

BETCHWORTH PARISH COUNCIL

MINUTES of the **MEETING** of the **BETCHWORTH PARISH COUNCIL** held on **MONDAY 2 NOVEMBER 2020**, held remotely via the Zoom online and dial-on platform.

Present: Cllrs Hardy (Chair), Winter, Edwards, Rogers, Higgins, Wilson, Randall and Clerk (Marion Hallett), County Councillor Clack attended part of the meeting along with District Councillors Budd and Potter. Two members of public also attended part of the meeting as well as The Burialground Caretaker.

1. APOLOGIES FOR ABSENCE.

(209) None

2. DECLARATIONS OF INTEREST.

(210) A declaration of interest was received from a member of public in relation to planning applications MO/2020/1706 and MO/2020/1764.

3. MINUTES OF THE PREVIOUS MEETING.

(211) The minutes of the meeting held on 5 October 2020 were approved and signed by Councillor Hardy as a true and correct record.

4. COMMUNITY POLICE REPORT.

(212) A Police report for October 2020 was shared. No further comments were made.

5. OPEN FORUM.

(213) No Items were raised.

6. TRANSPORT HIGHWAYS AND FOOTPATHS.

(214) Councillor Potter commented on the footpath adjacent to the village shop leading to the A25 and will discuss its deteriorated condition directly with the owner of Frank's.

(215) Councillor Winter requested a purchase of Litterpickers and Hi-vis jackets for distribution around the village to those wishing to carry out ad-hoc litterpicks. Clerk to arrange purchase asap.

(216) Councillor Winter presented a report including maps based on initial feedback from members of the Parish, which contained a number of proposals aimed at increasing accessibility in the countryside by footpath refurbishment and the replacement of stiles with kissing gates where appropriate. Councillor Winter to engage with landowner regarding accessibility proposals for Chimney pots walk and other suggestions on Betchworth Estate land, acknowledging that ideally focus on increasing accessibility should primarily concentrate on footpaths with a stable surface. It was acknowledged that SCC had offered a contribution to assist with funding. Councillor Winter to thank individuals for contributing suggestions thus far.

(217) The Clerk received a note from Cllr Edwards that the play equipment was checked on the 14th and 30th October.

(218) It was acknowledged that a road closure and bus diversion will be in place along Kiln Lane for approx. 1 month to enable works by SES Water to be carried out.

(219) It was noted that the retaining boards on The Street had still not been repaired or replaced despite numerous requests to Clarion for this to happen, and a date for repair specified by Clarion had passed with no explanation for the work not taking place. Clerk to follow up with Clarion again.

(220) Councillors briefly discussed the 'Ash Dieback' along the footpath from The Coombe. Clerk to ascertain ownership of the land on which the trees are located & liaise with Cllr Budd/SCC Countryside Access re next steps.

7. PLANNING.

New Applications & Appeals (6)

MO/2020/1584

The Firs, The Street, Betchworth, Surrey, RH3 7DJ

Variation of condition 2 of approved planning permission MO/2019/0868 for demolition of existing dwelling and replacement with 3 No. detached dwellings with double garages, provision of associated landscaping and use of existing access, to allow removal of bay windows.

NO COMMENT

MO/2020/1696

Gospel Hall, Station Road, Betchworth, Surrey, RH3 7DF

Erection of 1 No. dwelling with associated parking and landscaping following demolition of existing building.

COMMENT

(221) Flat roof not in keeping with neighbourhood street scene; suggest considering pitched roof despite facilitating a taller building & increasing volume.

MO/2020/1706

Holly Cottage, Wellhouse Lane, Brockham, Betchworth, Surrey, RH3 7HH

Certificate of lawfulness for proposed development in respect of continuation and completion of development approved under planning permission MO/2015/0985 for the erection of detached double garage with workshop and equipment store.

COMMENT

(222) The member of public expressed with some certainty that the property owner has agreed to remove modifications made to the approved application and return the building to correctly reflect the approved application with drawings dated April 2015. Acknowledging comments previously submitted by Cllr Higgins, Councillors agreed to respond to note that since the building they are relying on as the start of the development had to be demolished because it did not accord with the permitted development it is hard to see how that could be considered the start of the permitted development. The Certificate of Lawfulness applied for hereby establishes that this work has started.

