

OCKLEY PARISH COUNCIL

CLERK: MRS S BELL
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HORSHAM
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RH13 5ND

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MINUTES OF MEETING

A meeting of Ockley Parish Council was held on Monday 7th January 2023 at 7.00 pm at Ockley Village Hall.

Chairman DT wanted to acknowledge the sad passing of Dave Waugh and for OPC to send their condolences to family. He will be sadly missed.

1. Attendance and Apologies

Councillors present

Mr D Thomas	Chairman
Mr J Lee-Steere	
Mr B Thorne	
Mr G Elgar	
Mrs S Bell	Clerk

Three parishioners also present.

Apologies sent from Mrs Z Biasuzzi, Ms A Barclay, HC CC MVDC and Mr J Hicks.

As J-LS had to leave early and we had only just got a quorum item 8 of the agenda was taken early.

It was agreed by the established Councillors DT, JL-S and BT that Gordon Elgar and James Hicks be co-opted as parish councillors. All paperwork to be completed and sent to MV as required.

Item 7 (b) was also taken early – to agree the precept for 2023/24.

Having been through the analysis of the budget for the forthcoming year, the Chairman suggested that we might keep the precept at the current level of £20,000 or alternatively take the opportunity to reduce the level in view of our reserves and allow a reduction of Council Tax at this time of “cost of living crisis”.

The Interim Audit report had referred to the fact that the parish council does not have to power to accumulate general reserves but could introduce earmarked reserves if they were for a genuine project with a clearly defined end date. SB therefore suggested that we maintained our precept at £20,000 and set up two or three earmarked reserves to reduce the general reserve to a more manageable level.

This was agreed and the paperwork was completed to send back to MVDC with a precept of £20,000 declared for 2023/24.

With regard to the earmarked reserves, it was agreed to decide these at the next parish council meeting – the subject of each reserve being playground, stile replacement, community hub and neighbourhood development plan. We also noted that the possibility of CIL funding should be taken into account in considering future projects and reserves.

2. Declarations of interest:

None

3. Public Session

The 3 parishioners wanted to discuss specifically on the planning applications.

One in particular was the Brookwood planning application MO/2022/1840 involving knocking down the bungalow and erecting 6 dwellings. They are totally opposed – other local projects have been barn/shed conversions rather than numerous new builds. They are concerned of the amount of building work taking place which will have implications of access, wildlife concerns, etc. All 3 parishioners have written their objections to MV but have missed the deadline for comments which means their letters may not be on the public domain. The application came in November but have only just opposed the decision after hearing of it recently. They understand that SCC Highways have asked that this application be rejected. Sustainable development 2022 Local Plan does not coincide with this application.

DT suggested that they send copies of the letters to OPC and we will draft a response to MV. The parishioners reported that no letters were sent to consult the neighbours and MV did not advise either. It was agreed for residents to send their appeals to the Clerk's email.

All parishioners left and JL-S made his apologies and left.

4. Minutes of Meeting held on 7th November 2022

SB to email Greymoor Homes asking for updates on the pond.

DT to send email about the kissing gates grant.

Approved by BT and seconded by GE. DT signed the minutes.

5. Correspondence

Dates for the diary - none

6. Planning matters

Discussions over planning matters:

- Coles Lane – Concerned that the appeal has been agreed especially by the proposed addition of the footpath that the road cannot be any narrower. SB to send email to all Councillors by HC in opposing the appeal going through and asking to arrange a meeting with MV planning department.
- Stane Street (prideaux gardens) – Decisions have been approved.
- Elderslie – Nothing to report.

Councillors had been informed of the planning matters as shown below:

Planning applications - list dates

5-Oct-2022

MO/2022/1811/LBC

The Barn, Ruckmans Lane, Okewood Hill, Dorking, Surrey, RH5 5NE

Repair and renovation of an existing barn and 2 No. adjacent buildings, including a conservatory link joining the buildings together, to provide a single family dwelling.

Erection of a new double car port at the rear of the property. (Application for Listed Building Consent.)

25-Oct-2022

MO/2022/1817/PLA

The Barn, Ruckmans Lane, Okewood Hill, Dorking, Surrey, RH5 5NE

Repair and renovation of an existing barn and 2 No. adjacent buildings, including a conservatory link joining the buildings together, to provide a single family dwelling.

Erection of a new double car port at the rear of the property.

28-Oct-2022

MO/2022/1841/PLA

Carpoles Barn, The Green, Ockley, Dorking, Surrey, RH5 5TR

Conversion of redundant barn to single dwelling.

