



WEST CLANDON PARISH COUNCIL

Chairman: Terence Patrick, Stoney Royd, Woodstock, West Clandon Surrey GU4 7UJ
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Minutes of the Meeting held on Wednesday 11th December 2024 at 7.30pm in the Village Hall

Present:

Parish Councillors: Terence Patrick ("Chairman"/"TP"), Ann Dickinson ("AD"), Eric Palmer ("EP"), Jenny Wicks ("JW"), Neil Higgins ("NH"), Ray Sieber ("RS"), Sam Wreford ("SW") and Jonathan Murphy ("JM")
Parish Clerk: Paul Edwards ("Clerk"/"PE")
GBC Councillor: Dawn Bennett ("DB")
SCC Councillor: Bob Hughes ("BH")

There were 5 members of the public in attendance.

24/145 Apologies for absence

Apologies were received from GBC Councillors Catherine Young ("CY") and Ruth Brothwell ("RB").

24/146 Declarations of interest

TP is an Honorary Alderman of the Borough of Guildford and member of the Village Hall Management Committee. EP is the Chairman of the East and West Clandon Residents Association (EWCRA). JW is an Honorary Alderman of the Borough of Guildford.

24/147 Confirmation of the Minutes of the meeting held on November 27th 2024

The meeting approved the minutes of the November meeting without amendment.

24/148 Matters arising from the meeting on November 27th 2024

The following items from the November meeting were discussed:

- 24/135 – JM updated the meeting on the RBL lease progress. He has drafted a Heads of Terms document and reviewed this with the Clerk. NH and RS provided some comments, notably on the ground rent amount and terms. Wellers Hedleys have now commenced providing legal support and have suggested that we agree a temporary Tenancy at Will with the RBL Club and a Deed of Surrender on the lease with RBL head office.

- 24/135 – The Chairman noted that the school bus issue was also occurring in other parts of the County and is receiving some press attention. The Clerk added that our MP's Office was very supportive of our position and will be raising it with SCC.
- 24/138 – JM asked the Clerk how much budget was remaining this year for Section 137 grants as there was a further request from Clandon CoE School for funding towards their Forest School's tools, materials and facilities. The Clerk advised that £500 was still available and the meeting agreed that this amount could be granted to the school for the purpose mentioned above.
- 24/143 – EP reported that the 3-month trial of the fish and chip van on the car park has commenced.

24/149 Council Correspondence Sent and Received

The following topics relating to items of correspondence were discussed:

- Removal of bin collection calendars – the Clerk noted that residents have complained that this would discriminate against older residents and digitally excluded people. There are also currently no calendars online that can be downloaded. DB reported that GBC are working to resolve this. A resident at the meeting suggested that the calendar, once available, be published in the centrefold of the Parish Magazine. It was agreed to raise this with the magazine editor and also to publish the calendar on our website.
- Flooding around the bridge on Tithebarns Lane – NH provided more information on the issue and BH agreed to look into it.
- Flooding across fields and gardens due to broken pipes and blocked ditches to the east of A247 Clandon Road – 4 residents at the meeting provided a background on this long-standing issue, noting that it has become increasingly more acute over the past 15 years. With increasing run-off from the A247, crumbling and unattributable legacy drainage pipes, sewer capacity issues, unusable farm/grazing land and destabilised trees, a coordinated review and survey was recommended. BH agreed that the SCC Floods team should be involved and suggested a site visit which the Clerk will set up in the New Year.

24/150 Review of Garlicks Arch Section 106 Requirements

JW went through the list of suggested projects for S106 bids. It was reluctantly agreed that highways-related improvements were out of scope and noted that the EV charging points item had already been discussed and rejected. The meeting agreed that we should propose some village hall improvements and also an additional section of footpath from Garlicks Arch to the SANG that would avoid crossing the busy A247.

JW and the Clerk agreed to submit a proposal to the GBC S106 Officer in the New Year.

24/151 Planning Matters

EP and the Chairman declared interests in the Clandon Regis Golf Course and Keston, Woodstock planning applications respectively.

JM talked through the latest planning applications and rulings. The meeting determined that we should provide a neutral comment on the Keston, Woodstock application.

24/152 Financial Matters and Approvals

The Chairman referred to Annex C in the meeting papers relating to the payments made since the last meeting totaling £1,668.92. These were approved by the meeting.

The draft budget was then talked through by the Clerk. The Clerk noted that the withdrawal of the LCTSS grant by GBC would effectively add 2.8% to our residents' annual Parish Council charge. NH suggested that, in spite of this, we should keep our precept increase to about 2.3% especially in light of our reserves position. JM noted that we are one of the cheaper parishes in the area and would be supportive of a larger increase.

EP discussed potential capital spend for 2025/26. It was agreed to assume no grant funding for next year and accordingly reduce the Capital Projects item, to increase Section 137 grants to £3,000 and to keep the other items as per the draft budget distributed by the Clerk with the meeting papers. NH suggested that we have a net zero budget, decide the precept increase first and use Capital Projects as the balancing item. The Clerk agreed to update the budget template accordingly and distribute shortly to allow email discussion to agree a position for ratification at the January meeting.

24/153 Gosden Hill, Garlick's Arch, Wisley Airfield and other Local Plan updates

JW noted that the objection to the Taylor Wimpey development at Wisley Airfield taken to Judicial Review had been turned down. There were no updates on the other strategic sites.

24/154 Recreation Ground, Playground and Car Park

EP reported that:

- The Playground annual inspection report has been received and the ground is in generally good condition. There was only one medium risk item which related to the blue slide and this would be monitored. EP proposed that a number of the low risk items particularly relating to the state of the ground surface be addressed in one go in the spring/summer.
- 4 additional trees have been planted on the Recreation Ground by the Clerk, who has also mulched and weeded the ones planted last year.
- There are some potholes developing in the car park that will need fixing; funds can be taken from the reserve built up from the Pizza Van rental.
- To avoid the continual replacement of wooden posts knocked down by cars in the car park, EP noted that he would investigate new-style posts that do not break.
- The meeting was supportive of the above proposals.

24/155 Footpaths

AD reported that the landowner downstream of the Green Lane (Footpath 68) bridge has agreed to undertake vegetation clearance work around the East Clandon stream. The SCC Rights of Way team have earmarked potential funding towards replacement of the bridge but want to first assess whether the flooding issue remains once the downstream clearance has completed.

AD added that she will be completing the Surrey Rights of Way Improvement survey.

NH reported that the landowner on Footpath 69 immediately north of Tithebarns Lane has now cleared the encroaching vegetation following our letter requesting it.

24/156 A247 Matters

SW noted that he has reported the sunken manhole covers raised at the last meeting.

24/157 AOB

None

24/158 Date of next meeting

Wednesday, January 8th 2024 at 7.30pm in the Village Hall.

CLOSING

There being no other business to discuss, the Chairman closed the Parish Council meeting at 21.28.