**DOCKENFIELD PARISH COUNCIL**

**You are hereby summoned to attend a meeting of Dockenfield Parish Council**

**to be held on Tuesday 10th January 2017**

**At 8.00pm**

**at the Church of the Good Shepherd**

**in the Vestry**

**AGENDA**

**1. APOLOGIES FOR ABSENCE**

**2. MEMBERS DISCLOSURE OF INTEREST FOR ITEMS ON THE AGENDA**

**3. MINUTES OF PREVIOUS MEETING**

**4. MATTERS ARISING**

**5. BUDGET 2017-2018**

**6. LAND FOR SALE ADJACENT TO ABBOTTS COTTAGES DECEMBER MEETING**

**7. CHAIRMAN'S STATEMENT**

**8. PLANNING WA/2016/2459 HOLT FARM, OLD LANE**

[**www.waverley.gov.uk**](http://www.waverley.gov.uk/)

**9. SURREY COUNTY COUNCILLORS REPORT**

**10. CHEQUES DRAWN**

**11. DATE FOR NEXT MEETING**

**JESSICA HOBDAY**

**DOCKENFIELD PARISH CLERK**

**DOCKENFIELD PARISH COUNCIL**

**You are hereby summoned to attend a meeting of Dockenfield Parish Council**

**to be held on Tuesday 21st February 2017**

**At 8.00pm**

**at the Church of the Good Shepherd**

**in the Vestry**

**AGENDA**

**1. APOLOGIES FOR ABSENCE**

**2. MEMBERS DISCLOSURE OF INTEREST FOR ITEMS ON THE AGENDA**

**3. MINUTES OF PREVIOUS MEETING**

**4. MATTERS ARISING**

**5. PHONE BOX RESTORATION**

**6. LAND FOR SALE ADJACENT TO ABBOTTS COTTAGES FUNDRAISING**

**7. CHAIRMAN'S STATEMENT**

**8. PLANNING – F30633/031/CMA GRUNDONS HAMPSHIRE COUNTY COUNCIL**

**9. VILLAGE SIGN**

**10. SURREY COUNTY COUNCILLORS REPORT**

**11. FINANCE**

**12. CHEQUES DRAWN**

**13. DATE FOR NEXT MEETING**

**DOCKENFIELD PARISH COUNCIL**

**You are hereby summoned to attend a meeting of Dockenfield Parish Council**

**to be held on Tuesday 21st March 2017**

**At 8.00pm**

**at the Church of the Good Shepherd**

**in the Vestry**

**AGENDA**

**1. APOLOGIES FOR ABSENCE**

**2. MEMBERS DISCLOSURE OF INTEREST FOR ITEMS ON THE AGENDA**

**3. MINUTES OF PREVIOUS MEETING**

**4. MATTERS ARISING**

**5. PHONE BOX RESTORATION AND DEFIBRILLATORS**

**6. LAND FOR SALE ADJACENT TO ABBOTTS COTTAGES FUNDRAISING**

**7. CHAIRMAN'S STATEMENT**

**8. PLANNING WA/2017/0311 TWO PENNY PIECE, THE STREET**

 **Erection of first floor rear extension including a dormer window**

 **Comments due latest 31st March**

[**www.waverley.gov.uk**](http://www.waverley.gov.uk/)

**9. SURREY COUNTY COUNCILLORS REPORT**

**10. FINANCE AND CHEQUES DRAWN**

**11. DATE FOR NEXT MEETING**

**JESSICA HOBDAY**

**DOCKENFIELD PARISH CLERK**

**DOCKENFIELD PARISH COUNCIL**

**You are hereby summoned to attend a meeting of Dockenfield Parish Council**

**to be held on Tuesday 27th June 2017**

**At 8.00pm**

**at the Church of the Good Shepherd**

**in the Vestry**

**AGENDA**

**1. APOLOGIES FOR ABSENCE**

**2. MEMBERS DISCLOSURE OF INTEREST FOR ITEMS ON THE AGENDA**

**3. MINUTES OF PREVIOUS MEETING**

**4. MATTERS ARISING**

**6. LAND PURCHASE ADJACENT TO ABBOTTS COTTAGES.**

**7. CHAIRMAN'S STATEMENT**

**8. PLANNING :**

 **WA/2017/0890 19 Abbotts Cottages**

 **WA/2017/0856 Patchways**

 **TPO Abbotts Cottages TM/2017/0080 land between 4 and 5**

 **WA/2017/0919 Keepers Cottage (revision of WA/2016/2172)**

 **DW/2017/0023 22 Abbotts Cottages. Extension.**

 **NNA/2017/0093 Great Holt Lodge, Old Lane – amendment to WA/2016/2181**

 **WA/2017/1055 Poplar Cottage – erection of garage/store alterations to existing.**

[**www.waverley.gov.uk/planning**](http://www.waverley.gov.uk/planning)

**9. SURREY COUNTY COUNCILLOR’S REPORT**

**10. FINANCE AND CHEQUES DRAWN**

 **Approving Accounts for internal auditor.**

**11. DATE FOR NEXT MEETING**

**JESSICA HOBDAY**

**DOCKENFIELD PARISH CLERK**

**DOCKENFIELD PARISH COUNCIL**

**You are hereby summoned to attend a meeting of Dockenfield Parish Council**

**to be held on Tuesday 18th July 2017**

**At 8.00pm**

**at the Church of the Good Shepherd**

**in the Vestry**

**AGENDA**

**1. APOLOGIES FOR ABSENCE**

**2. MEMBERS DISCLOSURE OF INTEREST FOR ITEMS ON THE AGENDA**

**3. THIS TIME IS FOR ANY MEMBERS OF THE PUBLIC WISHING TO SPEAK**

**4. MINUTES OF PREVIOUS MEETING**

**5. MATTERS ARISING**

**6. CHAIRMANS STATEMENT**

**7. LAND FOR SALE ADJACENT TO ABBOTTS COTTAGES.**

**8. PLANNING**

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| [WA/2017/1146](http://waverweb.waverley.gov.uk/live/wbc/pwl.nsf/%28RefNoLU%29/WA20171146?OpenDocument) |  | 20/06/2017 |  | Mr & Mrs Baillie |  | Land Centred Coordinates 482870 140475, On South Side Of The Street,Dockenfield  |  | Change of Use from agricultural to equestrian use.**Last Date for Comments 4th August** |

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| [WA/2017/1055](http://waverweb.waverley.gov.uk/live/wbc/pwl.nsf/%28RefNoLU%29/WA20171055?OpenDocument) |  | 20/06/2017 |  | N Griffiths |  | Poplar Cottage, Bealeswood Lane,Dockenfield GU10 4HS |  | Erection of a detached garage/store; alterations to existing garage**Last date for comments 21st July** |

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| [WA/2017/1139](http://waverweb.waverley.gov.uk/live/wbc/pwl.nsf/%28RefNoLU%29/WA20171139?OpenDocument) |  | 28/06/2017 |  | Mr & Mrs Baillie |  | Land Centred Coordinates 482870 140475, On South Side Of The Street,Dockenfield  |  | Erection of stable block and sand school together with car parking and associated access track**Last date for comments 11th August** |

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**9. LENGTHSMANS SCHEME MEETING**

**10. WBC LOCAL PLAN**

**11. SURREY COUNTY COUNCILLOR’S REPORT**

**12. FINANCE AND CHEQUES DRAWN**

**13. MATTERS FOR FURTHER DISCUSSION**

**13. DATE FOR NEXT MEETING**

**Jessica Hobday**

**Dockenfield Parish Clerk**

**DOCKENFIELD PARISH COUNCIL**

**You are hereby summoned to attend a meeting of Dockenfield Parish Council**

**to be held on Tuesday 21st November 2017**

**At 7.00pm**

**at the Church of the Good Shepherd**

**in the Vestry**

**AGENDA**

**1. WBC LOCAL PLAN PART 2**

 **DOCKENFIELD LOCAL GREEN SPACE**

 **SPEAKER – SOPHIE PIPER WBC POLICY OFFICER (DESIGN AND CONSERVATION)**

**2. APOLOGIES FOR ABSENCE**

**3. MEMBERS DISCLOSURE OF INTEREST FOR ITEMS ON THE AGENDA**

**4. THIS TIME IS FOR ANY MEMBERS OF THE PUBLIC WISHING TO SPEAK (10 MINUTES)**

**5. MINUTES OF PREVIOUS MEETING**

**6. MATTERS ARISING**

**7. CHAIRMAN’S STATEMENT**

**8. LAND FOR SALE ADJACENT TO ABBOTTS COTTAGES.**

**9. SURREY COUNTY COUNCILLORS REPORT**

**10. CHEQUES DRAWN AND FINANCE**

**11. PLANNING**

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| [DW/2017/0042](http://waverweb.waverley.gov.uk/live/wbc/pwl.nsf/%28RefNoLU%29/DW20170042?OpenDocument) |  | 27/09/2017HH larger PD ext. not required-no objections----- |  | Mr & Mrs Huckle |  | Annexe, Abbots Hill, Sandy Lane,Dockenfield GU10 4EQ |  | The erection of a single storey rear extension which would extend beyond the rear wall of the original house by 8m, for which the height would be 2.79m, and for which the height of the eaves would be 2.5m. |

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| [WA/2017/1743](http://waverweb.waverley.gov.uk/live/wbc/pwl.nsf/%28RefNoLU%29/WA20171743?OpenDocument) |  | 07/09/2017Certificate of Lawfulness Granted----- |  | Mr & Mrs Huckle |  | Annexe, Abbots Hill, Sandy Lane,Dockenfield GU10 4EQ |  | Certificate of lawfulness under Section 192 for the erection of a side extension and the erection of a porch (as amended by plans received 31/10/2017 and 01/11/2017 |

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* **UPDATE ON WA/2017/1332 AND WA/2017/1139 EQUESTRIAN APPLICATIONS**
* **PLANNING MEETING WITH ELIZABETH SIMMS AND WBC OFFICERS**
* **UPDATE ON DOCKENFIED FARM WITH DRAWN APPLICATION WA/2017/1811**

**12. BROADBAND OLD LANE**

**13. DATE FOR NEXT MEETING**

**JESSICA HOBDAY**

**DOCKENFIELD PARISH CLERK**

**DOCKENFIELD PARISH COUNCIL**

**Planning Meeting**

**to be held on Tuesday 22nd August 2017**

**AGENDA**

* **Apologies for Absence**
* **Members Disclosure of interest of items on the agenda**

