

Wanborough Parish Council

DRAFT Minutes of the Ordinary Meeting of the Parish Council held on Wednesday 29TH January 2025 at 7.30pm in Wanborough Village Hall

Meeting started 7.30pm

Those present: James Henry (chairman JH), Matthew Harrison (MH), Martin Bramley (MB), Oscar de Chazal (OC), Matt Furniss (MF), Sallie Barker (SB), Kim Sweeting (clerk KS)

Apologies: Robert Drummond (RD)

Members of the public were present.

1. D-036 Minutes of the last meeting on Wednesday 27th November 2024 to approve and sign.

The minutes were agreed as accurate; JH signed the minutes accordingly.

2. D-037 Matters arising

JH noted that a number of action points had been agreed at the last meeting and he wanted to update WPC on those.

- a) *Add enforcement notice information to the WPC website.* KS reported that this has been done for more recent notices. MF confirmed that a simple map could be added to the page with a of past enforcement notices outstanding.
- b) *Write to Jeremy Hunt MP regarding the lack of enforcement action on the lower Wanborough Fields.* JH stated that this had been done and that WPC had received a quick and positive response details on website). OC thanked JH for his work on this.
- c) *Submit annual GBC precept request.* KS confirmed this had been done
- d) *Contact landowner regarding tree branches leaning on power cable by Manor farm cottages.* It was confirmed that local residents were in touch with the landowner on this issue and the problem partly resolved. MF stated that if the issue continued, concerned residents need to report it to UK Power Network.

3. D-038 Update from SCC and GBC representatives
GBC update

SB reminded everyone that a Spring round of crowd funding was available for applications with a focus on help and support for vulnerable groups within the local community. The submission deadline is 12th March 2024.

SB announced that the Mayoral award nominations are now open and that she would love to see someone from Wanborough parish nominated: suggestions welcomed.

MF and SB reported that in recent weeks GBC has been undertaking significant work in respect of unauthorised activity on multiple plots of land on the lower field adjacent to Westwood Lane, just west of the hamlet of Wanborough; this site has become a priority for GBC Planning Enforcement.

The latest batch of three enforcement notices were served to occupiers and landowners by GBC with a police escort. Surrey Police are now supporting the enforcement process where appropriate. GBC Environmental Control have attended the site to inspect the burning of waste, which is also being monitored by Trading Standards and Surrey Fire and Rescue. WPC has written to, and received support from, Jeremy Hunt MP who in turn has been in communication with the head of planning at GBC.

In total there are now over fifteen outstanding enforcement notices in respect of Wanborough Fields. The serving of an enforcement notice is an essential legal procedure in dealing with unauthorised development activity and while it is recognised that the due legal processes can be slow (e.g. rights of appeal, compliance periods, etc), WPC understands that GBC is determined to resolve these enforcement issues over the longer term. As part of their ongoing work GBC Planning is building an evidence base and they have asked for any new relevant factual information to be reported by local residents:

To report any suspected planning breaches online to:

<https://www.guildford.gov.uk/article/26219/Report-a-suspected-planning-breach>

To report any waste burning to:

www.guildford.gov.uk/article/18341/Report-a-bonfire

To report to Surrey Police anything potentially unlawful to:

<https://www.surrey.police.uk/tua/tell-us-about/soh/seen-or-heard/>

JH thanked both MF and SB for their ongoing work with GBC on the Wanborough Field problems. SB said that at their recent local 'surgery' event it had been really helpful to hear directly from residents on their various different observations that helped to inform GBC of the wider picture and build factual evidence.

A member of the public noted that another large pile of wooden pallets had just been dumped in the upper field. MF agreed to follow up.

SCC update (*written report from MF)

First for Surrey as AI takes to the road to spot potholes*

SCC will now use AI to detect potholes to help speed up road repairs across the county. Computer vision cameras fitted to dashboards inside highways vehicles will spot and photograph potholes which will then be automatically recorded for repair

Spring clean starts early in Surrey*

A series of additional highways improvements will take place over the autumn and winter to enhance the appearance and condition of Surrey's roads and pavements. Extra highways teams are being mobilised across the county to improve pathways, roadsides and rural areas. To make a request please email matt.furniss@surreycc.gov.uk

New way to report and track issues on Surrey's roads and pavements*

SCC's new 'FixMyStreet' online reporting tool will now make it easier for residents to report potholes, faulty traffic signals and other street defects. FixMyStreet allows people to quickly and simply report issues in their area which need fixing, cleaning or clearing. Accessed via SCC's website, residents are also able to see issues which have already been reported, to sign up for local updates and to track the progress of repairs using their mobile phone or other devices. To report an issue and see existing reports in your area, visit <https://tellus.surreycc.gov.uk/>

Surrey Connect now available in more areas*

On-demand buses are now available in East, Central, North and Southwest Surrey. The expansion of bus provision follows the success of services introduced last year in the Mole Valley, Tandridge, Farnham, Cranleigh, West Guildford and Longcross areas. Surrey Connect is funded by SCC to help improve access to sustainable travel. Buses run Monday to Friday from 7am to 7pm and on Saturdays from 8am to 6pm. Journeys can be booked with 30 minutes notice or up to 7 days in advance. Journeys can be booked: Online at www.surreyconnect.org.uk.