31-Oct-2022

MO/2022/1843/PLA

The Chalet, Vann Farm Road, Ockley, Surrey

Demolition of existing chalet bungalow and erection of one 4-bed dwellinghouse and one outbuilding.

31-Oct-2022

MO/2022/1559/CC

3 Paynes Green Cottages, Weare Street, Ockley, Dorking, Surrey, RH5 5NH

Variation of condition 2 of approved planning application MO/2022/0448 for the demolition of rear extension and outbuildings to allow for new single storey side extension with rooms in roof space to provide habitable accommodation and detached double garage to change the use of the garage to habitable accommodation and to replace one front former windows with two smaller dormer windows.

APPROVED WITH CONDITIONS

01-Nov-2022

MO/2022/1760/PLA

1 & 2 Park Cottages, Beare Green Road, Ockley, Dorking, Surrey, RH5 4PX

Conversion of Barn to 1 No. Dwelling.

17-Nov-2022

MO/2022/1840/PLA

Brookwood, Weare Street, Ockley, Dorking, Surrey, RH5 5NH

Erection of 6 No. dwellings following demolition of existing bungalow.

02-Dec-2022

MO/2022/1718/EBC

Park Cottages, Beare Green Road, Ockley and Land adjoining Broome Hall Farm, Coldharbour Dorking, Surrey

Install ABSD (Air Brake Switch Disconnecter) on pole 155987; Decommission and remove the existing 50kVA three phase PMT (Pole Mounted Transformer) at Park Cottages PMT 175021; Install a new 100kVA three phase PMT; Install new LV earth; Install a new service underground cable from pole 152655 as shown by a red line on the plan.

NO OBJECTION

08-Dec-2022

MO/2020/0667/OUT MAJOR

Land south of Coles Lane, Ockley, Surrey, RH5 5HW

Outline planning permission for a residential scheme of up to 60 dwellings, with associated landscaping, amenity space, sustainable urban drainage system (SuDS), and associated works. All matters reserved except for access.

Allowed

08-Dec-2022

MO/2021/0732/PLA

Land at Station Approach, Ockley, Dorking, Surrey, RH5 5HT

Extension to existing footpath.

Allowed

23-Dec-2022

MO/2022/1843/PLA

The Chalet, Vann Farm Road, Ockley, Surrey

Demolition of existing chalet bungalow and erection of one 4-bed dwellinghouse and one outbuilding.

APPROVED WITH CONDITIONS

7. **Finance**

a) accounts to be paid

It was proposed by BT and seconded by GE that the following accounts be paid:

to be paid

Clerk's salary/admin/allowances costs	£981.22
HMRC, Tax, NI on clerk's salary	TBA
Helpdesq Back up on laptop	£11.70
Mulberry & Co Interim Audit	£210.78
Mulberry & Co. Payroll	£126.00
Surrey History Centre Woking Donation	£50.00

b) precept 2023/24 was discussed at the start of the meeting. Agreed £20,000 to be set for 2023/24.

8. **Co-option of New Councillors**

Was agreed at the start of the meeting.

9. Footpaths in the parish

DT reported no action.

10. Crime

Crimes statistics sent to Councillors – 20 incidents reported from Sept – December.

BT suggested, if possible, to ask Police for more detailed information on each incident such as the dates or if there were any follow ups. GE reason for more information to possibly put into the parish magazine. SB to email Police.

11. Audit Interim Findings

An internal audit took place by Mulberry & Co at the end of last year. DT was pleased with the good interim reports sent by the auditor and wanted to highlight some points that were raised to improve or to make the processes easier in the way in which OPC operates. SB can prepare these points to be discussed for the next meetings.

One of the points that was suggested by the auditor was to allow authorisation for the Clerk to purchase items up to £100. Councillors agreed on this.

12. Future MV – draft MV Local Plan 2020-2037

This was discussed in the item of the precept at the start of meeting. Nothing further to report.

13. Ockley NDP

DT nothing further to report. Briefly discussed at the start of the meeting in the item for the precept.

14. Play Area

SB arranged to meet with Mark the contractor during the next week to discuss the repairs required on the play area.

GE wanted to add a discussion in relation to the very boggy ground immediately adjacent to Weavers Pond and whether some form of footpath could be constructed to provide a less muddy path. It was noted that this land belonged to Jayes Park Estate/ Lee-Steeres and that any such proposal should be put to them.

15. Date of next meeting

Monday 6th March 2023

Meeting closed at 8.45 pm