



COMPTON PARISH COUNCIL

Minutes of a meeting of Compton Parish Council, held on
Wednesday 18th November 2015 at 7.00pm
At **Pucks Oak Barn** for the transaction of the under mentioned business

Present: Cllr K Stevens (in the chair), Cllrs F Curtis, P Hunt, R Nagaty, C Sharples
County Cllr G Johnson

In attendance: The Clerk, Mrs J Cadman

The meeting commenced with a presentation from Alexander More-Molyneux on the Mellersh Farm Shop and Café proposal. He tabled the proposed plans and answered questions on access, traffic and viability.

124/15 **Apologies for absence:** were received from Cllrs Graham and Patel
Apologies were noted from Borough Cllrs Illman and Parsons.

125/15 **Declarations of interest**
Cllrs Nagaty and Stevens declared a pecuniary interest in the Local Plan due to the Blackwell Farm proposals, and a personal interest in the Local Plan as they are both members of the Save the Hogs Back Campaign

126/15 **Minutes of meeting held 16th September 2015**
The minutes of the September full council meeting were agreed as a correct record and signed by the Chairman.

127/15 **Report from the Police**
PCSO Damon Young had reported as follows:
23/10/15: Assault on New Pond Road
12/11/15: Theft of mobile phone.

128/15 **Reports from County and Borough Cllrs**

Report from County Cllr G Johnson

Railway Bridge: A meeting has been arranged for the 27th November, and will be chaired by Jeremy Hunt. No information has been received about the meeting yet. SCC Legal Department is citing the *Railway Act (1846)* to Network Rail: *bridges must be maintained up to the standard of the roads either side.*

20mph speed limit: Cllr Johnson continues to push for a 20mph speed limit in rural villages and particularly outside schools, where requested by the Parish Council or the school. He undertook to send relevant information to the Parish Council as he received it. On behalf of a member of the Village Hall Committee, Cllr. Curtis suggested that the hall be included in the scheme as there are lots of children's activities and cars have to reverse out onto the B3000.

Polsted Lane gully: Jason Lewis, SCC Highways, had advised that there is a break in the pipe, but in a different place to where SCC had originally believed it to be. Work to repair the pipe would probably be carried out in January. Concern was expressed about the danger of the flooded road freezing over the winter and the hazard this would cause to motor vehicles. It was pointed out that this unsatisfactory situation had continued for two years. Cllr Johnson said he would speak to Mr Lewis about the possibility of an earlier repair. It was also agreed that the road would benefit from widening at the point where the flooding is occurring, and as Highways had suggested that Parish Council approval maybe needed in order to pursue this, the Clerk will write to Highways in this respect.

Signage in Down Lane: This is going ahead.

Illegal waste disposal on Mr Podger's land: The Court has ruled that Mr Podger has until the 31st January 2016 to remove the rubbish on his property at his own cost, or face a prison sentence. SCC cannot therefore take any further action until the 1st February. However, Cllr Johnson pointed out that Mr Podger's age may

mean that a prison sentence is waived and that the enforcement officer for the case believes there is little that can be done if Mr Podger continues to accept illegal waste onto his land, unless SCC/GBC obtain eye-witness evidence of the waste being delivered. Cllr Johnson did not consider that sequestration of the land was an option as the cost of de-contaminating the land would exceed its current value. He pointed out that Mr Podger already owes GBC £84,000 for clearance of the land, and SCC is similarly owed money.

[Cllr Sharples attended the meeting at 7.30pm]

Flexford Gap: The closure of the gap in the A31 will be debated at a SCC Local Committee meeting in January. However, Cllr Johnson said he believed it was unlikely that the gap would be closed. Cllr Johnson also commented on the poor state of the road surface at this gap and said that if the gap remains open, work would be needed to repair the road surface, as well as to improve signage so that motorists are made aware of traffic turning into the gap.

Town Centre plan: Cllr Matt Furniss intends to invite representatives of his ward to a meeting on the Town Centre Master Plan. Cllr Johnson had asked that the invitation be extended to his parishes as well. He said that, although the consultation period has now ended, GBC would still take on board further comments.

129/15 **Public Forum**

No members of the public were present.

130/15 **Matters Arising**

107/15a: Overhanging vegetation on the A3 slip road, near Compton Heights: this was reported to GBC and it is understood that it has been partly dealt with. Surrey Hills has expressed an interest in opening up the view over the Area of Outstanding Natural Beauty at this point, and so further cutting back of hedges and trees may also take place as part of this scheme.

107/15b: Bridleways: the Clerk has asked SCC Rights of Way to attend to those listed.

