

ALBURY PARISH COUNCIL

Minutes of a meeting of Albury Parish Council held on Monday 6th April 2009 at 7.30pm in the Village Hall

Present: Cllr N Wenman (in the chair), Cllrs J Brockwell, J Chapman, J Croucher, P Gellatly, R Hogben, G Robinson, P von Radowitz
County Cllr D Davis
Borough Cllr D Wright
26 members of the public
In attendance: The Clerk, Mrs J Cadman

72/09 APOLOGIES FOR ABSENCE were received from Cllr Nicholson.

73/09 DECLARATIONS OF INTEREST

- 1) Councillors were reminded that they must register an interest in any items on the agenda for this meeting, where appropriate, at the beginning of the meeting.
- 2) Councillors were further reminded that they must ensure that their register of interests is kept up to date and the Clerk advised of changes and additions.

74/09 MINUTES OF THE MEETING HELD MONDAY 2ND MARCH 2009 were agreed as a true record of the meeting and signed by the Chairman.

75/09 MATTERS ARISING

52/09: 28/09: *BOATs*: The Clerk had now been able to speak to Mike Dawson, the author of the paper to SCC Local Committee and it had been agreed that she would contact his colleague with responsibility for this area and copy him into the e-mail.

Agenda item: May meeting.

52/09:28/09: *pavements*: The Clerk had written to the owners of the hedges and trees and requested that they are cut back. She had also referred the state of the pavement at Parkers Hill to SCC.

66/09a: *Westonfields*: the post and rail fence that had been erected to prevent cars from parking on the pavement area was causing a problem to elderly people, as it presented a long obstacle to walk around. It was also causing an obstruction to emergency vehicles. Cllr Gellatly, who had viewed the site, suggested that either the fence was removed completely, or the rails were taken away, leaving just the posts. Cllr Hogben would raise this matter with GBC Housing department.

67/09a: *Greening Campaign*: Cllr Wenman reported that a meeting had been arranged for the following evening between himself and Cllr Croucher and a representative from this campaign. Albury Trust had agreed to be involved with the campaign.

Agenda item: May meeting

67/09c: *Phone Box at Farley Green*: The clerk had now sent a third letter, this time of strong complaint, having had no response to the request to paint the phone box.

70/09: *Telegraph pole outside 10 Westonfields*: The Clerk had raised the need for the repair with BT and Highways. Mrs Robinson advised that the hole had now been filled, although the repair was not very satisfactory.

76/09 CLERK'S MATTERS ARISING

- a) *Arrangements for Annual Assembly*: Monday 20th April, 7pm. The Clerk reminded Members to bring a plate of food, and requested help with setting up from 6.30pm. She had been in contact with most of the village societies, who had agreed to attend and give a report, as had Michael Baxter, Albury Estate,

b) Listing of telephone box in The Street, Albury: Members noted that the Secretary of State, after consulting English Heritage, the Government's statutory adviser, had decided to list the K6 telephone box in Albury for the following principal reason: it has group value with two listed buildings of the mid-19th century on the same street, which were built when Albury was an estate village. It is therefore of sufficient special architectural or historic interest to merit listing.

77/09 POLICE MATTERS

No representative from the police was present and no report had been received.

78/09 OPEN FORUM

a) Village Residents Association: John Rowland advised that the constitution for the new Association was currently being drawn up, and that he would write to the Parish Council shortly setting out concerns, which would provide a platform for discussion.

b) Village Enhancement Project: Chris Gill expressed his concern at the way the enhancement project had been handled and believed that the village should have been consulted before the Borough or the Estate. He was also concerned about increased traffic in Church Lane and did not wish to see the village become urbanised. Cllr Wenman agreed that, with hindsight, the project could have been handled better, although the plans were devised with the best of intentions, and he apologised on behalf of the council. He emphasised that these were only ideas, and had been discussed with GBC and the Estate to establish whether they were viable. He acknowledged that the current plans would not get the support of the village and so the council would take them no further as they stand. He pointed out that the Parish Council represents the whole parish, so must take everyone's views into account, but nevertheless, if the residents of the village did not support the plans, they would not go ahead. Carole Robinson: believed that anyone who worked for the Estate or lived in their houses would not be able to vote as they might wish. Cllr Wenman explained any vote would be confidential.

