

**OCKLEY PARISH COUNCIL**

**CLERK: MRS S BELL**  
**77 HIGHLANDS ROAD**  
**HORSHAM**  
**WEST SUSSEX**  
**RH13 5ND**  
**EMAIL: clerk@ockleypc.co.uk**

**MINUTES OF MEETING**

A meeting of Ockley Parish Council was held on Monday 8<sup>th</sup> July 2024 at 7.30 pm at Ockley Village Hall.

**1. Attendance and Apologies for Absence**

Councillors present

Mr J Lee-Steere Vice Chairman

Mrs L-J Clarke

Mr B Thorne

Mr J Wright

Mrs Z Biasuzzi

Mr C Calvert

Mrs S Bell Clerk

Ms A Barclay, Mrs H Clack and District Councillors sent their apologies.

7x members of public present.

**2. Declaration of interests and notification of changes to members interests**

All Councillors agreed for BT to be confirmed as Ockley Village Hall representative.

**3. Public session (Allocated time limit of 5 minutes at the discretion of the Chairman)**

Members of public attended the meeting to share their concerns with OPC of the ongoing activities taking place on a particular planning application at Randhawa Farm. One particular member of public has received numerous people knocking on their residence referring to buying certain plots of land on the above farm but find there is no access to these plots. There was one particular incident of a couple cutting and trimming down bushes in order to make an entrance to the plot of land they have purchased but these hedges belong to Highways and therefore, would not have permission to do this. There were also concerns for these people's safety due to the high speeds of traffic on the A29 and the access point being dangerous. This has been explained by residents to the director of Highways Surrey and advised that an urgent collision is inevitable. There is also a significant issue with flooding. There have been numerous unnamed lorries gaining access to the land and dumping huge loads of rubble. JLS advised to try and get the registration number of these lorries as this can be passed over to the MVDC Officers who are dealing with the case. JLS also advised the access point has been widened but this would be helpful to have photos prior to the works. A member of public advised they had these and offered to send these photos out to the Councillors. It was suggested whether it would be possible to set up a specific meeting with these MVDC officers to discuss these issues further with residents. This is in order to get a better understanding of the investigation and what action MVDC have taken – a report from the officers beforehand would be preferable. Clerk to action this. This particular case has been ongoing for two years and now believes this needs to be raised with the Chief Executive of Mole Valley for notice of life has now escalated due to the more frequent movements happening at the farm. This may be more effective for joint approaches from other wards. It was advised Clerk has made contact with Abinger.

AB has been in contact with certain residents in visiting the site but due to sickness, this did not take place. LJC offered to go to the site later in the week to meet with residents.

Another member of public raised of an unofficial footpath by Jayes Park Estate along Ockley Road. A nasty accident took place on the corner as vehicles do hurtle around the corner and there is no safe access to this. A question was asked as to whether a pedestrian crossing be installed. Photos were shown to OPC. This would need to be taken further up with Jayes Park Estate due to the footpath in question being their land.

#### **4. Approval of the Minutes of the Parish Council 13 May 2024**

ZB proposed and LJC seconded.

#### **5. Planning matters – to consider the planning applications listed on our website including:**

MO/2024/0701/PNCE

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

Prior notification for conversion of Commercial/Business/Service (Use Class E) into 1 No. residential dwellings (Use Class C3).

MO/2024/0700/PNQ

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

Prior notification for the conversion of the existing agricultural buildings to provide 4 No. dwellings (Use Class C3).

MO/2024/0532/PLA

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

Demolition of existing agricultural barn and replacement with 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.

REFUSED

MO/2024/0178/CC

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

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.

APPROVED WITH CONDITIONS

MO/2024/0657/PLAH

3, Upper Oakdale Cottages, Weare Street, Ockley, Dorking, Surrey, RH5 5NN

Erection of Oak framed two storey side extension with Juliet balcony to rear.

REFUSED

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.

APPROVED WITH CONDITIONS

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.)

APPROVED WITH CONDITIONS

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.

Dismissed

MO/2023/1436/PNCE

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

Prior notification for conversion of farm office from Commercial/Business/Service (Use Class E) into 1 No. residential dwelling (Use Class C3).

MO/2023/1437/PNQ

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

Prior notification for the change of use of 2 No. agricultural buildings to 4 No. dwellings (Use Class C3).

MO/2024/0701/PNCE

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

Prior notification for conversion of Commercial/Business/Service (Use Class E) into 1 No. residential dwellings (Use Class C3).

PRIOR APPROVAL REFUSED

MO/2024/0700/PNQ

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

Prior notification for the conversion of the existing agricultural buildings to provide 4 No. dwellings (Use Class C3).

PRIOR APPROVAL REFUSED

MO/2024/0654/PLA

The Laurels, Stane Street, Ockley, Dorking, Surrey, RH5 5TP

Erection of a detached bungalow.