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| [WA/2017/1332](http://waverweb.waverley.gov.uk/live/wbc/pwl.nsf/%28RefNoLU%29/WA20171332?OpenDocument) |  | 26/07/2017Pending Decision----- |  | Mr & Mrs Edgington |  | Land Centred Coordinates 483100 140444 On South Side Of The Street,Dockenfield  |  | Erection of a dwelling with detached garage together with commercial stables, an administration/store building and associated works; Change of Use from agricultural to commercial equestrian use. |

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| [WA/2017/1498](http://waverweb.waverley.gov.uk/live/wbc/pwl.nsf/%28RefNoLU%29/WA20171498?OpenDocument) |  | 14/08/2017Pending Decision----- |  | Mr & Mrs Hutton |  | Goose Cottage, Green Lane,Dockenfield GU10 4JD |  | Erection of a detached double garage following demolition of existing garage. |  |
|   |  |
| [WA/2017/1499](http://waverweb.waverley.gov.uk/live/wbc/pwl.nsf/%28RefNoLU%29/WA20171499?OpenDocument) |  | 14/08/2017Pending Decision----- |  | Mr & Mrs Hutton |  | Land At Goose Cottage, Green Lane,Dockenfield GU10 4JD |  | Erection of a dwelling and detached double garage |  |

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 **5. Matters for further discussion**

**Jessica Hobday**

**Dockenfield Parish Clerk**

**DOCKENFIELD PARISH COUNCIL**

**RESIDENTS PLANNING MEETING**

**to be held on THURSDAY 28TH SEPTEMBER 2017**

**At 8.00pm**

**at the Church of the Good Shepherd**

**AGENDA**

**1. WELCOME – CHAIRMAN JILL TROUT**

* 1. **PLANNING POLICIES RELATING TO CURRENT APPLICATIONS**

 **3. BROWNFIELD SITES**

 **4. GREENFIELD SITES**

 **5. H0W TO SUBMIT YOUR VIEWS TO WAVERLEY BOROUGH COUNCIL**

**JESSICA HOBDAY**

**DOCKENFIELD PARISH CLERK**

**DOCKENFIELD** **PARISH COUNCIL**

**ANNUAL PARISH MEETING TO BE HELD**

**ON TUESDAY 16TH MAY 2017**

**AT 8.00PM**

**AT THE CHURCH OF THE GOOD SHEPHERD**

**AGENDA**

1. CHAIRMAN'S INTRODUCTION

2. APOLOGIES FOR ABSCENCE

3. MINUTES OF THE PREVIOUS ANNUAL PARISH MEETING – APPROVAL AND SIGNING

4. JILL TROUT CHAIRMAN'S REPORT AND OVERVIEW OF THE PAST AND COMING YEAR

5. DAVID HARMER – SURREY COUNTY COUNCILLOR

6. BRIAN ADAMS – WAVERLEY BOROUGH COUNCILLOR

7. DOCKENFIELD FIELD PURCHASE

8. BEALESWOOD COMMON

9. COLIN HALL – CPRE – ALICE HOLT COMMUNITY FORUM

10. ACTIVITIES COMMITTEE

11. MICHAEL FOSTER - DOCKENFIELD NEWSLETTER

12. GENERAL QUESTIONS AND MATTERS FOR FURTHER DISCUSSION

13. NEXT MEETING

**JESSICA HOBDAY**

**DOCKENFIELD PARISH CLERK**

 DOCKENFIELD PARISH COUNCIL

Minutes of the Annual Parish Meeting

Held at the Church of the Good Shepherd

Tuesday 17th  May 2016 at 8.00pm

Present: Jill Trout (Chairman)

 Ian McLean

 Chris Sutton

 Richard Blackburn

 Jessica Hobday (Clerk)

In attendance: 26

1. CHAIRMAN'S INTRODUCTION

 The Chairman welcomed everyone to the meeting.

2. APOLOGIES FOR ABSENCE

John Whitby

3. MINUTES OF THE PREVIOUS ANNUAL PARISH MEETING-APPROVAL AND SIGNING.

The minutes for the meeting held on the 19th May 2015 have been circulated were proposed by Pat Clough and seconded by Chris Sutton as a true record and signed by the Chairman.

4. JILL TROUT CHAIRMAN'S REPORT AND OVERVIEW OF THE PAST AND COMING YEAR.

The Chairman gave an overview of the past and coming year.

* To date there has been 17 planning applications.
* The Village design statements first internal sections has been completed.
* Thank you to everyone who helps within the parish.

5. DAVID HARMER – SURREY COUNTY COUNCILLOR

The works to be carried out on High Thicket road is still in the Surrey County Council programme and is scheduled to be completed in the first half of this financial year.

David also updated the meeting on Surrey County Council priorities affecting Dockenfield especially the roll out of superfast broadband in Dockenfield.

6. BRIAN ADAMS – PORTFOLIO HOLDER FOR WAVERLEY BOROUGH COUNCIL

 Waverley Borough Council's Local plan is due to go to consultation at the end of June this year.

Waverley B.C. is planning to rebuild the office/café/ etc at Frensham Great Pond. Plans have been drawn up but consultation has not taken place yet.

The works to increase parking spaces at Farnham Station has commenced.

7. PCSO JOHN FRANCIS

PCSO John Francis was unable to attend this meeting

8. DAN BOSENCE – BEALESWOOD COMMON

Dan Bosence spoke about Bealeswood common in Dockenfield.

The common consists of 10 acres of trees, Shrubs and common land Dan has been recording data of trees, flora and butterflies this information is passed on to WBC. The habitat is very diverse.

The Botanical society recorded 145 species making this the richest site in bio-diversity in Waverley Borough Council ownership, for this reason it needs to be carefully looked after.

A working party needs to be put together to clear scrub and brambles.

9. COLIN HALL – CPRE AND ALICE HOLT FORUM

Colin updated the Parish on Natural England's recommendation for Dockenfield to be part of the AONB.

Alice Holt's Cafe is to be put onto mains drainage. When this work is completed a new cafe will be built.

The Arboretum at Alice Holt doesn't have anyone from Dockenfield helping them. The working Party meets once a month for 3 hours.

Alice Holt Forest is now part of the South Downs National Park and Dockenfield has been Dark Sky designated.

10. ACTIVITIES COMMITTEE

Diana Parratt spoke about The Queens Birthday Celebrations in Dockenfield.

Sunday 5th June on the Green where Dockenfield Day is held

All groups can decorate a table.

There will be prizes for Best Table, best crown, best tiara and best prince and princess

Everyone is welcome tables will be provided but please bring chairs.

11. DOCKENFIELD NEWSLETTER- Michael Foster

This year we had a party to celebrate the 250th edition. 70 people attended. Michael thanked everyone you came along and helped with the event.

The Business Directory has now been reinstated and co-ordinated by Seb Fox.

The current editor has now been in post for 10 years

Councillor Ian McLean is in the process of having all 250 editions of DNL put onto a cd for posterity.

Issue 255 will be out next Tuesday.

Michael thanked the Kingsley Centre for all the printing of the DNL

12. GENERAL QUESTIONS AND MATTERS FOR FURTHUR DISSCUSSION.

Michael pointed out that Land will be coming up for sale from Dockenfield Farm this has been split into lots.

There being no further business the meeting closed at 9.45 p.m.

13. NEXT MEETING DATE

Tuesday 21st June 2016

Chairman

**DOCKENFIELD PARISH COUNCIL**

**MEETING OF THE PARISH COUNCIL**

**Held on Tuesday 18th July 2017**

**At 8.00pm**

**In the Vestry**

**At the Church of the Good Shepherd**

**MINUTES**

**Present: Chairman** Jill Trout

 Ian McLean

 Chris Sutton

 Jessica Hobday- Clerk

**In Attendance:** David Harmer

**1. Apologies for Absence**

Richard Blackburn

Cllr John Whitby will be taking a leave of absence from the Parish Council

**2. Members Disclosure of Interest of Items on the Agenda**

Councillors were reminded of their responsibility to declare any disclosable pecuniary interest which they may have in any item on the agenda no later than when that item is reached. Unless dispensation has been granted, you may not participate in any discussion of, or vote on, or discharge any function related to any matter in which you have a pecuniary interest as defined by the regulations made by the secretary of state under the localisms act 2011. You must withdraw from the room or chamber when the meeting discusses and votes the matter.

**3. Members of Public time**

No members of public attended

**4. To sign as a correct record the Minutes of the meeting held on the 27th June 2017**

The minutes for the meeting held on the27th June 2017 having been circulated were proposed by Ian McLean and seconded by Chris Sutton as a true record and signed by the Chairman.

**5. Matters Arising**

* **Green space Designation –** Bealeswood Common is just common land not designated green space. (David Harmer suggested that all areas of common should be designated green space) It was resolved that Fritz Field, Abbotts Cottages Play area, new purchased land and Bealeswood Common including Batts Corner Triangle, roadside area in street adjacent to the pond all be put forward for green space designation.

**6. Chairman's Statement**

1. Jackie Hutton has contacted the Chairman to inform her of planning applications due to be on WBC website in August for a house/garage and removal of garage. It was **Resolved** to hold a planning meeting on Tuesday 22nd August. The Cllrs expressed the view this application could create a precedent for future applications.
2. Residents have raised concerns over speeding in the village. It was resolved to contact the police for advice and the Community Speed watch program. ( it was noted that speeding seems to worse at rush hour time/school pick up) **Action Clerk**

**7. Land for sale adjacent to Abbotts Cottages**

David would like the Parish Council to make sure any vehicular Access to the new field does not infringe on any of his land.