Potential creation of unitary authority for Surrey

In answer to questions from councillors, MF led a discussion regarding central government potential plans to reorganise local government with the setting up of one or two all-encompassing unitary authorities within Surrey (e.g. North and South) to replace the current multi-layered structure of county, borough and district councils. MF hopes that Surrey will be one of the first regions in England where a unitary structure will be adopted. Central government believe such a change will help improve service delivery, grow the economy, meet house building targets and resolve existing debt and financial issues at many existing borough councils. In answer to MB, MF stated that if this reorganisation goes ahead, local elections scheduled for May 2025 would be postponed.

4. D-039 Planning and enforcement updates

Status of recent applications

25/P/00023 Touchwood erection of front entrance porch. The application was considered by councillors and it was agreed to submit 'no objection'.

24/T/00310 Tree schedule of works. JH provided a brief background to the site; the clearing of a deciduous woodland in 2021, the issuance of an urgent TPO by GBC at that time and further tree felling in 2023, following a tree survey. The application was discussed by councillors and it was agreed that WPC should

recommend refusal as there was no valid reasons for further environmental damage on a site that was not designated for development.

25/P/00029 Touchwood car port – Councillors discussed the application and agreed to submit a ‘no objection’ comment, on the basis the proposed structure is low impact, hidden from neighbours and the B3000 and in keeping with the rest of this property. WPC noted the applicant's helpful offer of a S106 agreement to restrict any future change of use.

Status of Enforcement

Further to the earlier discussion, councillors noted the details of the three enforcement notices issued by GBC in January regarding plots in the lower Wanborough Fields:

EN/24/00495 - Without planning permission, the use of the Land for a mixed use of agriculture, storage and for residential purposes through the siting of a caravan - Plot 15, Berry Farm, Westwood Lane, Wanborough

EN/24/00496 - Without planning permission the erection of a gate, gate posts and the erection of a timber building (dog kennel) - Land at Lot A1, Westwood Lane, Wanborough, Guildford and Land known as Plots 10a, 11 and 14, Lot A1, Westwood Lane, Wanborough, Guildford

EN/24/00497 - Without planning permission, the construction of a building - Land known as Lot A1, Westwood Lane, Wanborough, Guildford

OC noted the appeal in relation to enforcement notice EN/20/00054 (3 Manor Farm) - Without planning permission a material change of use of land from agriculture to the use of land for residential amenity purposes. Councillors expressed sympathy for the resident due to the time elapsed, but agreed that WPC did not have sufficient details on the history of the site to enable any comment on the appeal.

5. D-040 Traffic and road matters

MH asked MF for an update on the fly-tipping heap on the slip road coming off the A3 joining the A3, which was now of a dangerous size. MF informed WPC that National Highways are waiting for a suitable time to arrange a lane closure in order to collect this rubbish. This road is currently a diversion route for night-time roadworks taking place elsewhere.

MF notified WPC that the local residents directly affected by the flooding in the area close to the Great Barn & Granary will shortly receive a letter from GBC explaining that the blocked drain is on private land and the legal responsibility of the local residents themselves.

OC asked if another ‘white gate’ sign is going to be installed on the other side of Wanborough Hill. MF responded that due to the lack of space SCC is considering a thinner ‘white post style’ alternative. In response to a question from a member of the public, MF confirmed that SCC did not consider a central solid white line as appropriate for this stretch of road.

6. D-041 Finances and cheques

Only two payments made since the last meeting:

Clerk Salary Q4'24	£897.75
Village hall rental x2	£32.00

Councillors agreed that WPC should donate £200 to the Puttenham & Wanborough Community Group and £20 to Surrey Playing Fields.

7. D-042 Consultations

KS notified WPC of the Countryside Visitor Survey consultation deadline of 30th May 2025. It was agreed that this should be left for individuals to respond themselves, if they so wished.

8. D-043 Date of next meetings

JH thanked everyone for their flexibility in changing the dates for the next two meetings, by bringing them forward by one day to:

Tuesday 25th March 2025

Tuesday 27th May 2025

9. D-044 Any other business

MH asked why Surrey University had recently been granted approval by GBC to build a solar farm on prime agricultural land, when in contrast central government stated that priority should be given to the installation of solar panel arrays on brown field sites. JH stated that issue was debated and overruled at the final GBC Planning Committee meeting that signed off this Surrey University application; (see GBC Committee meeting minutes).

KS stated that the Great Barn annual spring clean will take place on 12th April 2025 from 10:00am with coffee and cake at 11:30am.

The meeting was closed by JH at 20:20 hours