

OCKLEY PARISH COUNCIL

CLERK: MRS S BELL
77 HIGHLANDS ROAD
HORSHAM
WEST SUSSEX
RH13 5ND
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MINUTES OF MEETING

A meeting of Ockley Parish Council was held on Monday 13th May 2024 at 7.30 pm at Ockley Village Hall.

1. Election of Chairman

A Barclay to continue as Chairman. All Councillors voted in agreement.

2. Election of Vice Chairman

J Lee-Steere to continue as Vice Chairman. All Councillors agreed.

3. Attendance and Apologies

Ms A Barclay Chairman
Mrs L-J Clarke
Mrs Z Biasuzzi
Mr J Lee-Steere
Mr B Thorne
Mr C Chalvert
Mr J Wright
Ms S Bell Clerk for the meeting

6x members of the public also present and MV District Councillor Abhiram Magesh and Mrs H Clack.

4. Declaration of Interests

JL-S Jayes Park Estate

Treasurer and Trustee Ockley Housing Association
Churchwarden of St Margaret's and Trustee Ockley School Building

5. Public Session

A member of public raised concerns about the Randwana Farm planning application and the numerous of huge lorries that are emptying rubble onto the land. There is now also a mobile caravan in situ. Photos taken by the member of public to be sent over email to OPC. MVDC have visited and spoken with the owners but no recent update has been received since. Clerk to chase up officer for an update and to pass new information over along with the photos. LJC advised may be worth making Abinger parish aware as it is on their boundary and a joint approach could be more beneficial.

A member of the Speedwatch attended and advised of currently having 13 volunteers and how well the operation is going. They do not need any warning signs where they operate now as Police have said it is not necessary only need to wear yellow jackets. They are achieving 97% accuracy in the reports that are sent in. They are always looking for more volunteers. Parish Council thanked Speedwatch for their contribution and efforts.

6. Approval of Minutes of meeting held on 4th March 2024

JLS approved and ZB seconded.

7. Calender of Meetings:

All Councillors agreed to the next upcoming months for meetings. ZB did advise she will not be present for the next meeting or September due to the upcoming birth of her baby.

8. Council Policies and Procedures

Review of the following Council policies and procedures in accordance with Standing Order 5j:

- **Risk Assessment**
- **Scheme of Delegation**
- **Lone Working Risk Assessment**
- **General Reserve**
- **Please see our website for policies www.ockley-parishcouncil.co.uk**

The policies required reviewing were sent to Councillors prior to the meeting. All Councillors agreed and nothing new to add to the policies.

9. Correspondence diary dates:

- **GDPR training**

Councillors advised of their availability – Clerk to arrange.

21 May 2024 at 10.00am – Planning appeal – Land rear of Elderslie, Stane Street, Ockley, Dorking, Surrey, RH5 5TD – APP/C3620/W/23/3335960.

Councillors were looking to see who would attend the appeal on behalf of the parish. District Councillor Abhiram Magesh advised they have hired a barrister to fight against the developer defending their decision to reject this appeal.

HC advised for as many as residents to attend to show developers that they do care about the plans. AB happy to attend on behalf of Ockley to read the letter that OPC sent previously commenting on the appeal. Clerk to send email to MVDC that Ockley Parish Council will be attending and will be wishing to speak.

10. Planning matters – to consider the planning applications listed on our website including:

MO/2024/0178/CC

The Granary, Copsbridge Farm, Weare Street, Ockley, Dorking, Surrey, RH5 5NH

Proposal: Removal of condition 2 of approved planning permission MO/2015/1675 for the erection of a 43 metre x 23 metre riding arena, as the lack of lighting makes it unsafe for both the rider and horse using the arena and negatively impacts the welfare of the horse by limiting the ability to exercise in poor daylight situations.

01-Mar-2024

MO/2022/1227/PLA MAJOR

Land rear of Elderslie, Stane Street, Ockley, Dorking, Surrey, RH5 5TD

Erection of 42 No. residential dwellings (Use Class C3) with formation of new vehicular access, associated landscaping, drainage and parking.

11-Mar-2024

MO/2024/0159/CAT

9, Old Hatch Cottage, The Green, Ockley, Dorking, Surrey, RH5 5TB

Leyland Cypress/Leylandi (T1) to reduce height by approximately 40%. Salix Caprea/Goat willow (T2) to carry out a crown reduction of approximately 75%.