Cllr Wenman explained that the plan was to set up an Advisory Committee, and the parish council welcomed the formation of the Residents' Association, who would be welcome to have a representative on the committee. He reaffirmed that the scheme as it stood would not go ahead although it was possible that a variation of the scheme, that perhaps did not include the new playground or affordable housing, might be able to go ahead, if it received support. It would be up to the Advisory Committee to decide what elements, if any, of the existing plan to bring forward. The end result might be that what remained was not viable.

John Rowland requested confirmation that the plan which went forward would not rely on commercial viability, and would concentrate on what is best for the village. Cllr Wenman gave this confirmation but stated that clearly any plans would probably involve a cost, which would have to be funded.

Cllr Hogben PROPOSED that the plans to date be withdrawn, the Advisory Committee should move forward from this point, and the plans should be started from the beginning, but taking anything from the current plans that is workable. This was SECONDED by Cllr Croucher, all in favour.

Cllr Robinson commented that, as plans were to start afresh, all Councillors should be privy to all available information, thus making the procedure totally transparent

c) Amber Heights: Mrs Carlino asked for clarification on the Council's decision to refuse her request for a second access onto the common, for horses and farm machinery. Cllr Wenman advised that the Council's decision had been made because of the track that would be created. The Parish Council wished to keep the Green as it is now and had been for some considerable time.

d) Telephone boxes: In answer to a question from Mrs Grayburn, Cllr Wenman confirmed the status of the phone boxes, that the kiosk at Farley Green had been sponsored by the parish council, in order to ensure that it remains in use, and the kiosk at Brook had been adopted, which meant that the phone was taken away and

the box would be cared for by local people.

e) *Landfill Liaison Committee*: Mrs Grayburn noted that this had not met for some time. Cllr Wenman advised that Cllr Nicholson hoped for some progress with SITA soon, following which a meeting would be arranged.

79/09 COMMITTEE REPORTS

Highways and Byways

- a) *Gateway enhancement*: Cllr Hogben advised that a meeting had been planned for the following Wednesday, with the major item on the agenda being the need to take a decision on what items of the gateway enhancement project should go forward, using the grant of £10,000 received from the Star Energy Community Fund. The first part of the project had been completed with the replacement of the railings at the fishing lake, working with Surrey Hills AONB office. New village entry signs had been designed by the Surrey Hills, who had obtained sponsorship for them.
- b) *Traffic Calming*: Contact has now been made with Derek Lake and it was hoped to arrange a meeting with him later in the month.
- c) *Mill bus stop*: The Local Committee had met in March and unanimously agreed that the lay-by should be restored. The developer had been informed and the Parish Council awaited his response. Cllr Hogben thanked Cllr Davis for his support with this.
- d) *Bus shelter at Boundary Cottages*: The Committee was working with SCC Passenger Transport Group to restore this, the capital costs may be met by the Star Energy grant. The timetable had been re-positioned, so that it was now not necessary to stand in the road to read it.

John Rowland: believed that traffic calming should be pursued in other areas of the village.

Carole Robinson: traffic should be looked at in Weston Fields and Church Lane as well, and she requested that this should be put on the next committee agenda. Cllr Hogben reminded the meeting that the Wednesday committee meeting would be open to the public.

80/09 Community Development

In the absence of Cllr Nicholson, Cllr Wenman reported on the following:

- a) Albury Enhancement Project and the Parish Plan: this had already been discussed this evening.
- b) Produce plant sale and village association fair: would take place on 25th April. Cllr Wenman reminded the meeting that this event had been very successful the previous year.
- c) Produce Show and the Albury free festival: The Produce Show will take place on the 19th July, followed by the usual Barn Dance and the Church Service on the Sunday. A free music festival would follow on from the church service, starting at about 3pm and ending at about 8pm.

81/09 Open Spaces, Recreation and the Environment

- a) *Meeting 1st April 2009*: The minutes were circulated before the meeting.
- b) *Proposed enhancements to the playground at Westonfields*: Cllr Robinson advised that there had been a meeting on the recreation ground, with the purpose of discussing how to bring it up to a reasonable standard. The following issues had been raised:
 - i) Ground is uneven
 - ii) The spring loaded pedestrian gate does not shut. Arrangements had been made for this to be repaired, together with the two access gates. Reinstatement of the disabled access route from Toppers Court would also be considered.
 - iii) More frequent mowing of the recreation ground: Mr Daniels had been in the habit of not cutting the grass short because of the football use. But he would now cut it shorter.
 - iv) The goal posts would be repaired and new nets ordered.
 - v) The fence between the recreation ground and Albury House had fallen

into a state of disrepair. The committee had discussed the possibility of replacing this with a post and rail fence, which would remove the problem of a chain link fence being broken down, as had always happened in the past. Cllr Wenman advised that he would approach the owner of Albury House to ask if he might sell or rent that piece of land to the Council, which would remove the need for a fence.

vi) Climbing frame: this had undergone its annual inspection the week before this meeting, and the repairs needed had been listed. The Clerk had arranged for these to be done.

vii) Picnic table: The Council was concerned that the proposal to put this on a hard standing might lead to injuries, and it would instead be secured.