**8. Planning**

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| [WA/2017/1055](http://waverweb.waverley.gov.uk/live/wbc/pwl.nsf/%28RefNoLU%29/WA20171055?OpenDocument) |  | 20/06/2017 |  | N Griffiths |  | Poplar Cottage, Bealeswood Lane,Dockenfield GU10 4HS |  | Erection of a detached garage/store; alterations to existing garage**Last date for comments 21st July** |

**Dockenfield Parish Council have No Objections to the above application**

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| [WA/2017/1146](http://waverweb.waverley.gov.uk/live/wbc/pwl.nsf/%28RefNoLU%29/WA20171146?OpenDocument) |  | 20/06/2017 |  | Mr & Mrs Baillie |  | Land Centred Coordinates 482870 140475, On South Side Of The Street,Dockenfield  |  | Change of Use from agricultural to equestrian use.**Last Date for Comments 4th August** |

**Dockenfield PC Object to the above application.**

1. Policy C2 protects the countryside for its own sake
2. Intrinsic character of the countryside policy C3– this will not enhance the character
3. Emerging Plan Policy RE1; RE3 and FNP10 criterion (e) this “development must respect and enhance the landscape value of the countryside” this development will not enhance the landscape value.
4. There has been no development south of the Street Dockenfield between Old Lane and Dockenfield settlement. So this creates a dangerous planning precedent
5. Greenfield site within the AGLV (AONB status pending)
6. Change of use will inevitably be followed by applications for buildings associated with horsey-culture.
7. Outside village settlement area.

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| [WA/2017/1139](http://waverweb.waverley.gov.uk/live/wbc/pwl.nsf/%28RefNoLU%29/WA20171139?OpenDocument) |  | 28/06/2017 |  | Mr & Mrs Baillie |  | Land Centred Coordinates 482870 140475, On South Side Of The Street,Dockenfield  |  | Erection of stable block and sand school together with car parking and associated access track**Last date for comments 11th August** |

**Dockenfield Parish Council** **Objects to the above application.**

1. Policy C2 protects the countryside for its own sake
2. RE1 safeguard intrinsic beauty of the countryside
3. RE3 enhance the character of the landscape
4. FNP10 criterion (e) Must enhance the landscape value
5. Fails RD13 non commercial horse keeping – inappropriate to the character and appearance of the landscape.
6. Greenfield site
7. Muck heap and no toilet facilities, potential pollution of watercourse.
8. Outside Village Settlement area.

**9. Lengthsman Scheme 2017-18**

The Clerk attended an informal regarding the current lengthmans scheme and it's changes due to budget.

**Action Clerk and Jill Trout to look around village for potential works.**

* Drovers Pond **–** is full of rubbish in bin bags.
* Roger Trout suggested putting a camera in the Tree by the pond to try and find out who is dumping.
* Cllr Ian McLean asked the position with registering this land which is currently unregistered – This will be investigated.

**10. Parish Council Website Costings**

Robert Clayson who arranges the Hosting of the PC website has put forward the new costings which is £67.26 from 24/07/2017 to 23/07/2019.

It was **Resolved to go ahead with this.**

**11. WBC Local Plan**

Dockenfield is currently second on the list for AONB Status

Roger Trout spoke for Dockenfield at the Examination in Public for part 1 of the Local plan,

regarding the inclusion of Dockenfield into the Green belt.

**12. Surrey County Councillors Report**

David Harmer is now Chairman of Audit and Governance Committee for SCC

David updated the PC on SCC

**13. Approval and Signing of audit forms to be sent to the External Auditior**

Annual Governance Statement approval minute reference **13a**

Accounting Statements approval minute reference **13b**

**14. Finance and Cheques Drawn**

853 18/07/17 Michael Foster £22.68p Dockenfield day

**15. Matters for further Discussion**

Village design Statement finalisation

**16. Date for Next Meeting**

Tuesday 3rd October 8.00pm PC Meeing

**DOCKENFIELD PARISH COUNCIL**

**PLANNING MEETING**

**Held on Tuesday 22nd August 2017**

**MINUTES**

**Present: Chairman** Jill Trout

 Chris Sutton

 Pam Hibbert – planning committee

 Roger Trout – planning committee

 Jessica Hobday- Clerk

**1. Apologies for Absence**

Richard Blackburn

Ian McLean

Cllr John Whitby will be taking a leave of absence from the Parish Council

**2. Members Disclosure of Interest of Items on the Agenda**

Councillors were reminded of their responsibility to declare any disclosable pecuniary interest which they may have in any item on the agenda no later than when that item is reached. Unless dispensation has been granted, you may not participate in any discussion of, or vote on, or discharge any function related to any matter in which you have a pecuniary interest as defined by the regulations made by the secretary of state under the localisms act 2011. You must withdraw from the room or chamber when the meeting discusses and votes the matter.

**Councillor Chris Sutton Declared an Interest for item 4 on the Agenda**

**3.**

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| [WA/2017/1332](http://waverweb.waverley.gov.uk/live/wbc/pwl.nsf/%28RefNoLU%29/WA20171332?OpenDocument) |  | 26/07/2017Pending Decision----- |  | Mr & Mrs Edgington |  | Land Centred Coordinates 483100 140444 On South Side Of The Street,Dockenfield  |  | Erection of a dwelling with detached garage together with commercial stables, an administration/store building and associated works; Change of Use from agricultural to commercial equestrian use. |

**Dockenfield Parish Council objects to this application in the strongest possible terms for the following reasons**

* The Application appears to be a ‘business’ justification to build a 4 bed house in the open countryside where it would not normally obtain permission.
* Outside the Village Envelope RD 1, in the open AGLV countryside to the south of The Street immediately adjacent to AONB/GB status countryside. We have successfully resisted Appeals for newbuild dwelling on a greenfield site within a few hundred metres of the application site.
* NPPF para 55 deters isolated homes in the countryside unless special circumstances of exceptional need apply. The applicant argues the horses kept here must have a house on site for constant surveillance of horses and security “ critical to the operation”. We note that the owners of the field immediately adjacent to the west have recently put an Application for 4 stables for private use, not requiring a residential property. The provision of modern surveillance equipment, remotely linked and being scanned, can easily suffice [at very considerable cost saving to a new dwelling] and any ill horses would anyway be attended as appropriate under normal Good Practice. Thus the application fails the NPPF test of sustainable location for an isolated home in the countryside.
1. There are local livery yards, including one opposite, closing over the past few years….. [see WA/2012/1422…] The reason for change was because the livery part cannot make sufficient profit [even with the property not being a new build]. Most people in this rural area already arrange their horse keeping domestically; predominately it is town dwellers who require complete livery – not complying with WBC Plan Objective (c.) *meets the needs of people who live and work in rural areas*.
2. This implies the applicant will have to market the operation widely, which in turn will mean an unsustainable increase in regular commuter traffic (which Applicant concedes will all have to be done by car) both from the east and west. This project is designed to fail, at which point the blighting of the rural landscape will already have started, and a further change-of-use application potentially for housing will be inevitable - but housing which does not fit with either the WBC Local Plan’s designated development areas, or fit with the need for such limited use as may be permitted to be wholly appropriate in nature.
* The application does not demonstrate ‘identified demand’ or ’objectively assessed need’ for a ten horse livery yard with associated paraphernalia. DPC is aware of two other livery establishments within a mile with vacancies, not a waiting list, and one is currently advertising for liveries. The business case presented is hypothetical – and of course could be closed down and the site sold for redeveloping further housing as soon as the proposed house is built.
1. The application thus does not pass the NPPF 14 criterion of sustainable development.
2. The application thus does not pass the NPPF 28 criterion of identified need
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* The application fails to meet most of the 11 criteria of Policy C2, including that relating to LT7 – Leisure and tourist development.
* The application fails to meet the criteria of Policy C3 in AGLV - strong protection to ensure the conservation and enhancement of the countryside. In the agent’s words “The administration building ’seals’ the site and blocks views into it”. This is inconsistent with Policy.
* Different advisory companies working for the Applicant have produced inconsistent and contrary parts of the proposals as well as errors; Dockenfield does not have 2 churches nor an hourly bus service, nor nursery school or village hall nor a medical facility.
* One apparent written brief is for an “agricultural dwelling” – in fact 4 bedroom house with a floor height at c.13ft above and a ridge height of c. 38ft above the road junction; which will make it very intrusive in the landscape and impact the Street scene, even through the screening. This is also inconsistent with the application for a *Change of Use* from agriculture. The large house size [235 sq m, 2500 sq ft] and excessive size of the ‘administration block’ plus very large provision for parking c.15 vehicles are seriously over-provision. The development is neither small scale nor unobtrusive.
* The application is not within RD 2a and RD7 [reuse of buildings] nor RD8 [farm diversification of an *existing* farm holding] as it is not a farm.
* It does not meet the criteria for a commercial horse keeping establishment RD14 and we suggest fails criteria [a], [b], [c], [d] and [f]. There is no direct route to the Public Bridleway network or other open space except along the lane. All horses and traffic have no alternative but to use the road close to a blind corner and junction on a slope that may have ice in winter.
* In particular, this facility would increase the traffic through the small 30 mph road in Dockenfield hamlet. Outside the hamlet his road has no sidewalks and its narrow country-lane nature, with several bends in both directions, means sighting ahead can be dangerously short. The fact that the national speed limit kicks in from both directions considerably before the proposed site entrance means that vehicles are usually travelling at or near 50-60 mph in the approaches to the site. The claim that the country-lane style bends serve to slow traffic is fanciful, not born out in practice by those who live here, and not supported by any evidence base.
* The increase in traffic, and the likely speeds along this stretch of road will make the use of the entrance by the [wholly to be expected] slow moving commercial vehicles, lorries and horse boxes that much more hazardous.
* It is untrue to say that no major accidents have occurred - (OK within five years) but we still recall the fatal accident a few years ago when the poor sightlines by the bend 250m to the west caused a young driver to have to swerve, hit a tree and perish.
* The amount of building [ a large reception centre, barn, stables and stores, two exercise areas and horse paraphernalia etc. close to the road would detract from the current open rural character and vista since no existing building are present for ‘re-use’.
* We query the fact that there appears no location shown for storage for the tons of hay required nor for storing the bedding for 10 horses and the feed store identified is positioned at the furthest possible point from the stables themselves. The muck heap arrangement appears unprofessional with no proposal to prevent pollution events in winter.
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* Water drainage and pollution.
1. The manure heap is close to the road, connected to the main soakaway by a gulley going underneath an exercise yard. There are no provisions specifically to prevent pollution.
2. The land for the proposed development is predominantly underlain by the Gault Formation (clay) [not permeable Folkstone sandstone as written in the applicant’s assessment.] A very small triangular area in the very north eastern corner of the site is underlain by the Folkstone Formation (sands). This is clearly seen on the map from the British Geological Survey. The proposal is for the surface water to be fed into 3 soak aways which are all located within the Gault Formation clay (albeit close to the boundary with the Folkstone Formation sands. A geological survey at depth would be required to establish the exact position of this boundary within the site.
3. The implications for surface runoff and drainage from the proposed shallow soakaways in the proposal is significant as the clays are essentially impermeable with high surface runoff rates and very low infiltration rates (<10 **-9** metres/second). The current proposal has “ an assumed infiltration rate of 1 x 10**-5**m/sec” which when compared to published rates from the Construction Industry Research and Information Association (CIRIA) project report 21 are consistent with rates for sand. Therefore the proposal appears to assume that the site is underlain by sand, whereas it is largely underlain by clay with very much slower (10,000 times) and essentially ineffective infiltration rates. The sumps and manure heap in the positions indicated ensures overflow and pollution into the local watercourse will be inevitable, especially in winter when the sloping grass paddocks have been grazed flat and are muddy and poached and most precipitation moves across the surface. This is against the D1, D2, D4, D5 Policies resisting pollution.
* It is disquieting that the wildlife surveyor who came from Devon reported there are no Barn owls nearby; in fact Barn owls have bred for the past c. 60 years within 250m of the site and use the site for foraging and roosting in the surrounding trees.
* DPC is concerned some old trees and hedge by the existing entrance are to be felled, thus widening the view of the new buildings; despoiling the street scene.
* Graham Parratt at the 2017 examination in public for Green Belt adjustments said there “is no pressure on Dockenfield for planning.” The Local Plan Inspector [July 2017] retorted that WBC Policies should be capable of protecting small rural villages (he was referring at that time specifically to Dockenfield). This application is an example of a strategically important precedent in breaking the established Planning rules. If allowed, WBC and DP cannot hold back other developments in the open countryside. With the amount of land locally already known to be owned by those seeking to develop in the future and others willing to sell to them, the built environment in the Parish is likely, by 2030, to change very significantly towards a coalescence of ribbon development both to Frensham and to Rowledge.
* DPC will be prepared to speak at the relevant Planning committee meeting, dependent upon the Officers report and further information received.

