



WEST CLANDON PARISH COUNCIL

Chairman: Terence Patrick, Stoney Royd, Woodstock, West Clandon Surrey GU4 7UJ
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PARISH COUNCIL MEETING - ANNEXES A, B & C

Wednesday, September 10th 2025 at 7.30pm

Meeting will take place at West Clandon Village Hall

Annex A: Correspondence of note

Correspondence Sent: (does not include emails sent to Parish Councillors on specific matters)

1	Owner of Copper Beech, Lime Grove	7 th July 2025	Requesting the owner cut back their hedge from the pathway that runs alongside Lime Grove.
2	GBC Democratic Services Manager	15 th July 2025	Formal submission of dog noise abatement order petition to the GBC petitions scheme.
3	GBC Parks & Streetscene Supervisor	26 th August 2025	Querying the missing litter bin by the A247 roadside opposite the Onslow Arms.

Correspondence Received:

1	The Street resident	2 nd July 2025	Suggestion to SCC Councillor Hughes for 'School Safety Zone' speed calming signs (as used by Suffolk County Council) on the narrow sections of The Street. Councillor Hughes then advised that he had recommended this to the relevant Surrey Highways officers.
2	GBC Community Wellbeing Team	9 th July 2025	Notification that Guildford Walkfest returns this September. With over 38 walks running throughout the whole month all over Guildford Borough with something for everyone to enjoy. The walks range from nature-based to family friendly walks - and they are all free.

3	Tor & Co.	14 th July 2025	Notification that the Gosden Hill 'newsletter' has been distributed 'across the local community' and that the planning application will be submitted over the summer. The Clerk responded with queries on the allotments and access routes.
4	Meadowlands resident	14 th July 2025	Complaint with the quality and frequency of SCC's grass cutting service on the grass area at the Meadowlands estate entrance. Suggestion that it is either treated as a pleasant short green grass area like the recreation ground or the Parish Council officially applies for the SCC Blue Butterfly status with the path edges kept cut.
5	GBC	17 th July 2025	Notification that the charge for bin emptying for Apr'25-Mar'26 will be £1145.
6	Save Surrey Countryside	17 th July 2025	Notification that they have sent a letter to Albury Parish councillors urging them to object to the proposed development of a hotel in Netherlands ancient woodland.
7	Shere Road resident	20 th July 2025	Advising us that their property is close to the proposed development in Netherlands woodland and raising concern about the water run-off and lack of sewage treatment facilities.
8	The Street resident	20 th July 2025	Concerned that the local government reorganisation will leave West Clandon behind, making it even more difficult "to get anything done ... with regard to the road and the traffic. This will just make it more difficult. Looking at the proposed housing developments in Send A247 the village will just be a cut through to Guildford." Out of the 2 options available, the resident prefers the 3-UA one.
9	Real Estate Communications	4 th August 2025	Notification that there is a public consultation being held for the development of new employment space at Nuthill Fruit Farm, on land that is part of the larger Gosden Hill allocation but is not included in the residential-led proposals being prepared by Martin Grant Homes. Also, an offer to meet with Councillors Patrick and Murphy. You can find out more about the site and the proposals at the consultation website: https://www.nuthilldevelopmentconsultation.co.uk/
10	GBC Electoral Services	4 th August 2025	Notification that GBC is conducting a Community Governance Review (CGR) of the unparished urban area of Guildford and inviting us to share our views in the stage one consultation that opens on 5 th August 2025 and will close on 28 th September 2025,
11	Tor & Co.	18 th August 2025	Notification that the planning application for Gosden Hill development was submitted to GBC on 15 th August.
12	The Street resident	28 th August 2025	Email to GBC complaining about the amount of litter left by the layby on Clandon Road A247 just north of Green Lane and opposite the south entrance to Highcotts Lane. The resident requested that GBC place a litter bin there.

13	Oak Grange Road resident	3 rd September 2025	Suggesting that the Village Hall and land along the bank of the football pitch could be livened up with some community spring bulb planting and providing details of an offer from Squires on free bulbs for local community planting. (closing date is the 15 September)/ The resident is offering to spend some time getting a working group organised.
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Annex B: Planning Items since the last Meeting

NOTE: Updated since the last Meeting are highlighted in Yellow

	Date Received	Application Number	Address	Description	Outcome
296	05/02/2025	25/P/00101	Gravel Hatch, Green Lane, West Clandon	Conversion of garage and outbuilding to incidental residential accommodation ancillary to the main house, with amendments to fenestrations.	Approved by GBC 30/06/2025
302	25/03/2025	25/P/00272	Hazelhurst Farm, Tithebarns Lane, West Clandon	Listed Building Consent for replacement of timber windows with new timber windows.	Approved by GBC 04/08/2025
310	17/05/2025	25/P/00476	Hazelhurst Farm, Tithebarns Lane, West Clandon	Application under section 73 of the Town and Country Planning Act 1990 (as amended) for the variation of condition 2 (drawing numbers) of planning permission 23/P/01564 approved 12/12/2023 (for the erection of single storey side extension with roof lantern, two storey rear extension and new entrance together with dormers to roof and changes to fenestration following demolition of existing conservatory and rear extension) to update the drawings to omit an opening and block it up with timber cladding.	GBC approved 14/07/2025