Cllr Wenman pointed out that the cost of the proposed enhancements to the playground would have to be calculated so that they could be formally approved at the next meeting. The Clerk would do this.

- c) *Rev and Mrs Hobbs*: celebrate their Ruby Wedding on 22/8/09 and requested permission for their guests to park on the Green, which was given. Cllr von Radowitz advised the public that it had always been the Council's inclination to give permission to temporary events such as this, which was very different from permission for a permanent use of the green.
- d) *Bins on Albury Heath*: The litter bins had been received and it was planned for them to be erected by a voluntary work party shortly. The Clerk had meet with Peter Burnage, GBC dog warden, who would order two dog bins and arrange for them to be erected.
- e) *Purchase of footpath across Albury House land*: Cllr Wenman advised that this had almost been completed. There had been an issue of a covenant imposed by the Estate as to the use of the land, but the Estate had confirmed that they did not consider the change of use to be a problem. GBC's legal department were happy that this should proceed on this basis, and the Open Spaces Committee had agreed to go ahead.

82/09 Planning

PLANNING APPLICATIONS RECEIVED

09/P/00226 Dicks Hill Farmhouse, Hound House road, Shere

Replacement of existing front open porch with new enclosed porch and replacement of rear conservatory with new conservatory

The Planning Committee had no objection to this application.

09/P/00316 Albury Wellsite, Albury Park, New Road

Consultation from SCC for details of survey and protection measures of bats submitted pursuant to Condition 20 of GU08/0483 dated 15/7/08 for the retention of an existing wellsite compound with associated surrounding bunds, access and roadway of some 1.51ha; the erection of new security fencing, the use of the appraisal site for drilling and flow testing for hydrocarbons from up to two appraisal boreholes, the retention of a transformer and switch room and the retention of an existing appraisal well involving flow testing for hydrocarbons, the installation of appraisal facilities and provision of a container unit for use as offices and messroom, all for a temporary period of up to 31/2 years, with restoration to commercial forestry.

The planning committee had no objection to this application

09/P/00348 Bourneside, The Street, Albury

Part first floor/part two storey side/rear extension

The Planning Committee declared an interest in this application, and had no objection.

09/P/00385 The Cottage, Little London, Albury

Two storey side extension and construction of new chimney stack on side

The planning committee had objected: this originally small cottage had already been extended substantially, and this was considered to be over-development

09/P/00409 Albury Wellsite, Albury Park, New Road

Consultation from SCC for details of breeding bird survey, protection measures and minimisation of

disturbance during the course of the development submitted pursuant to Condition 18 of GU08/0483 dated 15/7/08 for the retention of an existing wellsite compound with associated surrounding bunds, access and roadway of some 1.51ha; the erection of new security fencing, the use of the appraisal site for drilling and flow testing for hydrocarbons from up to two appraisal boreholes, the retention of a transformer and switch room and the retention of an existing appraisal well involving flow testing for hydrocarbons, the installation of appraisal facilities and provision of a container unit for use as offices and messroom, all for a temporary period of up to 31/2 years, with restoration to commercial forestry. The Planning committee had no objection but questioned the accuracy of a breeding bird survey undertaken in January.

PLANNING APPLICATIONS DETERMINED BY GUILDFORD BOROUGH COUNCIL

09/P/00072 High Bowl, Farley Green

Retention of two storey side extension with attached single storey conservatory following demolition of existing conservatory

Approved with conditions

The Planning Committee had not objected to this application.

