



**Minutes of Planning/General Purposes and Finance Committee held in the
Council Chamber, Unit 2 Saxton, Parklands, Railton Road, Guildford, Surrey, GU2 9JX
at 7.30pm on Thursday 9 June 2022**

186-2022 - Appointment of the Chairman for the municipal year 2022/2023

It was proposed by Cllr J Messinger, seconded by Cllr D Bird, and unanimously **RESOLVED** that Cllr G Adam be appointed Chairman of the Council for the municipal year 2022/2023.

187-2022 - Apologies and reason for absence

Apologies and reason for absence were received from:

- Cllr M Price – Substitute Cllr T Webber
- Cllr C Riley

The apologies and reasons for absence were accepted.

188-2022 - Present

Councillors

Cllr G Adam, Cllr D Bird, Cllr J Messinger, Cllr N Mitchell, Cllr B Nagle, and Cllr T Webber.

Officers of the Council:

Mrs G White – Clerk to the Council
Mrs V C Fear – Assistant Clerk

Members of the public:

None present.

189-2022 - Public participation

Not applicable.

**190-2022 - Declaration of Disclosable Pecuniary Interests (DPIs) in accordance with The Relevant Authorities
(Disclosable Pecuniary Interests) Regulations 2012. (SI 2012 No. 1464)**

No declarations were made.

191-2022 - Amendments to the Register of Interests

No declarations were made.

192-2022 - To receive and consider written requests for new DPI dispensations, if any

No requests were received.

193-2022 - Declaration of Non-pecuniary interests

No requests were made.

194-2022 - Declaration of gifts or hospitality over £50

No declarations were made.

195-2022 - Planning Applications for consideration:

Planning Application No: [22/P/00703](#) - Stringers Barn, Salt Box Road, Guildford, GU4 7PX - Extension of the existing warehouse building following removal of existing cabin.

It was **RESOLVED**: that the Parish Council request a personal permission condition be applied, should the application be approved. The Council is also concerned that the extension of this building will create a very large commercial structure within the Green Belt.

The plan also appears to show the building being constructed over the top of a strategic watercourse, which forms part of the flood defence measures from Britten's Pond through to the River Wey. Any detrimental impact on this watercourse could result in up to 50 properties in Jacobs Well being flooded.

Planning Application No: [22/P/00755](#) and [22/P/00756](#) - 123 Frog Grove Lane, Guildford, GU3 3HE - Planning Permission and Listed Building consent for alterations and extensions to detached car port and garage approved under 12/P/01122 (retrospective application).

It was **RESOLVED**: leave to planners.

Planning Application No: [22/P/00757](#) and [22/P/00758](#) - 123 Frog Grove Lane, Guildford, GU3 3HE - Planning and Listed Building Consent for construction of replacement garden wall (retrospective application).

It was **RESOLVED**: leave to planners.

Planning Application No: [22/P/00759](#) and [22/P/00760](#) - 123 Frog Grove Lane, Guildford, GU3 3HE - Planning Permission and Listed Building Consent for alterations to consented application (12/P/01297) for left front entrance piers and gates; retention of existing piers and gates and construction of new right front piers inside the boundary to hang existing gates (retrospective application).

It was **RESOLVED**: leave to planners.

Planning Application No: [22/P/00800](#) - 92 Queenhythe Road, Jacobs Well, Guildford, GU4 7NX - Erection of a part single/two storey rear extension.

It was **RESOLVED**: leave to planners.

Planning Application No: [22/P/00805](#) - 14 Queenhythe Road, Jacobs Well, Guildford, GU4 7NY - Proposed front porch extension.

It was **RESOLVED**: leave to planners.

Planning Application No: [22/P/00791](#) - Stringers Barn, Salt Box Road, Guildford, GU4 7PX - Replacement of the existing stable building with a domestic garage.

It was **RESOLVED**: leave to planners.

Planning Application No: [22/P/00826](#) - The Rock, 2 Thornberry Way, Guildford, GU1 1DQ - Proposed change of use of building from storage and distribution (Use Class B8) to indoor activity centre (Use Class E) with associated internal and parking alterations.

It was **RESOLVED**: leave to planners and support Surrey County Council's recommended conditions, namely:

1. The development hereby approved shall not be first opened for trading unless and until space has been laid out within the site in accordance with the approved plans, Drawing No. AL04-C, for vehicles to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking, loading, and unloading and turning areas shall be retained and maintained for their designated purposes.
2. The development hereby approved shall not be opened for trading unless and until at least 20% of the available parking spaces are provided with a fast charge Electric Vehicle charging socket (current minimum requirement: 7kw Mode 3 with Type 2 connector - 230 v AC 32 amp single phase dedicated supply) and a further 20% of all spaces are provided with cabling for future provision in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.
3. The development hereby approved shall not be first occupied unless and until facilities for the secure, covered parking of bicycles and the provision of a charging point for E-bikes by said facilities have been provided within the development site in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority and thereafter the said approved facilities shall be provided, retained, and maintained to the satisfaction of the Local Planning Authority.
4. The development hereby approved shall not be opened for trading unless and until a Parking Management Plan has been submitted to and approved in writing by the Local Planning Authority and thereafter maintained and developed to the satisfaction of the Local Planning Authority.