311	17/05/2025	25/P/00629	Hazelhurst Farm, Tithebarns Lane, West Clandon	Application under section 19 of the Planning (Listed Buildings and Conservation Areas Act) 1990 Act (as amended) for a variation of condition 2 (approved drawings) of Listed Building Consent 23/P/01565 approved 12/12/2023 to update the drawings to omit an opening and blocking it up with timber cladding.	GBC approved 14/07/2025
314	03/07/2025	25/P/00942	Land to the West of Waterfields	Application for permission in principle for the erection of five dwellings.	GBC refused 11/07/2025
315	03/07/2025	25/P/00967	Netherlands Wood, Albury Estate, Guildford, GU5 9TE	Proposed mixed-use forestry and sustainable eco-retreat comprising of 32 tourist cabin accommodations with associated facilities, landscaping, parking and access.	
316	10/07/2025	25/P/00929	Hazelhurst Farm, Tithebarns Lane, West Clandon	Listed building consent for external works including a mixture of hardscaped paths and retaining walls.	
317	10/07/2025	25/P/00971	Clandon CoE School, The Street, West Clandon	Listed building consent to replace the existing lath and plaster and plasterboarded ceiling area with a new skim coated plasterboard finish.	
318	25/07/2025	25/P/01015	Tredean, Lime Grove, West Clandon	Application under Section 73 of the Town and Country Planning Act 1990 (as amended) to vary condition 2 (approved drawings) to increase the width of the single storey rear extension, facilitate a loft conversion to habitable accommodation and allow changes to the fenestration of planning permission 24/P/00244, approved on 17/04/2024 for a single storey rear extension and first floor side extension over existing garage, part single/two storey side extension, addition of 5 solar panels on the front	

				slope of the existing roof and changes to fenestration.	
319	25/07/2025	25/P/01067	Chequers, The Street, West Clandon	Construction of two semi-detached 2 bedroom dwellings with associated parking and landscaping.	
320	06/08/2025	25/P/01101	Keston, Woodstock, West Clandon	Application under Section 73 of the Town and Country Planning Act 1990 to vary conditions 2 (Approved Drawings) and 3 (Materials) to change a window to a door with Juliet balcony on rear elevation, use of black timber cladding on front, side and rear elevations to replace previous tile hanging/facing brickwork, use of black upvc windows/doors, and fenestration changes of planning permission 24/P/01703 approved on 07/02/2025 for a 'Proposed single storey rear extension, first floor side and rear extensions with changes to fenestration' (Retrospective changes) (description amended 08/08/2025)	
321	11/08/2025	25/P/01113	Mansell, Dedswell Drive, West Clandon	Erection of a single storey orangery.	
322	01/09/2025	25/P/01156	Gosden Hill Farm, Merrow Lane, Guildford	Outline planning application with all matters reserved except for means of access to the site, for the phased development of a residential-led mixed-use development comprising up to 1,800 dwellings (Class C3 Use), C2 use, 6 gypsy and travellers pitches, a mixed-use local centre (comprising some or all Use Class C2, C3, E, F2 and sui generis use), with associated public space, employment floorspace (comprising some or all Use Class B2, B8 and E), land for the provision of a	

				primary school and a secondary school (Use Class F1), creation of a new junction onto the A3, new vehicular access from London Road and Merrow Lane, Park and Ride facility, green infrastructure (including allotments, play space, amenity green space and sport pitches (Use Class F2(c) and pavilion), SANG, and associated infrastructure and earthworks, at land at Gosden Hill Farm.	
323	29/08/2025	25/T/00187	Elm Lodge, The Street, West Clandon	T1 (Cypress) - Lift lower canopy to height of 3 metres and reduce lateral growth by up to 1.5 metres to balance canopy. Remove dead wood and broken branches. TPO P1/201/94.	
324	29/08/2025	25/T/00190	Clandon Cottage, The Street, West Clandon	T1 and T2 (Western Red Cedar trees) - Fell. West Clandon Conservation Area.	

Annex C: Payments Approved Since Last Meeting

04-Jul-25	B/P to: MrP & MrsCEdwards	Printer ink reimbursement	-	168.93
04-Jul-25	B/P to: WELMedical Ltd.	Defibrillator pads and battery	-	367.97
04-Jul-25	B/P to: Grasstex Ltd	Footpath vegetation cuts	-	737.75
04-Jul-25	B/P to: Surrey ALC Ltd	LGRtraining course	-	54.00
04-Jul-25	B/P to: NetcomIT	Annual domain name charge	-	60.00
04-Jul-25	B/P to: NetcomIT	Monthly IT support	-	66.90
16-Jul-25	B/P to: Oliver Lofthouse	Rebate for overpayment of tennis sub	-	40.00
16-Jul-25	B/P to: MrP & MrsCEdwards	Land Registry searches fee reimbursement	-	49.00
16-Jul-25	B/P to: Nurture Landscapes	June maintenance	-	325.78
31-Jul-25	Service Charge	Monthly bank charge	-	6.00
12-Aug-25	B/P to: NetcomIT	Annual Windows & email system licences	-	637.36
12-Aug-25	B/P to: NetcomIT	Monthly IT support	-	66.90
12-Aug-25	B/P to: MrP & MrsCEdwards	Tennis court winder grease	-	6.59
12-Aug-25	B/P to: MrP & MrsCEdwards	Tennis court winder	-	162.00
12-Aug-25	B/P to: Mark Bridger	Website support	-	75.00
13-Aug-25	B/P to: MrP & MrsCEdwards	Quarterly Clerk salary	-	1,709.90
13-Aug-25	B/P to: HMRC Cumbernauld	Quarterly Clerk PAYE & NICs	-	560.72
21-Aug-25	Direct Debit (CAMPAIGN TO PROTEC)	Annual subscription to CPRE	-	36.00
31-Aug-25	Service Charge	Monthly bank charge	-	6.00
		TOTAL	-	5,136.80