NO OBJECTION

13-Mar-2024

MO/2023/1237/PLA

Jayes Park, Forest Green Road, Ockley, Dorking, Surrey, RH5 5RR

Refurbishment and extension of existing agricultural barn to provide a commercial building comprising the following use classes: E(g) Uses which can be carried out in a residential area without detriment to its amenity: E(g)(i) Offices to carry out any operational or administrative functions; E(g)(ii) Research and development of products or processes; E(g)(iii) Industrial processes; and, B8 Storage or distribution.

APPROVED WITH CONDITIONS

12-Mar-2024

MO/2023/1106/PLA

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

Proposed conversion of outbuilding into dwelling.

Dismissed

15-Mar-2024

MO/2024/0417/CAT

9, Old Hatch Cottage, The Green, Ockley, Dorking, Surrey, RH5 5TB
To cut and remove mature ivy smothered Spruce tree to ground level.
14-Mar-2024

MO/2023/1976/PLA MAJOR

Land to the west side of Stane Street, Ockley, Dorking, Surrey, RH5 5TH
Erection of 14 No. dwellings with associated access and landscaping.
REFUSED
25-Mar-2024

MO/2024/0467/CAT

Elmers Farmhouse, Stane Street, Ockley, Dorking, Surrey, RH5 5TQ
Remove 1 No. tall Ash tree situated close to house and garage and relatively close to the A29.
21-Mar-2024

MO/2024/0537/DEA

Holbrook Farm, Weare Street, Ockley, Dorking, Surrey, RH5 5NP
Prior notification for the erection of an agricultural barn of 36.79m x 18.29m for the storage of hay, feed and straw.
03-Apr-2024

MO/2024/0558/PLAH

Oakdale Farm, Weare Street, Ockley, Dorking, Surrey, RH5 5NN
Erect a single storey outbuilding for guest dining.
15-Apr-2024

MO/2023/1238/PLA

Jayes Park, Forest Green Road, Ockley, Dorking, Surrey, RH5 5RR
Erection of a ground mounted solar array comprising 162 No. solar panels.
APPROVED WITH CONDITIONS
18-Apr-2024

MO/2023/1401/PLA

1 & 2 Park Cottages, Beare Green Road, Ockley, Dorking, Surrey, RH5 4PX
Erection of 3 No. 4 bed detached dwellings following demolition of existing 2. No dwellings and out buildings.
REFUSED
24-Apr-2024

MO/2024/0657/PLAH

3, Upper Oakdale Cottages, Weare Street, Ockley, Dorking, Surrey, RH5 5NN
Erection of Oak framed two storey side extension with Juliette balcony to rear.
25-Apr-2024

MO/2024/0654/PLA

The Laurels, Stane Street, Ockley, Dorking, Surrey, RH5 5TP
Erection of a detached bungalow.
22-Apr-2024

MO/2024/0594/PLAH

Stylehurst, Weare Street, Ockley, Dorking, Surrey, RH5 5JD
Erection of single storey side extension and two storey rear extension, with associated internal alterations and external refurbishment works.
22-Apr-2024

MO/2024/0593/LBC

Stylehurst, Weare Street, Ockley, Dorking, Surrey, RH5 5JD

Erection of single storey side extension and two storey rear extension, with associated internal alterations including new non loading partitions, new steel beam, and alterations to existing doorway, and external refurbishment works. (Application for Listed Building Consent.)

22-Apr-2024

MO/2024/0537/DEA

Holbrook Farm, Weare Street, Ockley, Dorking, Surrey, RH5 5NP

Prior notification for the erection of an agricultural barn of 36.79m x 18.29m for the storage of hay, feed and straw.

PRIOR APPROVAL NOT REQUIRED

30-Apr-2024

MO/2024/0467/CAT

Elmers Farmhouse, Stane Street, Ockley, Dorking, Surrey, RH5 5TQ

Remove 1 No. tall ash tree situated close to house and garage and relatively close to the A29.

NO OBJECTION

01-May-2024

MO/2024/0417/CAT

9, Old Hatch Cottage, The Green, Ockley, Dorking, Surrey, RH5 5TB

To cut and remove mature ivy smothered spruce tree to ground level.

NO OBJECTION

26-Apr-2024

11. Finance

a) accounts to be paid - as shown on website

These were read out by the clerk. JLS proposed and ZB seconded.