MO/2020/1764

Holly Cottage, Wellhouse Lane, Brockham, Betchworth, Surrey, RH3 7HH

Erection of detached double garage with workshop and equipment store.

COMMENT

(223) Acknowledging comments from Cllr Higgins and the member of public, Councillors cited no objection as long as the building goes back to the original permission granted, however it was noted that the curtilage is significantly larger than outlines submitted in previous applications. Clerk to investigate asap.

(8.39pm) County Councillor Clack joined the meeting.

MO/2020/1727

Wayside, Leigh Road, Betchworth, Surrey, RH3 7AW

Erection of rear extension including the creation of bay windows on the front and side elevations. Erection of porch.

NO COMMENT

MO/2020/1795

Land South of Betchworth Village Hall, Station Road, Betchworth Surrey RH3 7DF Erection of 1 No. dwelling with associated landscaping, parking and access following demolition of existing barn.

COMMENT

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(224) Strict Green belt policies must be upheld – fails Policy 145 of NPPF and local plan exceptions. Much larger than original curtilage and out of kilter with original farm building, Change of use doesn't exist until site is proven to be part of an established agricultural unit (not currently proven). Other notes: fence needs to be approved/conditioned, no conclusion on enforcement of mobile homes. Clerk to follow up.

Appeals (1)

MO/2020/0964

Genista, Old Reigate Road, Betchworth, Surrey, RH3 7DE

Erection of first floor extension to existing bungalow, single storey front infill extension and two storey rear extensions. Alteration and extension to existing garage to provide gym/home office above and veranda detail linking the garage to main dwelling

NO FURTHER COMMENT

Late Applications (0)

Results (5)

MO/2020/1349

20, Rykens Lane, Betchworth, Surrey, RH3 7AB

Erection of single storey rear infill extension.

APPROVED WITH CONDITIONS

MO/2020/1537

6, Oakley Gardens, Betchworth, Surrey, RH3 7AZ

Erection of single storey rear infill extension.

APPROVED WITH CONDITIONS

MO/2020/1559

Telecommunications Mast, Denbies Wine Estate, Ranmore Common Road, Ranmore Common, Dorking, Surrey, RH5 6SP

Prior notification for the removal of 6 No. antenna, installation of 3 No. antenna and the relocation of 1 No. antenna.

PRIOR APPROVAL GRANTED

MO/2020/1566

Tranquil House, Old Reigate Road, Betchworth, Surrey, RH3 7DR

Creation of bathroom in existing first floor cupboard and reconfiguration of second floor bathroom to include a w.c.

APPROVED WITH CONDITIONS

MO/2020/1683

The Coach House, The Street, Betchworth, Surrey, RH3 7DJ

Certificate of Lawfulness for an existing use in respect of a chalet outbuilding being used as B1(a) Use Class for a period in excess of 10 years.

WITHDRAWN

Appeal Decisions (0)

Late Results (0)

Other Matters

(225) Councillors acknowledged a Notice of Intent issued by SCC to sell land and buildings on the south side of Boxhill Road, Betchworth, currently under the management of Surrey Wildlife Trust who have tenanted the land since 2002. Councillors requested clarity on implications of the sale. County Councillor Clack agreed to liaise with SCC to ascertain what possible impact, if any, this might have on Betchworth and neighbouring villages. Councillors agreed to follow up with neighbouring villages and with a view to forming a combined response.

(226) Councillors briefly discussed the ongoing issue of the car park land at the Village Hall. A member of public confirmed that despite part-owning the land, the new owner was not

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intent on encroaching on the existing carparking space or disrupting current arrangements. Councillor Wilson to liaise with Village Hall committee should any further steps be necessary.

(227) 9.30pm two members of public left the meeting).

8. AMENITIES.

(228) Councillors approved the Tomecek memorial inscription.

(229) Councillors were informed of the passing of a prominent member of the Betchworth Community and discussed the appropriateness of a memorial in their memory. An idea was floated that a memorial in commemoration of all who had contributed to village life would be an inclusive way to remember those no longer with us but that individual commemorative memorials should be organised by the families directly.

9. COMMUNITY.

(230) Councillors Edwards and Higgins presented a proposal for a re-wilding project at The Hamilton Strip area of the Burialground, which will require soil preparation between Dec '20 -March '21. Councillors approved the project in principle, having received a quote for turf removal (£225). Likely that the turf edges will be 'feathered' to minimise trip hazards and high maintenance cost of edges. Additional costs will include soil preparation, fertiliser and seed purchase along with possible ongoing maintenance. Cllr Edwards suggested an additional/alternative re-wilding opportunity on Betchworth roundabout – Cllr Edwards to speak with businessman responsible for upkeep of roundabout to discuss feasibility.