09/P/00087 Land at Albury Landfill Site

Consultation from SCC for construction of a steel palisade fenced compound of some 360sq m and the installation of an electricity generator and ancillary equipment to recover and utilise landfill gas from Albury Landfill for the generation of electricity

Objected

The Planning Committee had not objected to this application

83/09 Village Hall

The Government's Transitional Relief scheme, which restricted increases in rates over the past four years, had now come to an end. This gave rise to a considerable increase in rates, from £1,312.36 per annum to £2,631.13. It was noted that the Council had not included this unexpected rise in the precept. Cllr Brockwell advised that he was currently undertaking an analysis of the village hall income for the previous year.

84/09 Star Energy

- a) *Parish Council liaison committee:* minutes of the meeting held Monday 23rd March had been circulated. Cllr Wenman summarised the current relationship with Star Energy. The campaign against Star Energy's plans for gas storage at Albury had been reasonably successful. Star no longer planned to access the gas field from Sandy Lane or Blackheath Common and the planned industrial processing plant has been moved from Albury Park to a site near Send prison. However, SCC had given approval for appraisal drilling for Albury 2 and Star Energy still plans to apply for gas storage at Albury 1 and 2 to the Secretary of State, using the 1962 Gas Act. The Save Blackheath Common committee and the Parish Council had decided that they would continue to fight Star Energy as far as gas storage is concerned but, as SCC had decided that appraisal drilling should go ahead, the Parish Council should enter into dialogue with Star Energy to try and minimise the impact of appraisal drilling on the community. Representatives of the Parish Council and local residents will meet regularly with Star Energy to talk about specific issues such as concerns about traffic and noise. Two members of the public are on the committee. Star had already agreed to monitor traffic flow to and from the site and ensure that their HGVs did not pass each other on New Road. They seemed to be very co-operative and keen to try and address local concerns.
- b) *Public meeting scheduled for 27th April 2009, in the Village Hall, following the Parish Council liaison meeting at 6pm.* A flyer issued by Star Energy would be delivered to every household in the village in the next week and this would lay out exactly what their plans are over the coming months.

85/09 Albury Landfill Site

On behalf of Cllr Nicholson, Cllr Wenman advised that the major outstanding issue was the restoration plan, which should have been produced a long time ago. Cllr Nicholson had now received an e-mail from Jane Williams, Planning Manager for SITA UK, advising the following:

"I am in the process of formally appointing consultants to undertake the planning for (a) the pre-settlement contours and (b) the restoration scheme.

The consultants are specialists in their field and they have been provided with the information they need, which they have reviewed to provide their proposals. They will be as follows;

Planning - Pelorus

Landscape and Visual - Bright and Associates

Restoration - Bright and Associates

Transport - SLR Consulting

Ecology - Thompson Ecology

Noise - NVC

Hydrogeology and Hydrology - Pelorus

Air Quality - Fitchner Consulting.

Excluding the restoration plan, the assessments and completion of the EIA and planning application will take 2 months in total i.e. submission in June.

As discussed at the last meeting the Landscape and Visual assessment will be completed once the restoration plan has been decided but the first phase of work (desktop review and agreement of viewpoints and review data - 3 weeks) can be done now. The final assessment will take 3 weeks. This will include photomontages (photographic views of the site) taken over different years.

My preference for the restoration of the site is to provide a woodland scheme but acknowledging there will be areas of more open ground, similar to glades and rides, to allow for steeper slopes and gas/leachate wells and associated pipework. The steeper slopes do not necessarily need to be barred from planting as they could potentially be planted with groups of shrubs that would be tolerant of the conditions of the steeper slopes and require less maintenance (reducing the need to access them). We would need to look at the soil stability on these slopes to ensure that the shrubs would not impact on stability but I am hopeful we can achieve something. All areas would be grassed first and allowed to settle before planting (most settlement occurs within the first 5 years) although I would like to see if we can plant shrubs on slopes nearer to Albury sooner rather later if this is also something you would like to see. I intend to get Bright Associates to finalise a restoration plan within the next month. This will be based upon their previous drawing AL785-D2a with amendments as appropriate to reflect the above and their initial landscape assessment work.

In terms of gas and leachate infrastructure, as I previously mentioned I have worked on many landfill sites where there has been woodland planting and gas and leachate infrastructure. The approved restoration schemes for those sites show areas of planting and this is adjusted at the time of planting to reflect the wells and pipework 'as-built' locations. This does not detract from the woodland design and appearance as it creates open areas that in my opinion enriches the woodland environment. If there is a need to replace wells and pipework and this affects planted areas this can create diversity, especially if new areas are planted to compensate for any that are removed. Typically woodland areas are planted densely in the first instance and thinned over time, this allows for some failures and also can provide for 'nurse crops' to encourage the strongest specimens to establish and grow well. SCC have asked that we provide a 30 year aftercare plan and all this will be covered in that.