**4.**

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| [WA/2017/1498](http://waverweb.waverley.gov.uk/live/wbc/pwl.nsf/%28RefNoLU%29/WA20171498?OpenDocument) |  | 14/08/2017Pending Decision----- |  | Mr & Mrs Hutton |  | Goose Cottage, Green Lane,Dockenfield GU10 4JD |  | Erection of a detached double garage following demolition of existing garage. |

The Parish Council have **NO OBJECTIONS** to the above application.

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Dockenfield Parish Council **OBJECTS** to the above application

In the interests of full disclosure, we confirm that one of the applicants was a previous Dockenfield Parish Clerk and a former Waverley officer.

The desirability of the application rests, in the DPC’s opinion on the precedent that it would set.

The existing Goose Cottage only has a tiny triangular sliver of Settlement Boundary along the northern boundary resulting from the original line being drawn straight from the neighbour’s garden boundary opposite to the edge of Goose Cottage. Thus, only a part of the garage - to be demolished - should be construed as being within the settlement boundary. However, the building plot and existing dwelling are entirely outside the settlement boundary apart from c. 10% of the allocated driveway.

RD1 is therefore not appropriate and outside settlement Policies should apply, according to the current WBP. Para 11.16 states settlement boundaries “are drawn tightly and the boundaries exclude parts of the village where further new development is unlikely to be acceptable.” Listed exclusions areas include “(ii) isolated or loose knit groups of houses.” Green Lane is such an example of (ii). Goose cottage has an area of woodland with the adjoining property to the south at a considerable distance.

The application fails Policy C2 sections a-k.

The plot is in the AGLV, Policy C3.

The plot is not an infill roadside site (a recent application in Dockenfield for a house on an infill plot was refused again on Appeal) but is, in our opinion, Backland Development. Whilst it would not materially affect the Street scene, the precedent it would set, by implication, clearly would.

The proposed plot is higher than each of the nearest adjacent properties, though is partly obscured in summer by broadleaved trees (without the protection of TPOs) except for Bracken Lodge and Willowhoek.

The new building proposed is 8m to the ridge which, with the fall of the land, results in a relative height of c. 10m. In particular the garage which is adjacent to the boundary with Bracken Lodge is, in DPC’s opinion, excessively high at 5m plus the fall of the land of c. 2m.

The distances from nearby properties to the existing Goose Cottage building would be significantly reduced by the new-build as follows:

1. From 55m to 20m for Willows
2. 58m to 32m for Mole end [24m for garage]
3. 30m to 27m (but a full-on view) to Bracken Lodge with the high garage at 15m. We suspect that this property will be significantly overlooked

In each of the above, the proposed ridge height and bulk may be considered excessive and intrusive.

DPC councillors recently successfully persuaded an applicant to lower the finished (landscaped) height of a proposed property/move it further from a neighbour’s boundary. Perhaps this could also be considered in this case as a condition.

The NPPF determines overarching Policy in 2 ways.

1. Sustainable development is “meeting the needs of the present without compromising the ability of future generations to meet their own needs.”

Dockenfield has been defined by WBC in the Settlement Hierarchy to be in the least sustainable group of settlements in the Borough. Thus the site is not a sustainable location as the application suggests. To suggest that it is sustainable because it is geographically near to Farnham is inconsistent with our understanding of the WBC sustainability work.

Dockenfield is not served by a useable bus service (except the schoolchildren pickup) so all journeys for all families are by car. Information supplied in application regarding bus times is not correct.

1. Loose knit housing on the edges of settlements have traditionally larger gardens, and thus householder benefits – whether vegetables, fruit trees, swimming pool, lawn, vista etc. than those smaller gardens in the centre of settlements. In Dockenfield, loss of a larger garden can never be replaced for future generations to use, i.e. their use will be permanently compromised. The applicant intends to remove their swimming pool which currently crosses the proposed plot boundary.

Additionally, if approved without an “Exceptional” case being valid there would appear nothing to prevent c. 20+ Dockenfield properties with large gardens from seeking backland development using this application as a precedent. This, in the opinion of the DPC would “*significantly and demonstrably outweigh the benefits*” of the current structure of the village by the extra house.

Emerging WB Plan.

The emerging WB Plan does not include any specific development sites in or numbers for Dockenfield, relying instead in a slow emergence of sites over time, as has occurred in the past. Each is assessed on the Policies, appropriateness merit or exception. The Housing Plan does not, therefore, consider an individual house in Dockenfield as a significant contribution to the housing numbers – other larger villages do have targets.

The settlement boundaries have not been reviewed and decisions are and should be based on the current, agreed, boundary.

Sewage. It is a requirement for the applicant to show the mains sewage route and details. Whilst there is a drawing number given, DPC has not had the benefit of seeing this important document. It is pertinent in that the new property would be c. 2m lower than the existing one, requiring some serious consideration of the depth of the current mains sewage system.

**5. Matters for further discussion**

There were no matters for further discussion.

**Chairman**

**DOCKENFIELD PARISH COUNCIL**

**PLANNING MEETING**

**Held on Tuesday 22nd August 2017**

**MINUTES**

**Present: Chairman** Jill Trout

 Chris Sutton

 Pam Hibbert – planning committee

 Roger Trout – planning committee

 Jessica Hobday- Clerk

**1. Apologies for Absence**

Richard Blackburn

Ian McLean

Cllr John Whitby will be taking a leave of absence from the Parish Council

**2. Members Disclosure of Interest of Items on the Agenda**

Councillors were reminded of their responsibility to declare any disclosable pecuniary interest which they may have in any item on the agenda no later than when that item is reached. Unless dispensation has been granted, you may not participate in any discussion of, or vote on, or discharge any function related to any matter in which you have a pecuniary interest as defined by the regulations made by the secretary of state under the localisms act 2011. You must withdraw from the room or chamber when the meeting discusses and votes the matter.

**Councillor Chris Sutton Declared an Interest for item 4 on the Agenda**

**3.**

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| [WA/2017/1332](http://waverweb.waverley.gov.uk/live/wbc/pwl.nsf/%28RefNoLU%29/WA20171332?OpenDocument) |  | 26/07/2017Pending Decision----- |  | Mr & Mrs Edgington |  | Land Centred Coordinates 483100 140444 On South Side Of The Street,Dockenfield  |  | Erection of a dwelling with detached garage together with commercial stables, an administration/store building and associated works; Change of Use from agricultural to commercial equestrian use. |