(231) Councillors approved in principle a purchase of birdbox kits to facilitate a community birdbox project to encourage nesting for a greater population of wild birds. Clerk presented options of boxes and associated costs to Councillors. Cllrs Edwards and Higgins to discuss options for a supplier and agree quantities and target market.

(232) Councillor Edwards suggested working alongside Brockham to promote better recycling and recycling education. Cllr Hardy reminded those present that Betchworth Church has a Tetrapack recycling drop off point (seemingly not widely known in the Parish)

(233) Councillors were informed of an incentive proposal driven by a member of the community to coordinate a workshop to brainstorm ways to encourage better consideration for the environment locally. Cllr Edwards to speak with member of public and progress idea. Cllr Edwards to report back at next meeting.

(234) Councillors agreed that Clerk should remind the community to subscribe to BERT and Parish Council emails.

10. COMMUNICATIONS/IT.

(235) Following a recent PC Chairperson's forum, Cllr Hardy requested that the Clerk obtain a quote from SSALC to facilitate a Council '3 Year Plan' round table discussion. Clerk to report at next meeting.

(236) Clerk guided those present through changes which had so far been made on the website, as well as confirming work ongoing regarding the Website Accessibility and Compliance Statement.

(237) Cllr Hardy requested that the Clerk chases The Hamilton Room and Village Hall to ascertain status on WIFI connection.

11. CLERK'S REPORT.

(238) No further report for October.

12. FINANCE.

(239) Ideas for Capital Expenditure 2021: Community Recycling, Footpaths, Environment, Traffic Calming/Gateways along Station Road & Old Reigate Road.

(240) 10.04pm Cllr Wilson left

(241) Receipts acknowledged for £1030 (burial, £480 and ERB x 2 £550)

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(242) Councillors viewed an up to date Financial Summary. The Burialground Caretaker commented that receipts for the BG continue to increase.

(243) The following amounts were approved for payment in November 2020.

IB00289	Marion Hallett – Oct Salary Phone expenses	£	997.49
IB00290	HMRC – NI	£	38.72
IB00291	Frederick Finn	£	420.00
IB00292	Bernard Hawkins	£	157.45
IB00293	JRM & SM Fairclough	£	460.00
IB00294	FABB	£	200.00
IB00295	Handy Graham	£	35.00
IB00296	Dave Elliott General Gardening	£	975.29
IB00297	Blue Pixel Design	£	200.00

13. ANY OTHER BUSINESS.

(244) Concern was raised once again regarding the condition of the wall on The Street.

(245) Clerk to investigate whether any CIL money due from Firs development

(246) Cllr Randall offered assistance to Cllr Potter in proceeding with a case against Clarion.

(247) Burialground Caretaker reported that he had received much positive feedback from grave plant removal requests and was encouraged at the unexpected response. Councillor Wilson thanked the Burialground Caretaker for dealing with the matter effectively and sensitively.

14. FUTURE MEETING DATES.

(248) Next Parish Council Meetings, 7th December & 4th January 2021

(249) 2021 Parish Council meeting dates were confirmed as follows: Jan – 4th, Feb – 1st, Mar – 1st, **MARCH 30TH – ANNUAL PARISH MEETING**, Apr – Tuesday 6th, May – Tuesday 4th, June – 7th, July – 5th, Aug – 2nd, Sept – 6th, Oct – 4th, Nov – 1st, Dec – 6th. Clerk to confirm dates asap with Hamilton Rm diary, noting two Tuesday meetings.

6 November SALC Chairs Networking Forum

8 November - Remembrance Sunday – Wreath to be laid by Councillor Rogers

13 November - Surrey Hills Community Forum 10-11.30 FREE – JH Attending

24 November – Finance Group Budget Meeting

25 November – Surrey Hills Symposium – Nature and why nature recovery matters FREE – HE, MHg and JH attending

(250) Parish Magazine Article for December 2020, deadline Monday 16 November 2020 – ‘Stay Connected’ (PC and BERT publications)

(251) Councillor Hardy closed the meeting at 10.18pm

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