SITA hoped to hold a public meeting in May.

86/09 Finance

Annual Return and external audit: Members noted that the Annual Return must be approved by Council before the 30th June.

		Chq no	Amount	Exp power
a)	The following were paid out of meeting:			
	133) NJM: filing cabinets and flyers	281	£799.65	LGA ' 71
	134) D Daniel: mowing FG and rec	282	£1125.00	
	135) Albury Friendship Club re carol concert	283	78.00	
	136) Citizens advice Bureau – grant	284	£150.00	S 137
	137) Albury Churches – grant	285	£500.00	
	138) Hurtwood Control – grant	286	£500.00	
	139) Albury Friendship Club – grant	287	£150.00	
	140) Surrey Air Ambulance – grant	288	£150.00	S137
	141) Surrey Mobile Physio – grant	289	£150.00	S137
	142) Postmen re deliveries	290	£60.00	
	143) Surrey Community Action – membership	291	£35.00	
	144) SLCC – training course (1/2 cost)	292	£37.38	
	145) Roger Deacon – village hall kitchen upgrade	293	£878.50	
	146) Allianz Cornhill re rec inspection	294	£248.39	

147) Thames Water	295	£48.45
148) British Gas	296	£625.02
149) Glasdon re litter bins	297	£934.77
150) J Cadman: salary for March 2009	298	£812.05
151) E Balshaw: March wages	d/d	£523.00
152) J Cadman: expenses for 4 th quarter 2009	298	£353.18
153) P Stevens – bus stop and rec for March	299	£100.00

b) No further cheques were presented.

87/09 Quality Council

a) *Training*: As part of the requirement for evidence of ongoing training, the Clerk had earlier that day attended a Society of Local Council Clerks course on Common Land, Village Greens, Rights of Way and Open Spaces. She would produce a short written report, to be tabled at the May meeting.

Agenda item: May meeting

88/09 COUNCILLORS BUSINESS for noting or including on a future agenda,

a) *Hedge in Village Hall car park*: request that the Estate be asked to clip this.
 b) *Work Party for War Memorial*: The Clerk would advise a date for this.
 c) *Bus stop at Park Road*: rubbish had been cleared.

89/09 OUTSTANDING ITEMS

The list had been circulated.

90/09 NEW CORRESPONDENCE

a) *Mr and Mrs Cassels*: wrote to thank the Parish Council for all they do for the parish. "There are many improvements especially the pleasant view of the lake and surrounding area as you approach the village. We would also like to commend your vision for the plans you have for the Village enhancement scheme. Whilst we can understand peoples' concern, we should like you to know we appreciate all the thought and work that you voluntarily do for the village".
 b) *Albury Friendship Club*: Mrs Goddard had written to thank the Parish Council for the donation arising out of the proceeds of the carol concert, which would be used towards the cost of the spring lunch.
 c) *Surrey County Playing Fields Association*: had written to object to the outline proposals for the recreation ground. The Clerk would advise them that these plans had been withdrawn.

Routine correspondence was distributed at the meeting

91/09 OPEN FORUM

a) *SITA*: a resident commented that if they produced what they had promised in their e-mail, this would be a great turn around from the past, and the committee were to be congratulated.

b) *Star Energy*: Mrs Robinson asked if there was anything that could be done if Star Energy applied to the Secretary of State under the Gas Act. Cllr Wenman believed that there would be a public consultation process and SCC would be a consultee, which would enable this parish to make representations. Cllr Davis advised that this was likely to be decided by government as, although SCC would have jurisdiction over the planning permission for plant, etc, if they turned down an application Star Energy would go to appeal. In response to a question, Cllr Davis agreed to make enquiries about Hydrogen Suplide levels in gas extraction.

c) Mr Gill stated that this village received no benefit from the landfill site or the gas extraction. Cllr Wenman advised that Star Energy Community Fund had given £10,000 to the parish, and SITA Trust had granted £5,000 towards the Mill Race improvements.

92/09 DATES OF MEETINGS:

Full Council:

Monday 11th May Annual Meeting
Dates of future meeting will be determined at this meeting.

Planning:

Monday 6th April, 7pm
Monday 20th April, if there are plans to determine.

There being no further business, the meeting closed at 9.30pm.