**Dockenfield Parish Council objects to this application in the strongest possible terms for the following reasons**

* The Application appears to be a ‘business’ justification to build a 4 bed house in the open countryside where it would not normally obtain permission.
* Outside the Village Envelope RD 1, in the open AGLV countryside to the south of The Street immediately adjacent to AONB/GB status countryside. We have successfully resisted Appeals for newbuild dwelling on a greenfield site within a few hundred metres of the application site.
* NPPF para 55 deters isolated homes in the countryside unless special circumstances of exceptional need apply. The applicant argues the horses kept here must have a house on site for constant surveillance of horses and security “ critical to the operation”. We note that the owners of the field immediately adjacent to the west have recently put an Application for 4 stables for private use, not requiring a residential property. The provision of modern surveillance equipment, remotely linked and being scanned, can easily suffice [at very considerable cost saving to a new dwelling] and any ill horses would anyway be attended as appropriate under normal Good Practice. Thus the application fails the NPPF test of sustainable location for an isolated home in the countryside.
1. There are local livery yards, including one opposite, closing over the past few years….. [see WA/2012/1422…] The reason for change was because the livery part cannot make sufficient profit [even with the property not being a new build]. Most people in this rural area already arrange their horse keeping domestically; predominately it is town dwellers who require complete livery – not complying with WBC Plan Objective (c.) *meets the needs of people who live and work in rural areas*.
2. This implies the applicant will have to market the operation widely, which in turn will mean an unsustainable increase in regular commuter traffic (which Applicant concedes will all have to be done by car) both from the east and west. This project is designed to fail, at which point the blighting of the rural landscape will already have started, and a further change-of-use application potentially for housing will be inevitable - but housing which does not fit with either the WBC Local Plan’s designated development areas, or fit with the need for such limited use as may be permitted to be wholly appropriate in nature.
* The application does not demonstrate ‘identified demand’ or ’objectively assessed need’ for a ten horse livery yard with associated paraphernalia. DPC is aware of two other livery establishments within a mile with vacancies, not a waiting list, and one is currently advertising for liveries. The business case presented is hypothetical – and of course could be closed down and the site sold for redeveloping further housing as soon as the proposed house is built.
1. The application thus does not pass the NPPF 14 criterion of sustainable development.
2. The application thus does not pass the NPPF 28 criterion of identified need
* It fails to meet the basic WBC Plan Objectives for rural areas [para 11.11 parts **a)** – protects the countryside from inappropriate development ; **b)** – conserves and enhances the environmental quality of the countryside and **c)** meets the needs of people who live and work in rural areas.
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* Different advisory companies working for the Applicant have produced inconsistent and contrary parts of the proposals as well as errors; Dockenfield does not have 2 churches nor an hourly bus service, nor nursery school or village hall nor a medical facility.
* One apparent written brief is for an “agricultural dwelling” – in fact 4 bedroom house with a floor height at c.13ft above and a ridge height of c. 38ft above the road junction; which will make it very intrusive in the landscape and impact the Street scene, even through the screening. This is also inconsistent with the application for a *Change of Use* from agriculture. The large house size [235 sq m, 2500 sq ft] and excessive size of the ‘administration block’ plus very large provision for parking c.15 vehicles are seriously over-provision. The development is neither small scale nor unobtrusive.
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* In particular, this facility would increase the traffic through the small 30 mph road in Dockenfield hamlet. Outside the hamlet his road has no sidewalks and its narrow country-lane nature, with several bends in both directions, means sighting ahead can be dangerously short. The fact that the national speed limit kicks in from both directions considerably before the proposed site entrance means that vehicles are usually travelling at or near 50-60 mph in the approaches to the site. The claim that the country-lane style bends serve to slow traffic is fanciful, not born out in practice by those who live here, and not supported by any evidence base.
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The Parish Council have **NO OBJECTIONS** to the above application.

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**5. Matters for further discussion**

There were no matters for further discussion.

**Chairman**

**DOCKENFIELD PARISH COUNCIL**

**You are hereby summoned to attend a meeting of Dockenfield Parish Council**

**to be held on Tuesday 3rd October 2017**

**At 8.00pm**

**at the Church of the Good Shepherd**

**in the Vestry**

**AGENDA**

**1. APOLOGIES FOR ABSENCE**

**2. MEMBERS DISCLOSURE OF INTEREST FOR ITEMS ON THE AGENDA**

**3. THIS TIME IS FOR ANY MEMBERS OF THE PUBLIC WISHING TO SPEAK**

**4. MINUTES OF PREVIOUS MEETING**

**5. MATTERS ARISING**

**6. CHAIRMANS STATEMENT**

**7. LAND FOR SALE ADJACENT TO ABBOTTS COTTAGES.**

**8. SURREY COUNTY COUNCILLORS REPORT**

**9. CHEQUES DRAWN**

**10. PLANNING**

**COMMENTS DUE 6TH OCTOBER**

**WA/2017/1690 DOCKENFIELD FARM - Change of use of existing agricultural building (Barn C) to provide 4 dwellings, increase ridge height, carports, garden store and associated works.**

**WA/2017/1687 DOCKENFIELD FARM - Change of use of existing agricultural building (Barn C) to provide 4 dwellings, increase ridge height, carports, garden store and associated works.**

**WA/2017/1682 DOCKENFIELD FARM - Alterations to agricultural building (Barn D) to provide 2 dwellings and associated amenity space.**

**WA/2017/1677 DOCKENFIELD FARMHOUSE - Certificate of Lawfulness under Section 192 for the construction of a dormer window.**

**WA/2017/1676 DOCKENFIELD FARMHOUSE - Erection of extensions and alterations to the farmhouse following demolition of existing extensions and annex.**

**WA/2017/1675 DOCKENFIELD STUD - Erection of 2 dwellings and associated works following the demolition of existing dwelling.**

**WA/2017/1674 DOCKENFIELD STUD - Change of use and erection of extensions and alterations to part of existing barn (Stud Barn) to provide 1 dwelling and associated works.**

**COMMENTS DUE 13TH OCTOBER**

**WA/2017/1684 DOCKENFIELD FARM - Alterations to existing agricultural building (Barn H) to provide 2 detached dwellings together with the erection of 2 carports, garden stores and associated works.**

**WA/2017/1689 DOCKENFIELD FARM - Change of use and erection of extensions and alterations to agricultural building (Barn F) to provide 2 dwellings along with a carport, garden store and associated works.**

**11. DATE FOR NEXT MEETING**

**JESSICA HOBDAY**

**DOCKENFIELD PARISH CLERK**

**DOCKENFIELD PARISH COUNCIL**

**MEETING OF THE PARISH COUNCIL**

**Held on Tuesday 10th January 2017**

**At 8.00pm**

**In the Vestry**

**At the Church of the Good Shepherd**

**MINUTES**

**Present: Chairman** Jill Trout

 **Vice-Chairman** Richard Blackburn

 Chris Sutton

 Ian McLean

 Jessica Hobday- Clerk

**In Attendance:** David Harmer

**1. Apologies for Absence**

Pam Hibbert

Cllr John Whitby will be taking a leave of absence from the Parish Council

**2. Members Disclosure of Interest of Items on the Agenda**

Councillors were reminded of their responsibility to declare any disclosable pecuniary interest which they may have in any item on the agenda no later than when that item is reached. Unless dispensation has been granted, you may not participate in any discussion of, or vote on, or discharge any function related to any matter in which you have a pecuniary interest as defined by the regulations made by the secretary of state under the localisms act 2011. You must withdraw from the room or chamber when the meeting discusses and votes the matter.

**3. To sign as a correct record the Minutes of the meeting held on the 15th November 2016**

The minutes for the meeting held on the15th November 2016 having been circulated were proposed by Chris Sutton and seconded by Ian McLean as a true record and signed by the Chairman.

**4. Matters Arising**

* Thursley Parish Council would like to arrange a meeting with WBC Planning department. They have asked asked all Western Villages if we would like to be involved. **It was resolved** **that Jill trout would attend.**
* The Grit Bin by Johnny Trusslers at Batts Corner appears to have only sand in it and no salt. **Jill Trout is to contact SCC.**
* The Parish Council would like to thank the provider of the Christmas tree for 2016. Barbara & Derek Carpenter.
* Ian McLean suggested looking at the box the defibrillator is housed in at the Rowledge Co-Op **Action Clerk**
* Lake Lane works has now been completed.

**5. Budget 2017-2018**

RFO Cllr Ian McLean tabled the budget for 2017-18

(This is attached and forms part of these minutes)

It was **resolved** to raise the precept which would bring the final amount to £7820.00

This would enable the Parish Council to invest in an asset for the Parish.

Ian McLean has been looking into online banking for the Parish Council.

Natwest have a business package called Bank Line Light. This is free to set up with a 40 pence charge per transaction.

This would mainly be used for an instant access to see what is in the account.

**It was resolved that Ian McLean will progress with the application**

**6. Land for sale adjacent to Abbott's Cottages December meeting.**

The meeting in December concluded that the PC will try to buy the full amount (1.75 acres)of land available to them.

The next action is to put a piece in the next DNL to include

1. make it clear this is a unique opportunity to buy the land.
2. How much the Parish needs to raise.
3. Ideas of what to do with the land
4. Timescale
5. Appeal for funds.

**7. Chairman's Statement**

* Rural Enterprise Conference 9th March The Chairman will be attending this.
* Gas leak in the foot path adjacent to Fritz Field has been repaired.
* Nicola Godden has concerns about the sighting and positioning of the village sign.

**It was resolved to have a meeting at the two potential sites on Saturday 21st January 10am**

1. WBC Local Plan has gone to the Secretary of State.
2. Bealeswood Management walk flagged up – Bench repair, BW 24 repair, Residents cars parked on the common, Orchard End obstruction during construction work and the farmer is driving across the common to check his sheep which is destroying the surface.
3. Insurance Cover for volunteers manual labour. **The Clerk is to contact the insurance company to ask about cover.**

**8. Planning**

**WA/2016/2459 Holt Farm, Old Lane**

This dwelling has had a lot of extensions previously the only objection the Parish Council would have is the issue with the Size and scale of the application, how much it had exceeded 40% of the original house. There are no other objections.

**9. Surrey County Councillors report**

David updated us on Adult Social care due there being a high proportion within Surrey. A referendum may be called.

**10. Cheques Drawn January meeting 2017**

826 10/01/17 Kingsley Organisation £67.60p DNL edition 258

827 10/01/17 Mrs J Miles £251.26p Christmas Party

828 10/01/17 Maria Williams £401.75p Christmas Party

829 10/01/17 Christine Allingham £54.61p Christmas Party

830 10/01/17 Abi Shaw £300.00p Christmas Party

**11. Date for next meeting**

Tuesday 21st February 2017

**Chairman**

****

**DOCKENFIELD PARISH COUNCIL**

**MEETING OF THE PARISH COUNCIL**

**Held on Tuesday 21st February 2017**

**At 8.00pm**

**In the Vestry**

**At the Church of the Good Shepherd**

**MINUTES**

**Present: Chairman** Jill Trout

 **Vice-Chairman** Richard Blackburn

 Chris Sutton

 Ian McLean

 Jessica Hobday- Clerk

**In Attendance:** David Harmer

**1. Apologies for Absence**

Cllr John Whitby will be taking a leave of absence from the Parish Council

**2. Members Disclosure of Interest of Items on the Agenda**

Councillors were reminded of their responsibility to declare any disclosable pecuniary interest which they may have in any item on the agenda no later than when that item is reached. Unless dispensation has been granted, you may not participate in any discussion of, or vote on, or discharge any function related to any matter in which you have a pecuniary interest as defined by the regulations made by the secretary of state under the localisms act 2011. You must withdraw from the room or chamber when the meeting discusses and votes the matter.

**3. To sign as a correct record the Minutes of the meeting held on the 10th January 2017**

The minutes for the meeting held on the10th January 2017 having been circulated were proposed by Chris Sutton and seconded by Ian McLean as a true record and signed by the Chairman.