108/15: 81/15: Conservator's work to war memorial: The Clerk had circulated information from other parish councils on how they had addressed the cleaning of their war memorials. Cllr Hunt said that there would be a resident conservator at Watts Gallery from January 2016, who might take on this work. The members **agreed** to ask this conservator to restore the war memorial. If the restoration work is not completed, or a date set for its completion, by Easter, then the Clerk will investigate the alternatives suggested by other Surrey parish clerks. Cllr Sharples presented a brass light that he offered to donate for fixation to the Memorial. All agreed that it was ideal and the Clerk agreed to check the status of the electrics with Sarah Baskerville.

108/15:85/15: Withies pond: Cllr Sharples did not think that GBC officer Mr Juerk's suggestion of constructing a small island as a means of moving the water around the pond would be helpful. Members **agreed** that the contractor should be asked to go ahead with the pond clearance, and that this work should be carried out in January, if possible. The contractor will also be asked to carry out the soil sampling required in order to move the silt from the pond. The Clerk will find a tree surgeon to cut back the trees that overhang the pond and thin those to the south of the pond.

The Clerk agreed to take over management of this project.

108/15:93/15: Listed status for War Memorial: this has been completed and the war memorial now has Grade II status.

131/15 **Members report: Local Plan**

Cllr Stevens tabled a report on the Local Plan (see attached).

132/15 **Members report: Highways**

Cllr Curtis said that Bahram Assadi had submitted a report listing several options for traffic calming in The Street. These included

1. Speed humps - members agreed these would not be desirable due the nuisance (in terms of noise/vibrations) that these would cause to residents living along the road.

2. Hatching lines (members agreed that these would urbanise the road, and would therefore be inappropriate in this rural section of the B3000).
3. Removing all the lines.
4. A crossing - this is unlikely, although this depends on clarification of sight lines. Members discussed the viability of a crossing between the two bus shelters, which would be important for school children, but had been informed that the road might not be wide enough for a Pelican Crossing at this point however further checks are needed to ascertain whether a Zebra Crossing might be viable.

The Traffic Committee will ask SCC whether a “Not suitable for HGV” sign can be erected at the entrance to Polsted Lane. The Committee will also ask for a prominent and permanent VAS sign with a flashing camera. A great deal of time is taken up in changing the batteries every two weeks, so a permanent sign would be preferable.

Down lane: Work on the path markings will start on the 7th December 2015. These aim to make the footpaths safer and to help pedestrians wishing to cross Down Lane between Watts Gallery and Limmerslease. The paths will be sympathetic to their rural environment. Residents in neighbouring properties have been consulted and have agreed to the new markings. The gateway “brushes” will be moved to a more prominent position at the same time.

A member of the public had previously reported a sign for the Manor House Conference Centre in Priorsfield Road that is the wrong way round. Cllr Curtis will investigate.

Pollution: pollution at the end of The Street nearest to the A3 has been above the legal EU limit for more than a year. When the first figures were received, Cllr Curtis had sought volunteers to agree to the installation of air quality monitors on their properties. However, the monitors have not been installed on the kerbside, as they have been elsewhere, and in some cases the monitors are obstructed by trees, hedges and walls, causing concern about interference with the readings. If the PC felt that the monitoring by GBC could be improved, Cllr Stevens suggested that the PC employ a company to undertake the air quality monitoring, and this was **agreed in principle (subject to quotations)**. If the level of pollution along The Street was found to be above legal limits, there was an option to ask for The Street to be made an Air Quality Management Area, which might lead to restricted traffic flows along this section of the B3000. Cllr. Curtis agreed to request a meeting with the Environment Dept. to seek clarification and to gain quotes for monitoring devices.

133/15 **Members report: Allotments and Environmental Projects**

Withies pond: this had been discussed under agenda item 130/15 above

Allotments: no issues to report

Avenue: Cllr Sharples suggested that the trees be cut back, to restore it to an avenue again. The Clerk will discuss this proposal with Mr Juerck.

134/15 **Members report: Youth and Recreation**

Fencing on the Green: The quotation from Roger Deacon to replace the fencing around the playground was very high - the Clerk will seek alternative quotations. Cllr Sharples will pass on details of his contact to the Clerk.

135/15 **Members report: Watts Gallery and Cemetery**

Cllr Nagaty suggested that the Yew trees on the path leading to the Chapel should be cut back, as it is not possible to see the Chapel from the road. Cllr Hunt advised that it had not been Mary Watts’ intention to display the Chapel from the road, but rather to allow people to “discover” it as they made their way around the path leading up to it.

Railings: provision of railings to be discussed at the next Cemetery meeting on the 27th November.

136/15 **Members report: Planning**

Cllr Curtis reported on behalf of Cllr Graham as follows:

- GBC planning had held another meeting to discuss progress with electronic distribution of planning applications.
- Cllr Graham had circulated a response to a query about Mellersh Farm
- Cllr Graham is keeping an eye on the land clearance at the west end of Priorsfield Road.

