

Wanborough Parish Council

Minutes of the Ordinary Meeting of the Parish Council held on Wednesday 27th March 2024 at 7.30pm in Wanborough Village Hall

Meeting started 7.30pm

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

Apologies: Fraser Hodgkin (FH) Sallie Barker (SB)

Members of the public were present.

1. **C-052 Minutes of the last meeting on Wednesday 31st January 2024 to approve and sign.**

JH confirmed everyone was happy with the detail in the minutes for the last meeting on Wednesday 31st January 2024. JH signed the minutes as approved.

2. **C-053 Matters arising**

It was agreed that there were no matters arising that were not already on the agenda.

3. **C-054 Update from SCC and GBC representatives**

SCC Small Grants and Community Grant Applications

MF said that two new sets of grants of £50k and £5k have been released to county councillors. If there are any projects benefiting the local community then please will WPC let him know and he would advise on which fund to apply to.

MacDonald's application on A331

MR reported that a decision date in respect of a potential new MacDonald's site at the roundabout junction of the A3 and A331 has been delayed due to the number of requests for more information, particularly from SCC.

Farnborough Airport Application

MF stated that this has been delayed until after the next general election when a new application is expected.

MF stated that he had a GBC update from Sallie Barker:

Wanborough Barns water run off update.

GBC have recently mapped the current road drainage system and de-silted the adjacent soakaway. However, GBC noted that the soakaway is privately owned and remains the owner's responsibility to maintain it. GBC engineers had met the owner and discussed a maintenance regime for the soakaway. A topographic survey has been completed and they will use that in designing road repairs and water flow deflection. This will not solve all the surface water issues and could lead to additional flows being directed into the adjacent field. In response to a question from OC, MF agreed to try and put the GBC engineers in touch with the field landowner regarding any further recommended drainage work.

Wanborough Fields Meeting

Despite requests, no date has yet been set for a meeting with MF and SB by GBC's Head of Planning and the Enforcement Team leader.

Polling station move

JH mentioned that for the local Police and Crime Commissioner election on 2nd May 2024 the local polling station has been moved by GBC on a trial basis to Wanborough Village Hall (instead of the Great Barn Granary building).

4. C-055 Planning and enforcement updates

Status of recent applications

OC stated there were no new applications for consideration by WPC.

Status of Enforcement

Field plot E – OC reported that an enforcement notice EN/22/00337 has been served by GBC and takes effect from 19th April 2024.

Field Plot A – Caravan Without permission – OC reported that GBC are rolling two enforcement notices into one dating back to 2020. OC suggested that GBC were perhaps trying to streamline the enforcement process.

OC asked MF if he was seeing any evidence of enforcement progress. MF stated that long delays to the recording of ownership changes at the Land Registry had been a problem, but with that problem now being addressed we might see some increased efficiency as plot owners should be more easily trackable.

OC confirmed that every unauthorised works and/or construction on the lower field had been served with an enforcement notice by GBC.

Blackwell Farm development

OC stated that local councillor Ramsey Nagerty had been in contact regarding the potential Blackwell Farm development and a possible access road from the Hogs Back A31. MF stated that the application had already been withdrawn; there had been an error on the publication of this.

Homestead Farm

A resident and member of the Wanborough Greenbelt Protection group (WGP) asked to address the council in relation to the CLUED issued by GBC to Homestead Farm in 2021. The resident recounted a brief history of the matter and explained how local residents had provided GBC with comprehensive evidence that proved that that application on which the CLUED had issued had been false and incorrect. The resident stated that GBC had sought legal advice and were currently investigating potential routes to revoke.

JH thanked the resident for his update and for the ongoing work of WGP; JH confirmed that WPC were fully aware of this matter and would both continue to submit comments as appropriate and press GBC for a revocation of the CLUED. As suggested by FH in an email, MH proposed that WPC formerly write to GBC asking for a further update on this matter. It was agreed that JH should action.

5. C-056 Traffic and road matters

Feedback re new signage down Wanborough Hill

JH said that, on behalf of WPC, he would like to thank MF and SCC for all the road safety improvement measures already installed, including the excellent red/white reflector posts on the sharpest corners. Most of the requested measures had now been delivered, with only the “village gate signs” yet to be installed. MF confirmed that this last sign had been ordered and installation was expected during summer 2024.

A member of the public stated there was still a problem with the exact positioning of the chevron sign opposite the access lane to Manor Cottages. MF said he has requested a further visit to resolve that issue.

Speed bump installation at Manor Farm Cottages

JH explained that since the last WPC meeting, and without any prior notice, a speed bump had been installed by a local resident in the private lane by Manor Cottages, which provides access to approximately ten separate residential properties. Although on 12th March 2024 WPC delivered a letter to all these properties alerting them to the situation, WPC has since received no written information, comments or complaints from any residents. Given the lack of feedback and the fact that the lane is on privately owned land, it was agreed that WPC should make no further enquiries.

Feedback re volunteer litter pick on 2nd March 2024

JH thanked KS for organising the litter pick and thanked MF for joining in the work, especially as he does not even live in the parish. JH said he was very grateful to those that had given up their time to participate, but had been surprised there had not been a higher turnout given how passionate local residents are about the litter issue. KS felt that may have been in part due to the wet weather and it being a Saturday morning! KS said she will canvas preferred times and days for the next litter pick planned for September 2024. KS accepted MF’s offer of some litter picking ‘warning’ signs to help notify drivers when litter picking is taking place; these can be stored at the Barn.

Jacksons Corner maintenance

JH stated that, with MF’s assistance, the large area of grass and trees adjacent to the roundabout junction of the B3000 and the A3 had been identified as being owned by National Highways England. JH reported that, although local residents had done some infrequent voluntary work in the past, there had never been any regular maintenance of the grass and trees which were now very overgrown. MF stated that he had logged the issue and would ask the SCC area maintenance manager to review.

MH commented on the unacceptable level of litter on the interchange roads at the Guildford end of the A31. MF said that he would log that for future action by SCC.

6. C-057 Finances and cheques

At the request of JH the following expenses were approved by WPC for immediate payment:

Clerk salary (Q1 2024)	£897.75
Village hall meeting	£17.00
Wanborough and Puttenham Community group	£200.00
Surrey playing fields	£20.00

7. C-058 Consultations

None outstanding.

8. C-059 Date of next meetings

Wednesday 29th May 2024 - AGM

Wednesday 31st July 2024

9. C-042 Any other business

MB reported that he had learnt that a large parcel of land in Normandy Parish was likely to be sold to a “land bank” firm and then potentially be split into smaller plots for further onward sale. If this information was correct it could precipitate a re-run of the painful Wanborough Fields experience. OC suggested that Normandy PC seek some protection on the land before it is sold; e.g Article 4 status. JH thanked MB for letting us know.

JH reminded councillors that SB will soon commence her year as Mayor of Guildford and that SB has asked for support for a large charity walk event on the 19th May 2024 for which the route starts in Shalford. JH to recirculate SB’s email.

There being no other matters arising, JH closed the meeting.

Meeting closes at 20:29