Hallett (Sept '18)	£	798.73
IB00137	HMRC Cumbernauld	£	26.16
IB00138	Surrey Estate management	£	728.20
IB00139	PFK Littlejohn LLP	£	240.00
IB00140	Bernard Hawkins	£	82.40

## **13. ANY OTHER BUSINESS.**

(203) Cllr Hardy brought to the attention of the Councillors a letter from a resident complaining of slow broadband speeds in his area. Cllr Winter offered to explore the issue of broadband speeds within the village prior to next meeting as to whether any further action should be taken.

(204) Councillor Wilson presented an Ordnance Survey map at the meeting and enquired whether the Parish Council should take up a subscription. Clerk to explore costs prior to next meeting and ascertain whether or not these differ any way to the MVDC website maps.

(205) Councillors requested a verge cutting schedule for next PC meeting.

**14. FUTURE MEETING DATES.**

(206) Next Parish Council Meetings –5<sup>th</sup> November and 3<sup>rd</sup> December 2018

- 3<sup>rd</sup> October - Bi-Monthly Clerks Meeting
- 5<sup>th</sup> October - Harvest Supper
- 7<sup>th</sup> October - Weirmead Pond Work Party
- 6<sup>th</sup> November - Finance Group Meeting
- 12<sup>th</sup> November - Betchworth Village Hall AGM
- 15<sup>th</sup> November – SALC Autumn Conference (JH)
- 17<sup>th</sup> November - Autumn Litterpick

**Parish Magazine Article subject for October: New Website, deadline Monday 15<sup>th</sup> October 2018**

(207) Councillor Hardy closed the meeting at 10.25pm.

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