**4. Matters Arising**

* The Grit box at Batts Corner has a 50/50 salt to sand ratio.
* The Clerk is to ask Keith from Heart Start Farnham Lions if he would be able to look at the defibrillator in the phone box to check its batteries when he comes to check the new one to be sited at the Bluebell pub.
* Holt Farm planning application WA/2016/2459 has been refused.
* The Clerk is to enquire with the PC's Insurance company that the PC is covered for volunteers.

**5. Phone box Restoration**

Keith, a local painter has been recommended by Kate Shipton, Frensham Clerk. He undertook the painting of the Frensham Phone Boxes.

The Clerk has spoken to him and he is going to have a look this week and put together a quote.

**6. Land for sale adjacent to Abbott's Cottages Fundraising**

**Exclusion of the Public**

That under Section 100(A) of the Local Government Act 1972, The Public be excluded from the meeting during consideration of this item of business on the grounds that it involves the likely disclosure of exempt information under the relevant paragraphs of Part 1 of Schedule 12A of the Act.

**7. Chairman's Statement**

\* Cllr Jill Trout attended a meeting about the Transparency Funding.

We need to apply by the end of March 2017.

 **Action Jill Trout and Clerk**

1. **Dates for future meetings**

Tuesday 21st March 2017 8pm

Tuesday 18th April 2017 8pm

Tuesday 16th May Annual Parish Meeting 8pm (7.30pm Annual Parish Council meeting)

Tuesday 20th June 2017 8pm

Tuesday 18th July 2017 8pm

Tuesday 19th September 2017 8pm

Tuesday 17th October 2017 8pm

Tuesday 21st November 2017 8pm

* It was Resolved that Cllr Jill Trout will not attend the Rural Enterprise Conference due the cost.

**8. Planning**

**F30633/031/CMA Grundons.** Roger Trout will be presenting at HCC tomorrow.

**9. Village Sign**

Cllr Jill Trout has contacted WBC to arrange a meeting on the agreement of where the sign is to be positioned. She is waiting to hear from Matthew Lank.

**10. Surrey County Councillors Report**

David Harmer updated us on DCLG and Surrey County Council

**11. Finance**

Banking on line through Natwest Bank Light is now up and running.

The Parish Council are now compliant as regards auto enrolment for pensions.

Cllr Jill Trout is to draft a letter to Natwest about charges the Clerk incurred earlier in the year.

**12. Cheques drawn**

Cheques Drawn February 2017

831 21/02/17 Kingsley Organisation £53.00 DNL

832 21/02/17 J. Hobday £750.00 Clerks wages

833 21/02/17 Barbara Garbacz £30.00 Cleaner Christmas Party

**13. Date for next meeting**

Tuesday 21st March 2017

**Chairman**

**DOCKENFIELD PARISH COUNCIL**

**MEETING OF THE PARISH COUNCIL**

**Held on Tuesday 21st March 2017**

**At 8.00pm**

**in the Vestry**

**at the Church of the Good Shepherd**

**MINUTES**

**Present: Chairman** Jill Trout

 **Vice-Chairman** Richard Blackburn

 Chris Sutton

 Ian McLean

 Jessica Hobday- Clerk

**In Attendance:** David Harmer

**1. Apologies for Absence**

Cllr John Whitby will be taking a leave of absence from the Parish Council

**2. Members Disclosure of Interest of Items on the Agenda**

Councillors were reminded of their responsibility to declare any disclosable pecuniary interest which they may have in any item on the agenda no later than when that item is reached. Unless dispensation has been granted, you may not participate in any discussion of, or vote on, or discharge any function related to any matter in which you have a pecuniary interest as defined by the regulations made by the secretary of state under the localisms act 2011. You must withdraw from the room or chamber when the meeting discusses and votes the matter.

**3. To sign as a correct record the Minutes of the meeting held on the 21st February2017**

The minutes for the meeting held on the21st February 2017 having been circulated were proposed by Richard Blackburn and seconded by Chris Sutton as a true record and signed by the Chairman.

**4. Matters Arising**

* A meeting is to be held with WBC, Cllr Jill Trout and Nicola Godden regarding the site of the new village sign.

**5. Phone Box restoration and Defibrillator**

The Clerk had a meeting with Keith from Heartstart he has taken the stolen defib to repair and purchase a new battery and pads.

The cost of this will be approximately £70 for two new sets of pads. A new battery £230 and accessory kit £30. Totalling £330 including VAT

The Pads need to be replaced every 2 years.

The defib in the phone box at present will need a new battery and pads next year.

**It was resolved to go ahead with the purchase of the battery and pads in the next financial year. The housing for the defibrillator we will apply for funding.**

Kevin the painter recommended by Kate Shipton of Frensham Parish Council has quoted for

External only £380.00

Internal and External £570.00

This does not include the price of the paint this will have to be purchased from a specialist company by the Parish Council.

**It was resolved to apply for funding (lottery heritage grant) before the works are undertaken. The clerk will contact Kevin.**

**6, Land for Sale adjacent to Abbott's Cottages fundraising.**

Total so far is £16,165.00

Events still to take place are

1. Revolving dinner. We have 7 hosts could do with more.
2. Treasure hunt. (Insurance company are aware and any volunteers are covered under public liability)
3. Pub Buffet dinner with silent auction

**7. Chairman's Statement**

* Jill Trout will be attending a meeting about planning and Elizabeth Simms and Peter Cleveland planners at WBC and Ransford Stewart (consultant) on 30th March at the WBC Offices and Parish Chairmen from Tilford, Elstead, Churt, Thursley and Frensham.
* A Broadband meeting is to be arranged for the village particularly Great Holt, Convent and Old Lane and Batt’s Corner/Boundary Lane. A provisional date of the 20th of April this is to be confirmed at the Church of the Good Shepherd.

**8. Planning**

  **WA/2017/0311 TWO PENNY PIECE, THE STREET**

 **Erection of first floor rear extension including a dormer window**

 **Comments due latest 31st March**

The Parish Council has no objections to this application taking into account it should not exceed the 40% limit.

**9. Surrey County Councillors Report**

David Harmer updated us on Surrey County Council matters.

**10. Finance and Cheques Drawn**

PIC money is still being investigated by WBC in relation to the field purchase. There appears to be a legal trail. Jill and Ian dealing with this.

Cheques Drawn

834 Information Commissioner £35.00 21/03/17 Data Protection

835 Jill Trout £103.20 21/03/17 D day Cheque replacement

**10. Date for next meeting**

Tuesday 18th April 2017 at 8.00 p.m. Church of the Good Shepherd.

**Chairman**

**DOCKENFIELD PARISH COUNCIL**

**MEETING OF THE PARISH COUNCIL**

**held on Tuesday 18th April 2017**

**At 8.00pm**

**in the Vestry**

**at the Church of the Good Shepherd**

**MINUTES**

**Present: Chairman** Jill Trout

 **Vice-Chairman** Richard Blackburn

 Chris Sutton

 Jessica Hobday- Clerk

**In Attendance:** David Harmer

**1. Apologies for Absence**

Ian McLean

Cllr John Whitby will be taking a leave of absence from the Parish Council

**2. Members Disclosure of Interest of Items on the Agenda**

Councillors were reminded of their responsibility to declare any disclosable pecuniary interest which they may have in any item on the agenda no later than when that item is reached. Unless dispensation has been granted, you may not participate in any discussion of, or vote on, or discharge any function related to any matter in which you have a pecuniary interest as defined by the regulations made by the secretary of state under the localisms act 2011. You must withdraw from the room or chamber when the meeting discusses and votes the matter.

**3. To sign as a correct record the Minutes of the meeting held on the 21st March 2017**

The minutes for the meeting held on the21st March 2017 having been circulated were proposed by Richard Blackburn and seconded by Chris Sutton as a true record and signed by the Chairman.

**4. Matters Arising**

* Village Sign – Nicola Godden and Jill Trout met with Mark Collings from WBC to discuss site lines for the sign and possible utilities under the site. He has agreed with the positioning of the sign. Nicola Godden keeping in contact with him. Mike Livingstone has kindly agreed to complete the ground works for the installation of the sign without charge. The PC discussed possibly having an official opening for the sign.
* Cllr Jill Trout attended a planning meeting at WBC to discuss common concerns about planning.

**5. Broadband Meeting**

A meeting is to be held this Thursday 20th April

the objective being to discuss options to improve broadband in areas of |Dockenfield

**Action The clerk is to send out an email to residents making them aware of this meeting.**

**6. Land for Sale Adjacent to Abbotts Cottages**

Monies required to proceed with the purchase is £25,304.00

It was resolved a plan for discussions at the upcoming Annual Parish Meeting need to be compiled

**Action Jill Trout and Richard Blackburn**

**7. Chairman's Statement**

1. The Housing White Paper needs to be read and commented on.
2. CPRE – Government spread housing onto green belt
3. Little Gables has now been sold. Cllrs to be mindful of the footpath (Droving Track) which backs to Fritz's Field boundary

**8. Planning**

1 Dockenfield Farm Cottages – Objection to be lodged.

**9. Dockenfield Day**

It was **Resolved** for the clerk to go ahead with completing the application for the licence to use the playing field for D Day.

**10. Surrey County Councillors Report**

David updated us on the budget and proposals within Surrey County Council for the year.

Chris Sutton reminded the meeting of the road foundation subsiding in Green Lane. This has been an ongoing problem for some time. David Harmer would look into the possibility of this work to be done in the new budget year.

Cllr Sutton to provide pictorial evidence of damage.

**11. Finance and Cheques drawn**

The end of year Income and Expenditure spreadsheet dated 31st March was tabled at the meeting.

**12. Next meeting**

Tuesday 16th May Annual Parish Council Meeting 7.30pm

Tuesday 16th May Annual Parish Meeting 8.00pm

**Chairman**

**DOCKENFIELD PARISH COUNCIL**

**MEETING OF THE PARISH COUNCIL**

**Held on Tuesday 27th June 2017**

**At 8.00pm**

**In the Vestry**

**At the Church of the Good Shepherd**

**MINUTES**

**Present: Chairman** Jill Trout

 Ian McLean

 Chris Sutton

 Jessica Hobday- Clerk

**In Attendance:** Mr and Mrs Stirling, Jack Bessant, Cathy and Paul Atherington

**1. Apologies for Absence**

Richard Blackburn

David Harmer

Cllr John Whitby will be taking a leave of absence from the Parish Council

**2. Members Disclosure of Interest of Items on the Agenda**

Councillors were reminded of their responsibility to declare any disclosable pecuniary interest which they may have in any item on the agenda no later than when that item is reached. Unless dispensation has been granted, you may not participate in any discussion of, or vote on, or discharge any function related to any matter in which you have a pecuniary interest as defined by the regulations made by the secretary of state under the localisms act 2011. You must withdraw from the room or chamber when the meeting discusses and votes the matter.