Already paid but not yet authorized:

Year end 31 March 2024

M Osborne	
Grounds maintenance 23/24	£1840.00
Mrs S Bell	
Clerk's salary and expenses March	£687.20
Mrs L Fletcher	
Temp Clerk hours and expenses Jan/Feb	£1056.73
HMRC month 12	
Tax on Clerks' salary SB/LF	£451.12
Mulberry and Co	
Internal audit	£253.50

New financial year - year end 31 March 2025

Surrey ALC Ltd	
NALC/SALC subscriptions 24/25	£298.77
Mulberry and Co	
Payroll provision quarter end 31 March	£126.00
Helpdesq	
Cloud backup April 2024	£11.70

Mrs S Bell

Clerk's salary and expenses April	£808.60
HMRC Tax on Clerk's salary SB	£3.39
Yet to be paid: Helpdesq	TBA
Mrs L Fletcher Temp Clerk hours and expenses Mar/Apr	TBA

b) verify bank statements to budget spreadsheet

JLS confirmed and signed these documents. It was agreed by ALL Councillors to add additional bank signatories for NatWest were to be SB and LJC.

c) Annual Governance and Accountability Return (AGAR) 1 April and 30 June 2024.

i) The Annual Governance Statement

The document was sent to Councillors via email previous to the meeting. The Clerk read out the figures and Councillors all agreed and Chairman signed along with the Clerk.

ii) The Accounting Statements

These were read out and signed by the Chairman and Clerk. All Councillors agreed.

c) Exercise of Public Rights – To approve the period of public rights to inspect the AGAR from Monday 3 June – Friday 12 July 2024

This was explained by the Clerk these would be published on the website and the noticeboard during the dates shown.

12. Crime Figures

There were 13 incidents reported within Ockley. All Councillors were sent the details before the meeting. JLS spoke about one incident regarding the farmland gate that had been cut down and the sheep attack that followed. He explained how dogs got in and killed some sheep and mauled others which had to be put down. A FB post was recommended to remind people to keep dogs under control and to abide by the countryside code to prevent this happening in the future.

13. Future MV Local Plan

Main modifications have now been published online. Ockley has 3 different sites – Land of Friday Street reduced capacity, Elmers Field merged Crickets Close one big site on planning sites and Elmers Road need more sufficient parking. MV District Councillor L Mursaleen-Plank has already sent a letter which can be shared with OPC.

14. Footpaths in the parish

Nothing further to report. Clerk to chase up on the training date for the footpath warden.

15. Ockley NDP

This has been stalled for a long time and OPC have wanted to get this started again as a lot of work has already been put into this. HC advised this will need to be sent to MV and they will advise when their local plan is nearly complete to coincide with OPC's NDP. HC also advised a percentage of the new developments CIL funding will need to be spent on community projects, traffic calming measures, village halls, things that will improve the quality of life in the village. ZB asked if this would include things such as nurseries, buses, doctors, dentists and how they will accommodate the extra 300 people these new developments will bring. HC said the Weald School will benefit from the additional families, CIL wouldn't be able to fund private practices and to think along the lines of public services such as transport, schools, etc. as there is a need for supporting those services. Nurseries could be part of a primary school as an outer side building which can be part of CIL funding which OPC could

obtain if it were to have a NDP in place. A volunteer was asked to draft an email for James Garside who had helped work alongside the group for NDP for Clerk to send over to ask what else is needed to complete and what the next steps are. CC offered to help do this.

16. Community Hub

JLS still trying to find uses for the old school building and to be clearer on the land ownership. There is a restriction on what the school building can be used for and trying to keep as a community asset. HC advised SSC own the land behind the building. MV District Councillor Abhiram Magesh advised there is a business officer who may be able to offer advice on this and then offered his help to find out who owns the land – an email with the details to be sent over.

17. Social Matters

ZB asking JLS for email for permission for new fencing and the bark at the play area to be able to finish applying for the grant. And also, for the Clerk to obtain a more recent quote for the top up of bark.
LJC asked how the new set up of the mobile phone was going. Clerk advised no calls as of yet. LJC also mentioned how the set up of the Community Fridge every Wednesday at the Cricket Club is becoming very popular. LJC spoke about Elmers Field parking, the top part of the road, there is a bit of land and is trying to establish who owns this so the residents could possibly use this space for more parking and requires the cut back of trees as they are dead. HC asked for details so she could send to Highways to establish who owns this whether SCC or JPE.

18. WOOF Finances

LJC had been in touch with regards to obtaining the current running costs of the WOOF magazine. These figures were sent round to all Councillors. HC asked for an email to be sent to her as she may be able provide some funding towards the village magazine. It was also discussed that this was raised a few years back on what the parish would be able to provide to help for the shortfall of the magazine. Clerk to look back on previous minutes and forward the details to Councillors in order to help towards the running costs of the village magazine.

19. Date of next meeting

1st July 2024

Meeting finished 21.20.