REFUSED

MO/2024/0558/PLAH

Oakdale Farm, Weare Street, Ockley, Dorking, Surrey, RH5 5NN

Erect a single storey outbuilding for guest dining.

NO FURTHER ACTION

MO/2024/0954/CAT

Lake Cottage, The Green, Ockley, Dorking, Surrey, RH5 5SS

To coppice 1 No. mature Willow tree located on the boundary line of front garden. To be coppiced to approximately 1.2 metres.

## 6. Finance

- a) accounts to be paid - as shown on website

Ockley Parish Council Accounts to be paid July 2024 Already paid but not yet authorized:

Mrs S Bell

Clerk's salary and expenses May month 2

£808.60

Mrs L Fletcher

Temp Clerk hours March/April

£434.80

HMRC

Tax on Clerks' salary SB/LF

£111.99

Yet to be paid:

Mulberry Local Services Ltd Final internal audit 2023-24	£168.90
Information Commissioner Data Protection Fee Renewal	£40.00
IG Design Website hosting renewal	£40.00
Helpdesq Cloud backup	£11.70
Mrs S Bell Clerk's salary and expenses June month 3	£808.60
HMRC Clerk's NI	£3.39
Mrs L Fletcher Temp Clerk hours May/June	TBA
Jayes Park Estate Mowing the green 2022/23	£ 888.

- b) verify bank statements to budget spreadsheet

JLS read through and signed these documents.

- c) Internal Audit Report

Clerk sent out the report to all Councillors prior to the meeting and noted of the points raised by the auditor. All Councillors had no questions and all agreed to these points.

#### **7. Crime figures – list to be provided**

The list was provided to Councillors. Speedwatch sent an email to OPC before the meeting pointing out concerns of the current speeding along Stane Street and the number of vehicles passing through on a daily basis. The Clerk sent an email to the Surrey Police Casualty Reduction Officer Mole Valley and Epsom regarding this information. The Clerk read out the response to Councillors in which the officer stated the site is no longer officially a speed enforcement site and as such is not subject of regular attendance by officers.

#### **8. Future MV Local Plan**

Due to the recent elections, it was noted that the Local Government may declare changes and this may affect the MV Local Plan so OPC would await to hear what the changes entail.

#### **9. Footpaths in the parish**

No further update.

#### **10. Ockley NDP**

CC has done some research on OPC's current NDP and is keen to kickstart this again. The information is already there and ready to go but again, referring to the recent changes for MV Local Plan, he suggested to wait to see what the changes are from the Local Government and how this will affect NDP moving forward. CC to send an email to James Garside the officer who was helping OPC during the initial stages of the plan and to see what the next stage would be. It was suggested OPC need to apply for funding.

#### **11. Community Hub**

JLS advised there was good progress. A business plan had been drafted and this has been sent over to the relevant authorities. He acknowledged a meeting is to be arranged soon.

#### **12. Social Matters**

LJC reported all social matters such as the community fridge are going very well and are successful. She reminded Clerk to add the OPC's new mobile again into the next upcoming parish magazine article.

#### **13. Play Area**

ZB had advised she had been able to send off the application to apply for the funding for the play area fencing. She also advised we may be able to apply for more funds for the possible upgrade of the play equipment if it was agreed that OPC would put money in. This is to be discussed more in the future meetings.

#### **14. Woof Donation**

Previous minutes were looked through regarding the discussions around what OPC would offer to donate if the magazine fell short but there was no definite number. Clerk to email HC to find what funding is available for this. The grant process was suspended due to the general elections.

#### **15. Randhawa Farm Update**

This was discussed a lot in the public session. Clerk to send all the information over to the MV officers and to ask for an update.

#### **16. Elmers Road Parking**

LJC and ZB advised HC was unable to find the land owner of the car parking space and no progression on this. It was suggested if whether OPC could pay a fee towards having an account set up to have access to the land registry ownership details. Clerk to find this out. ZB, LJC and JLS to arrange to meet to discuss this issue further.

#### **17. Grass Cutting**

A member of the Ockley Cricket Club informed OPC that volunteers from the village including the Cricket Club banded together and trimmed the green. This was a big job as the area had overgrown. This should be done by a professional as this believes Ockley is the gateway to the South Downs and should be done on a more regular basis. OPC to find various quotes from contractors to trim the area throughout the year. OPC have been grateful for the work done over the years by the volunteers. Clerk to action this.

#### **18. Gatwick Airport Northern Runway**

An email was distributed by Gatwick Airport Limited inviting members to a meeting via Teams regarding a recent application made by Gatwick Airport for an order granting development consent for the Gatwick Airport Northern Runway Project. LJC said she may be able to attend this.

#### **19. Next meeting 2<sup>nd</sup> September**