Cllr Jill Trout declared and interest for item 8 WA/2017/0919 on the agenda

**3. To sign as a correct record the Minutes of the meeting held on the 27th June 2017**

The minutes for the meeting held on the27th June 2017 having been circulated were proposed by Ian McLean and seconded by Chris Sutton as a true record and signed by the Chairman.

**4. Matters Arising**

* Village Sign – The carpenter who made the surround for the sign has requested final

 payment. (Note work still needs to be finished on the sign).

**5. Land Purchase adjacent to Abbott's cottages.**

Jackie Hutton has a drafted The Transfer of Title agreement for the land to be purchased. This to be approved at the July meeting (and will be attached to the agenda)

**6. Chairman's Statement**

1. Roger Trout on behalf of Dockenfield Parish Council is to speak at the WBC Local Plan Examination in Public next week. The inspector has asked Dockenfield to appear to discuss its inclusion as part of the extension of the green belt balancing other areas of Waverley that are to be withdrawn from the Green Belt. This is the second time Dockenfield has put it’s case forward in 30 years.
2. 8 Abbotts Cottages have made a complaint about noise outside their house. They wish the PC to write and support their complaint.

**7. Planning**

WA/2017/0890 – 19 Abbotts Cottages **No Objections**

TM/2017/0080 – Land Between 4 and 5 Abbotts Cottages **Contact WBC regarding lack of information about this application**

WA/2017/0856 – Patchways The Planning committee had a site visit on 24th June 2017

A number of residents have been concerned about this application

**Dockenfield Parish Council Object**

WA/2017/0919 – Keepers Cottage **No Objections**

DW/2017/0023 – Due to this being a DW application the PC have no comments.

**8. Surrey County Councillors Report**

The Surrey County Councillors was not present.

**9. Finance and Cheques Drawn**

The PC **Approved** the accounts to be sent to the Internal Auditor ( Minute ref **9a** )

It was **Resolved** the Activities Committee need to have formal approval for their budget from the Parish Council and to provide minutes of meetings.

 **Action Cllr Jill Trout**

**Cheques Drawn 27th June 2017**

846 C. Pamment £710.97p D Day

847 M. Evans £60.80p D Day

848 S. Fox £71.75p D Day

849 R. Miles £ 661.71p D Day

850 11th Scout Group £80.00p D Day Marquee Set up

851 The Old School Barn Co Ltd £915.00 Village Sign

852 MSP Secretaries Ltd £192.00p Payroll

**10. There being no further business the meeting closed at 9.45**

**11. Date for next meeting**

Tuesday 18th July 2017

**Chairman**

**DOCKENFIELD PARISH COUNCIL**

**MEETING OF THE PARISH COUNCIL**

**Held on Tuesday 3rd October 2017**

**At 8.00pm**

**In the Vestry**

**At the Church of the Good Shepherd**

**MINUTES**

**Present: Chairman** Jill Trout

 Ian McLean

 Chris Sutton

 Jessica Hobday- Clerk

 Pam Hibbert – Planning Committee

 Roger Trout - Planning Committee

**In Attendance:** David Harmer, Colin Hall, Margaret Moore, Tony Moore, Jacqui Steward, Gerry Waters, Simon Marshall, Nicholas Eaton, Zyra Knight

**1. Apologies for Absence**

Richard Blackburn

Cllr John Whitby is taking a leave of absence from the Parish Council

**2. Members Disclosure of Interest of Items on the Agenda**

Councillors were reminded of their responsibility to declare any disclosable pecuniary interest which they may have in any item on the agenda no later than when that item is reached. Unless dispensation has been granted, you may not participate in any discussion of, or vote on, or discharge any function related to any matter in which you have a pecuniary interest as defined by the regulations made by the secretary of state under the localisms act 2011. You must withdraw from the room or chamber when the meeting discusses and votes the matter.

There were no disclosures of interest.

**3. Members of public**

Zyra Knight from the planning department of Marshall Eaton presented on Dockenfield Farm/Stud

 \* The PC is welcome to come and have a site visit

 \* As the company have now bought Dockenfield stud they will incorporate the 2 sites.

* They wish to reduce the size of the larger proposed dwellings from previous permitted applications to make this more appealing/affordable to families
* the plans are wholly within the footprint of current buildings
* All proposed ridge heights do not exceed any current buildings on site
* Waste disposal/sewage – waste will go to the mains
* The company had to remove asbestos from the site to make it safe.

The Chairman asked for any questions

**What is proposed for the rest of the land around the site?**

Marshall Eaton wish to retain the land as Greenfield and would be happy to place a covenant on the land to protect it and they don't wish to split the land up which will be retained as agricultural land with open vistas for residents.

Residents who purchase the proposed dwellings will pay an annual management fee this will go to managing the land. The Management Company is owned by Marshall Eaton.

**When did they purchase the land?**

They looked at the options in February 2017 and purchased the site and land in June

**Why has the Oast house demolition been included in the plans?**

They are happy to look into how they can incorporate the original oast house into the current plans.

**What is being done to save the Barn Owl?**

The ecology report carried out stated the Barn Owl was perching not nesting in the barns. A barn owl box to be incorporated in one of the buildings.

**Action** Clerk to contact Nicholas Eaton to arrange a site visit for the PC.

The ME group left the meeting.

**4. Minutes of the previous meeting**

 **To sign as a correct record the Minutes of the meeting held on the 18th July 2017**

The minutes for the meeting held on the18th July 2017 having been circulated were proposed by Ian McLean and seconded by Chris Sutton as a true record and signed by the Chairman.

**5. Matters Arising**

1. Green space designation – The PC has submitted a list of potential green spaces with detailed plans and justification to be sent later to WBC the Chairman has been in contact with WBC and agreed a timetable. This forms Part 2 of the Local Plan.
2. Speeding in the Village – Mr and Mrs Grit have contacted the chairman about an interest in leading a community speed watch programme.
3. Traffic movement is being recorded by Dockenfield farm
4. WBC does not have any CIL (Community infrastructure levy) currently levied on Dockenfield Farm and Stud.

**6. Chairman's Statement**

The Kingsley Centre Photocopier is ageing and unable to print the DNL at present.. The last edition was printed at Treloar College. The cost was double that of Kingsley, so the DNL Budget will have an overspend of £300 for 2017-18. it was **Resolved** to continue using Treloar for the future other quotations would be sought. Kingsley Centre are seeking funds to purchase a more suitable machine. It was also **Resolved** to keep the DNL to a maximum of 12 pages.

 **Action – Arrange a meeting with Michael when he returns from holiday. Clerk**

**\***The decision notice from a previous WBC Committee meeting determining an equestrian decision are deficient it was **resolved** to write a letter to Elizabeth Sims, Brian Adams and Carole Cockburn. The Planning Officer for that applications has now left WBC.

**7. Land for sale adjacent to Abbott's Cottages**

Paul Keogh of Wheelers Solicitors has taken over from Jackie Hutton on finalising the sale of the land to DPC. Details are still ongoing.

**8. Surrey County Councillors report.**

David updated the PC on SCC

**9. Cheques drawn**

856 Fiona Raw £100.00 D day Tents

857 Surrey Alc ltd £134.31 Subs

858 Kingsley Organisation £68.90 DNL

859 Treloar Trust (IKC) £128.00 DNL

**10. Planning**

Detailed objections sent to WBC for all DF/Stud applications except timber barn.

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| [WA/2017/1690](http://waverweb.waverley.gov.uk/live/wbc/pwl.nsf/%28RefNoLU%29/WA20171690?OpenDocument) |  | 06/09/2017Pending Decision----- |  | Agent : Entail Consultancy |  | Dockenfield Farm, Pitt Lane,Frensham GU10 3EF |  | Change of use of existing agricultural building (Barn C) to provide 4 dwellings, increase ridge height, carports, garden store and associated works. |

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**Object**

* This application was refused on similar extra height in 2015
* Bedrooms will be overlooked by the farmhouse
* Very close to Barn D and E with minute gardens
* Very imposing and not in keeping with the character of other buildings surrounding
* The dwellings face AONB
* Very near the setting of a beautiful locally listed house
* very imposing to the public right of ways vista

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| [WA/2017/1687](http://waverweb.waverley.gov.uk/live/wbc/pwl.nsf/%28RefNoLU%29/WA20171687?OpenDocument) |  | 06/09/2017Pending Decision----- |  | Agent : Entail Consultancy |  | Dockenfield Farm, Pitt Lane,Frensham GU10 3EF |  | Change of use of existing agricultural building (Barn G) to provide 2 residential dwellings erection of carports, garden stores and associated works. |

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**Object**

1. Over development
2. impact on the countryside and AONB
3. Only 6m from the mews buildings
4. Has been demolished already and footings removed

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| [WA/2017/1682](http://waverweb.waverley.gov.uk/live/wbc/pwl.nsf/%28RefNoLU%29/WA20171682?OpenDocument) |  | 06/09/2017Pending Decision----- |  | Agent : Entail Solutions Consultancy |  | Dockenfield Farm, Pitt Lane,Frensham GU10 3EF |  | Alterations to agricultural building (Barn D) to provide 2 dwellings and associated amenity space |

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**Object**

1. Over development of 12 Dormer windows will destroy the timber beamed roof and the whole character of the building.

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| [WA/2017/1677](http://waverweb.waverley.gov.uk/live/wbc/pwl.nsf/%28RefNoLU%29/WA20171677?OpenDocument) |  | 06/09/2017Pending Decision----- |  | Agent : Entail Solutions Consultancy |  | Dockenfield Farmhouse, Pitt Lane,Frensham GU10 3EF |  | Certificate of Lawfulness under Section 192 for the construction of a dormer window. |

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1. This applications overlooks barn C conversion including the bedrooms.