- a) List of approved planning applications had been circulated prior to the meeting.
- b) Members discussed the Planning Committee and the difficulty in debating planning applications without a full understanding of the issues. The following was **agreed**:
 1. The Clerk will circulate details of planning applications to all councillors, so that they can view them on the GBC website and comment to Cllr Graham and the Clerk, if appropriate
 2. James Parsons will be asked if he would be interested in joining the PC Planning Committee. Mr Parsons, a former councillor who headed the Planning Committee, has a great deal of knowledge of planning issues.
 3. The Clerk will ask GBC to provide the Parish Council with a projector and screen (which is needed for Council presentations) and a large monitor for Cllr Graham to view Council plans at home (subject to Cllr Graham's agreement).
- c) Mellersh Farm: Members welcomed the proposed shop and café at Mellersh Farm, but expressed concern about the access, and noted that the entrance to the site would need to be widened, which would affect the street scene. It was agreed that all signage for the new business should be in keeping with the rural area.

137/15 **Members report: Village Hall**

Cllr Graham had advised prior to the meeting that there was nothing to report. The Clerk will ascertain whether he has spoken to the Village Hall Association about the possibility of housing an emergency generator on the premises, so that people could use Hall's kitchen facilities should there be a prolonged power cut. Cllr Nagaty agreed to investigate generators and costs.

138/15 **Village sign**

There had been little feedback from residents, but it had been suggested that the sign should not just take its theme from solely from Watts Gallery, but should include other interesting aspects of the Village, such as St Nicholas's church. Cllr Sharples suggested that a replica of the 12th century graffiti (depicting a knight) found in the church should be carved into the sign's supporting shaft. This was agreed.

Harry Stebbing had quoted £5,000 for the providing the joinery for the sign, whereas Field Place had quoted just under £3,000 for the work. It was agreed that Field Place would be awarded the contract.

If a grant is received for the panels, the total cost of the sign to the Parish Council would be £4,000.

It was originally intended that the roof be made of lead, but Cllr Hunt expressed concern that this might be stolen, so wooden shingles will also be investigated. Cllr Sharples suggested that a cardboard model be made and put in place, so that residents can see how it will look. The next step is to have technical drawings made up of the sign and then to apply for planning permission.

139/15 **Finance**

- a) *Schedule of income and expenditure to 31st October* had been circulated prior to the meeting and the expenditure for the period of £2,583.97 was noted and approved.
- b) *Budget for 2016/17: draft for discussion* had been circulated prior to the meeting. Members considered that money should be allocated for potential legal costs in challenging the Local Plan, if this became necessary. If this step was taken, it would be in conjunction with other parishes. Cllr Curtis PROPOSED that the precept should remain at the current level of £24,300, including the Council tax support scheme of £1841. This was SECONDED by Cllr Nagaty, with all in favour. Cllr Curtis suggested that it might be advisable for Compton PC to commission an independent Landscape and Visual Impact Assessment (LIVIA) in order to protect areas of high-quality landscape within the parish from the pressure of development. It was agreed that quotations for a LIVIA would be obtained.

140/15 **Clerk's Report**

- a) *Parish handyman*: diary of duties carried out had been circulated prior to the meeting. Members discussed whether Peter could be asked to cut back the overhanging foliage in The Avenue, but it was agreed that this was probably a job for a work party. The Loseley Estate will be asked to cut back the trees at the junction of The Avenue and The Street.
- b) *Wall along the Street*: the spoil produced as a result of clearing the pavement next to the wall will be used to fill the dip in Cllr Sharples' drive, with grateful thanks to Cllr Sharples for offering this facility. Peter will be asked to speak to Cllr Sharples to organise this.

[Cllr Hunt left the meeting at 9.45pm]

- 141/15 **Action list:** had been circulated prior to the meeting. The following were noted for action:
1. A drop-in style meeting to be held in January re the proposals for the Village Green (playground and parking)
 2. Zone 5 – the Clerk to follow up the legal situation with regard to this zone of the Green with Roger Taylor
 3. Community Asset Register – the Clerk to pursue
 4. United Charities of Compton – PC to approach the Rector of St Nicholas's, Rev'd Caroline Burnett, to determine if there are any parishioners who would benefit from this charity.
 5. The Clerk to progress the Asset Register List as prepared by Cllr. Curtis.

- 142/15 **Councillors business:** *any further business for noting or including on a future agenda*
- a) *Bus shelter:* the possibility of a bus shelter at Watts Gallery was discussed, the Clerk will pursue this with Cllrs Hunt and Sharples.

- 143/15 **Compton News**
1. The pond
 2. Play equipment
 3. Possibly a piece to reach people who are suffering financially as a result of the withdrawal of services. The Clerk to discuss this with the Trustees of the United Charities.
 4. The items for the Village News will also be submitted to the Parish Magazine.

Correspondence

GBC's Corporate Plan for 2015 to 2020 'A Plan for Town, Countryside and Council' was tabled at the meeting.

- 145/15 **Dates of meetings:** 20th January.

There being no further business, the meeting closed at 10pm