

## Churt Parish Council

*Clerk to the Council*

Mrs Dawn Barrow

### Minutes of the meeting of Churt Parish Council held on Wednesday 19 July 2023 at 7.30 pm.

#### Present

Churt Councillors: Lisa Martin, Julian Spence, Stephen Wright, Mike Shorthose, Myra Johnson, Stephen Morgan (part)

Surrey County Council: 1 (David Harmer - part)  
Waverley Borough Council: 2 (David Munro - part, James Staunton)  
Clerk to the Council: Dawn Barrow  
Members of the Public: 1 - Pippa Harrison

#### 23/71 Welcome

Cllr Martin welcomed all to the meeting and invited the visitors to speak.

Cllr Harmer will ask John Baker about the bridleway along Pond Lane. Appears unregistered. As with other cart tracks pre 1906 it would belong to the Riparian landowner. In this location it could be one of 3 landowners or the Parish council.

Cllr Spence mentioned the footbridge has still not been repaired on Barford Lane.

James Staunton mentioned the WBC discussions regarding reopening of The Edge in October. There are changes taking place meaning there will only be one planning department covering all of Waverley.

#### 23/72 Apologies for absence

Apologies were given from Cllrs Raeside, S.Shorthose and Law. Owing to recent ill health Cllr Law has decided to step away from the Council for the time being.

#### 23/73 Co-option of Mike Shorthose as Councillor and agreement of portfolio responsibilities.

Cllr Spence **proposed** Mike Shorthose, **seconded** by Cllr Johnson, **all in favour**. Mike will take on the village centre portfolio but will shortly be resigning as a St John's school governor. Mike will also sit on the finance sub-committee and undertake playground inspections.

#### 23/74 Disclosure of Pecuniary and other Interests

Cllr Spence reminded the Parish Council that he sits on the WBC planning subcommittee and as such cannot comment on planning applications relating to Churt.

#### 23/75 Minutes of the meeting of 21 June 2023

The Minutes of the meeting held on 21 June 2023 were **AGREED** by all. **Proposed** by Cllr Spence, **seconded** by Cllr Johnson.

#### 23/76 Report of the Clerk to the Council

- 1) Frances Frith print presented to Roger Rowe
- 2) Application for a burger van at Crossways withdrawn, Cllr Johnson will remove notice from post outside shops.
- 3) SCC have fully removed broken posts by zebra crossing and repaired pavement. Will not replace posts.
- 4) Member's Allocation for honours boards confirmed in sum of £935

### **23/77 Report from the Environment Committee (JS)**

Cllr Spence reported that the costs for bracken spraying at Wicket Wood were in excess of our budgeted figure of £500. On hold for now. Cubs will assist with holly and bracken clearance on 19 September. Jaquetta from Surrey Climate Commission has been invited to attend. Cllr Spence will advise residents along Pond Lane of these works taking place.

Cllr Spence wishes to write to WBC planning about 2 issues:

- 1) Quality of implementation of the Climate Change and Sustainability and the Biodiversity check list which applicants need to submit.
- 2) Pre application tree felling.

Claire Upton-Brown the new head of planning lives in Churt, Cllr Spence wishes to invite her to a meeting of the Interparish Climate Change and Environment group and ask WBC to provide additional guidance on what needs to be filled in.

#### **23/77.1 Village centre**

Substantial oak branch overhanging the pavement along Green Lane. Need to determine who owns the tree?

#### **23/77.2 Roads and Transport and possible reduction to 20MPH (LM)**

We have received a letter from a landowner regarding the Bel and the Dragon junction. Clerk to forward to Frensham PC.

Regarding a possible speed reduction to 20MPH, there is a team looking at areas of Surrey where a 20MPH speed limit would be relevant. Speed studies seek to test if the existing speed limit is sufficient and infrastructure continues to flow. Cllr Harmer suggested putting a speed survey through the village centre on the Western village list.

#### **23/77.3 Crime and Disorder**

Nothing to report

### **23/78 Financial Matters**

#### **23/78.1 Payments for authorisation - June 2023**

June's accounts were **proposed** by Cllr Spence, **Seconded** by Cllr Johnson and **agreed** by all

#### **23/78.2 Budget Update and Income report - June 2023**

Noted

#### **23/78.3 To note individual monthly costs in excess of £500**

- 1 June - Dawn Barrow - £1304.47, Clerk's May salary
- 21 June - PWLB - £2038.74, PWLB repayment
- 29 June - Dawn Barrow - £1304.47, Clerk's June salary
- 29 June - Jati Benches- £947.50, new 8 seater bench for Rec.

**23/79.1 -To note and comment on current planning applications**  
Report circulated in advance of meeting by Cllr Johnson.

### **WA/2023/01348 TALL TREES HALE HOUSE LANE CHURT**

This property was the subject of a tall hedges complaint (WA/2022/02632). We note that WBC sent a questionnaire to the Tall Trees owner on 19 October 2022 and asked them to complete and return it within three weeks. We can see no evidence online of a response to that questionnaire. We recommend that there should be no response on this planning application until the tall hedges complaint (WA/2022/02632) has been satisfactorily resolved. 2. There are apparent inconsistencies between the planning statement and the Climate Change and Sustainability

checklist, indicating that there had not been due care and attention to complete this latter accurately. For example, many of the answers given on this checklist are given in the future tense - yet the building has been completed. The checklist states that there are no planned changes to enhance biodiversity - even though the planning statement says that a wildlife pond is under consideration. We would like to see the Climate Change and Sustainability checklist revised and resubmitted to reflect the actual situation of the current outbuilding, as built. The planning statement suggests that the use of the building as 'incidental' can be controlled by an appropriately worded condition and Churt PC support that such a condition should be imposed so that the building cannot become a separate residence. Note: Since we submitted our response to Waverley Planning there have been two detailed responses from neighbours strongly objecting.