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| [WA/2017/1676](http://waverweb.waverley.gov.uk/live/wbc/pwl.nsf/%28RefNoLU%29/WA20171676?OpenDocument) |  | 06/09/2017Pending Decision----- |  | Agent : Entail Consultancy |  | Dockenfield Farmhouse, Pitt Lane,Frensham GU10 3EF |  | Erection of extensions and alterations to the farmhouse following demolition of existing extensions and annex. |

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**Object**

* The original farmhouse is locally listed (heritage policies)
* The proposal is not in keeping with the farmhouses form and appearance contrary to policies D1, D4, HE2, HE3, HE5
* The farmhouse is within site of the AONB
* The house is on the market before it has gained planning permission

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| [WA/2017/1675](http://waverweb.waverley.gov.uk/live/wbc/pwl.nsf/%28RefNoLU%29/WA20171675?OpenDocument) |  | 06/09/2017Pending Decision----- |  | Agent : Entail Consultancy |  | Dockenfield Stud, The Street,Dockenfield GU10 4HR |  | Erection of 2 dwellings and associated works following the demolition of existing dwelling |

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**Object**

* Existing dwelling is a very attractive stone Oast house, the replacement is out of keeping and would detract from the current character and appearance of the countryside and street scene.
* Demolition is not an adaptation or re-use of a building (policy RD7)

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| [WA/2017/1674](http://waverweb.waverley.gov.uk/live/wbc/pwl.nsf/%28RefNoLU%29/WA20171674?OpenDocument) |  | 06/09/2017Pending Decision----- |  | Agent : Entail Solutions Consultancy |  | Dockenfield Stud, The Street,Dockenfield GU10 4HR |  | Change of use and erection of extensions and alterations to part of existing barn (Stud Barn) to provide 1 dwelling and associated works. |

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**No Comment**

* Need to check ownership and dedicated parking sites. WBC

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| [WA/2017/1684](http://waverweb.waverley.gov.uk/live/wbc/pwl.nsf/%28RefNoLU%29/WA20171684?OpenDocument) |  | 06/09/2017----- |  | Agent : Entail Consultancy |  | Dockenfield Farm, Pitt Lane,Frensham GU10 3EF |  | Alterations to existing agricultural building (Barn H) to provide 2 detached dwellings together with the erection of 2 carports, garden stores and associated works. |

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**Object**

* Has been demolished and footings removed to c. 1m
* Height/mass

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| [WA/2017/1689](http://waverweb.waverley.gov.uk/live/wbc/pwl.nsf/%28RefNoLU%29/WA20171689?OpenDocument) |  | 06/09/2017----- |  | Agent : Entail Consultancy |  | Dockenfield Farm, Pitt LaneFrensham GU10 3EF |  | Change of use and erection of extensions and alterations to agricultural building (Barn F) to provide 2 dwellings along with a carport, garden store and associated works. |

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**Object**

* Inappropriate in height and would not integrate within the site
* Design not complementary to the rural surroundings
* Highly visible from the AONB policy C3(a)
* The building would be intrusive in mass and scale
* Already demolished

**11. Date for next meeting**

Planning meeting Tuesday 17th October 8pm

 Parish Council meeting Tuesday 21st November 8pm

**DOCKENFIELD PARISH COUNCIL**

**MEETING OF THE PARISH COUNCIL**

**Held on Tuesday 21st November 2017**

**At 7.00pm**

**In the Vestry**

**At the Church of the Good Shepherd**

**MINUTES**

**Present: Chairman** Jill Trout

 Ian McLean

 Chris Sutton

 Richard Blackburn

 Jessica Hobday- Clerk

 Pam Hibbert – Planning Committee

 Roger Trout - Planning Committee

**In Attendance:** David Harmer,

**1. WBC LOCAL PLAN PART 2**

 **DOCKENFIELD LOCAL GREEN SPACE**

 SPEAKER S– SOPHIE PIPER WBC POLICY OFFICER (DESIGN AND CONSERVATION)

 Gail Wootten – WBC Policy

 Guy Wilson – Senior Planning Policy

Gail Wooten updated the parish council on the WBC local plan part 1 process so far. WBC hope to have this adopted by the end on the calender year.

WBC Local plan part 2 which is the detail -

* Site allocation
* Develop management policies
* Local Greenspace
* Gypsy and travellers sites
* Landscape character areas
* Review boundaries

This will start in February 2018. (Part 1 will have been adopted) This will run for 4-6 weeks

Sophie Piper updated the DPC on Settlement Boundaries and any changes they might be proposing.

Guy Wilson talked about the PC submissions for Local green space. ( areas of local importance to the community. All this information will go to the Inspector for Local Plan part 2

Cllr Jill Trout has already submitted Greenspaces important to Dockenfield.

1. Bealeswood common
2. Triangle at Green Lane – Christmas tree site
3. Greenspace at Lake Lane ( Bus Shelter)
4. Abbotts Cottages open space
5. Fritz Field
6. New Parish Field

**Action – The PC will continue dialogue with Guy Wilson WBC**

**2. Apologies for Absence**

Cllr John Whitby is taking a leave of absence.

**3. Members Disclosure of Interest of Items on the Agenda**

Councillors were reminded of their responsibility to declare any disclosable pecuniary interest which they may have in any item on the agenda no later than when that item is reached. Unless dispensation has been granted, you may not participate in any discussion of, or vote on, or discharge any function related to any matter in which you have a pecuniary interest as defined by the regulations made by the secretary of state under the localisms act 2011. You must withdraw from the room or chamber when the meeting discusses and votes the matter.

Richard Blackburn declared an interest for certain items from number 11 on the agenda.

**4. Members of public**

Pat Clough – Voiced her concerns on the state of the Phone box. **Action Next Agenda**

 The defibs need to be mentioned on the Parish Ecclesial Magazine

**5. Minutes of the previous meeting**

**To sign as a correct record the Minutes of the meeting held on the 3rd October 2017**

The minutes for the meeting held on the3rd October 2017 having been circulated were proposed by Ian McLean and seconded by Chris Sutton as a true record and signed by the Chairman.

**6. Matters Arising**

1. 3-4 people have shown willing to be part of a Community Speed Watch, we need 8 for it to go ahead.
2. DNL Printing – It was resolved to go ahead with Trealoar's as the printing company. Ian McLean proposed and Richard Blackburn seconded the approval of Trealoar's printing and a limit of 12 pages.

**7. Chairman's Statement**

* Alice Holt Forum – There will be an increase in Parking Charges at Alice Holt and also including a lower Off Peak Charge. This is an attempt to change the flow of visitors.
* WBC has a New Ranger Darren Hills has walked the area. The first working party will be the 1st Sunday in December
* Orchard Farm – This site is housing rescue animals and selling goods. Do they have a licence for trading? It was **Resolved** to contact them.
* It was proposed to buy a new box to house the Defib at the Bluebell Pub. It was **resolved** to go ahead. Potentially apply for the Members allocation fund to pay for half.
* Discussion on settlement boundaries following the presentation earlier. It was agreed no changes were appropriate except areas 3 4 and 5.

**8. Land Purchase**

The land purchase by Abbott's Cottages is progressing.

Access to the land will only be to maintain the land and the transport of equipment for events such as D Day.

**9. Surrey County Councillors Report**

David updated the p.c. on Surrey County Council

Green Lane in Dockenfield works is due to be started.

**10. Finance and Cheques drawn**

A Budget meeting will take place on Monday 27th November this will all be resolved at the next full council meeting.

Cheques Drawn

862 J.Hobday £750.00 Clerks wages

863 The Royal British Legion £30.00 Remembrance Wreath

**11. Planning**

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|  |  | 27/09/2017HH larger PD ext. not required-no objections----- |  | Mr & Mrs Huckle |  | Annexe, Abbots Hill, Sandy Lane,Dockenfield GU10 4EQ |  | The erection of a single storey rear extension which would extend beyond the rear wall of the original house by 8m, for which the height would be 2.79m, and for which the height of the eaves would be 2.5m.[DW/2017/0042](http://waverweb.waverley.gov.uk/live/wbc/pwl.nsf/%28RefNoLU%29/DW20170042?OpenDocument) |

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| [WA/2017/1743](http://waverweb.waverley.gov.uk/live/wbc/pwl.nsf/%28RefNoLU%29/WA20171743?OpenDocument) |  | 07/09/2017Certificate of Lawfulness Granted----- |  | Mr & Mrs Huckle |  | Annexe, Abbots Hill, Sandy Lane,Dockenfield GU10 4EQ |  | Certificate of lawfulness under Section 192 for the erection of a side extension and the erection of a porch (as amended by plans received 31/10/2017 and 01/11/2017 |

**WA/2017/1743 –** no documents were received for this Certificate of Lawfulness from WBC

Enforcement have visited the site for the below applications, which are in breach of planning.

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| [WA/2017/1139](http://waverweb.waverley.gov.uk/live/wbc/pwl.nsf/%28RefNoLU%29/WA20171139?OpenDocument) |  | 28/06/2017Refused----- |  | Mr & Mrs Baillie |  | Land Centred Coordinates 482870 140475, On South Side Of The Street,Dockenfield  |  | Erection of stable block and sand school together with car parking and associated access track at land centred coordinates 482870 140475. |

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| [WA/2017/1146](http://waverweb.waverley.gov.uk/live/wbc/pwl.nsf/%28RefNoLU%29/WA20171146?OpenDocument) |  | 20/06/2017Refused----- |  | Mr & Mrs Baillie |  | Land Centred Coordinates 482870 140475, On South Side Of The Street,Dockenfield  |  | Change of Use from agricultural to equestrian use. |

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A planning meeting is to be held with Elizabeth Simms WBC on Friday 24th November.

The Chairman asked for things to put forward to her.

1. Large developments the PC would like to see a more Holistic approach.
2. Why does the PC not get sent everything for example Certificate of Lawfulness.
3. The PC requests to be sent all Appeal Documents
4. The Pc requests to be sent all information with plenty of time to allow meetings to take place.

**12. Broadband Old lane**

Tony Hawkins ( spokesperson for houses at the Great Holt) reported BT will be running a fibre cable from Bordon to Frith end.

Marshall Eaton have requested to investigate into the poor broadband in certain areas of Dockenfield.

**Action the Clerk will pass on David Harmer's information to Zyra from Marshall Eaton**

**13. Next meeting dates**

Monday 27th November 2017 Budget Meeting

Tuesday 16th January 2018 PCM