**WA/2023/01326 THE OLD VICARAGE OLD KILN LANE CHURT FARNHAM GU10 2HX:**

Churt Parish Council has reviewed Planning Application WA/2023/01326 THE OLD VICARAGE OLD KILN LANE CHURT FARNHAM GU10 2HX for a Certificate of Lawfulness under section 192 for alterations to roof-space to provide habitable accommodation including installation of rooflights. Whilst we do not object to the proposed loft conversion, we do have the following concerns which we would ask the Waverley Planning Officers to address in considering the application. 1. The Old Vicarage is situated within the Churt Article 4 direction area as shown in the attached map and in the Waverley Aurora Planning map. We believe therefore that permitted development rights enabled by a certificate of lawfulness application may not apply in this case and that a full planning application may be required. 2. The previous application WA/2017/2365 added 23% to the habitable floor area and it is not clear to us if this application, being a loft conversion, would be considered as additional to that 23% and whether it would exceed the 40% permitted by a certificate of lawfulness, thereby requiring a full planning application. 3. The Planning Officer's report on the 2017 application notes that the Old Vicarage is a 'non-designated heritage asset'. We support the comments submitted by Churt Heritage on this certificate of lawfulness application, namely that certain features of the original 1870 design are unusual and should be retained. In particular the design of the roof with a well in the centre and a large stairwell skylight illuminating the central staircase is worthy of preservation. The current application modifies this feature and we would ask that the Council's Heritage Officer should carefully consider this aspect when determining the outcome of the application

**WA/2023/01395 8 GREENHANGER CHURT FARNHAM GU10 2PE -** Erection of an extension and associated landscaping. Comments by 20/07/23 This is a modest application for a small single storey extension on one of the Greenhanger 3 bedroom, one bathroom semi-detached houses. It is a flat-roofed extension which is 4.8 m from the boundary with the neighbouring house. There have been no previous extensions. It will extend the kitchen and create a downstairs bathroom where currently there is a WC only. Plans showing existing and proposed elevations and floorplans follow. Proposed that our response is one of no comment and no objection.

**WA/2023/01401 WOODLAND HOUSE, GREEN CROSS LANE CHURT FARNHAM GU10 2NE**

Erection of an extension and alterations following demolition of existing extension. Comments by 20/07/23 This is a more substantial application which, alongside other modifications, converts a garage into a two storey extension to the currently four bedroomed house. It converts the garage into a cinema, gym and study and adds bedrooms 5 and 6 and an en-suite to the first floor extension to the garage. The house was previously extended by 30% and this demolition of existing extensions and building of new ones would result in a 43% extension. It is proposed that we leave it to Waverley's discretion as to whether they are happy with the 3% over-run. The Surrey Hills AONB Planning Adviser has reviewed the application and said that he does not consider the proposed development would harm the Surrey Hills AONB. Visually I think that the house design looks reasonable but there is a question as to garaging after the conversion of the existing garage. There was an application (which was approved) for an outbuilding at the end of

2021 and perhaps this will be used for garaging. As with many planning applications (evidenced by comments from other parishes at the last Interparish Environment Group meeting), completion of the Climate Change and Sustainability Checklist together with the Biodiversity checklist in this application is not comprehensive and there are contradictions between them, suggesting that insufficient attention has been given to these matters. It is suggested that we comment to the effect that we leave Waverley to discuss the effectiveness of climate change, sustainability and biodiversity actions with the applicant with a view to agreeing additional measures to improve sustainability and biodiversity net gain.

**23/80 CIL applications and letter to WBC planning department (Cllr Munro)**

Designed to compensate for the adverse effects of development. Developers pay to WBC, currently £6-7 million in the coffers. CIL monies must be used for capital spend and improvements. Application date 3 July - 16 October, 5% monies kept by WBC, 15% go to parishes, (25% to parishes if they have a neighbourhood plan). CIL applications always over-subscribed. Strategic CIL part of a bigger pot. All councillors to consider if we wish to make an application.

**23/81 Clerk's meeting with Western Villages 12 July**

See above Minutes, plus request to SCC to cut vegetation at egress of Green Lane.

**23/82 National Trust issues (Cllr Munro)**

Cllr Munro has had a meeting with the NT about their lax management at Frensham Little Pond where they are not implementing their own rules. More signage is required and their website needs to be more emphatic. More wardens are required particularly at weekends. Should Churt PC endorse Frensham PC's letter to the NT?

JAG needs to be reconvened and WBC needs to extend dog control and have a common set of rules for all heathland areas.

**Other matters**

Clerk to confirm works to be carried out to war memorial to Tom Lindsey Clark in sum of £285

There being no other business the meeting of the Churt Parish Council closed at 9.10pm . There then followed a meeting of the Churt Recreation Ground Trust (See separate Minutes).

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Signed:

Date:

Chairman

**The next meetings of the Churt Parish Council and Churt Recreation Ground Trust will be held on **Wednesday 20 September 2023 at 7.30pm in the Churt pavilion.****