Planning Application No: [22/P/00833](#) - 16 Dorrit Crescent, Guildford, GU3 3AL - Erection of single-storey rear extension.

It was **RESOLVED**: leave to planners.

Planning Application No: [22/P/00838](#) - 38 Gumbrells Close, Fairlands, Guildford, GU3 3NG - Single storey rear extensions and first floor side/rear extension over existing.

It was **RESOLVED**: that the Parish Council object to this planning application on the following grounds:

- The bulk, scale and mass of the extended property would have an overbearing impact on the adjacent dwellings
- The proposed extension is out of keeping with the existing street scene
- There is a lack of parking for the proposed number of bedrooms
- The proposed plans are inaccurate.

Planning Application No: [22/P/00822](#) - 8 Bracken Way, Guildford, GU3 3AN - Proposed roof conversion to include two rear dormers with rooflights to front and rear elevations and changes to fenestration.

It was **RESOLVED**: leave to planners.

Planning Application No: [22/P/00766](#) - Land (Plot 95) to the west of Timbers, Keens Lane, Guildford, GU3 3JT - Proposed erection of a two-storey detached dwelling house; creation of new access.

It was **RESOLVED**: that the Parish Council object to this planning application due to a lack of technical information.

- There appears to be ample space for parking, however, no information has been submitted showing that vehicles can enter or leave in forward gear.
- No visibility splays (2.4m x 43m) have been submitted to ensure that the access would have no safety impact.
- It is proposed that the access would be gated. Whilst this is acceptable, it should be set back 5m from the carriageway edge to ensure no cars are waiting on the highway for the gate to open.
- No cycle parking or electric vehicle charging provision has been proposed. These are required.
- The site drawing is not very clear for assessment.
- This appears to be a deviation from Guildford Borough Council's self-build policy.
- This location is at a known 'wet spot' – insufficient information about the proposals for surface water drainage.
- The height of the proposed dwelling may also have a negative impact on the existing dwelling known as Timbers.
- A Climate Change questionnaire has not been provided.

[At 20:40 Cllr G Adam briefly left the room.](#)

Planning Application No: [22/P/00736](#) - Land east of, Tangley Lane, Worplesdon, Guildford, GU3 - Construction of 6 dwellings, with vehicular access from Tangley Lane, together with landscaping and associated infrastructure.

It was **RESOLVED**: whilst planning consent 18/P/01014 has established the principle of development at this location, Worplesdon Parish Council wishes to object to this planning application on the following grounds:

- Lack of biodiversity net gain.
- Insufficient parking.
- This appears to be a deviation from Guildford Borough Council's self-build policy.
- This location is at a known 'wet spot' – insufficient information about the proposals for surface water drainage.
- Lack of proven visibility splays.
- Lack of swept path analysis.
- Lack of technical information.
- The house designs lack character.
- The house designs are out of keeping with Tangley Lane.
- The height of the proposed dwellings may also have a negative impact on the existing properties in Tangley Lane.

[At 20:45 Cllr G Adam left the meeting due to ill health. Cllr N Mitchell chaired the remainder of the meeting.](#)

196-2022 - Stall at the Wood Street Village Summer Show

The Summer Show Committee had enquired whether the Parish Council wanted a stall at the annual Summer Show.

Following discussion, it was agreed that the Parish Council would have a table at the event, with the intention that Councillors would 'rove' amongst the crowd to introduce themselves and inform the public of the work of the Council. Hopefully, this might encourage more people to stand as a councillor and also to encourage volunteers to participate in the Community SpeedWatch Scheme.

It was agreed that 100 bags be printed with the Parish Council on both sides, in which information about the Council could be placed.

Members wanted to promote all the good things the Parish Council does for the local community.

Councillors will be required to assist with setting up, manning/roving, and clearing away afterwards.

197-2022 - Wood Street Village - memorial tree, tree guard and plaque for the late Mr G Newbery

The family had indicated their agreement for a tree to be planted in memorial of Mr Newbury.

It was agreed that a contribution of £450 be requested towards the purchase of a sapling 'Worplesdon' tree, a tree guard and plaque - Wording of the plaque to be produced by the family for approval by the Council.

It was agreed that the Parish Council consult the WSVa regarding the specific planting location for the new tree.

198-2022 - Wood Street Village Horticultural Society – Request to plant a memorial tree in White Hart Lane

The initial request from the Wood Street Village Horticultural Society for a 'field maple (Acre Campestre) to be planted in White Hart Lane had been turned down by the Parish Council because the proposed field maple was considered too large by the parish council due to the eventual height being in excess of 12 metres, particularly given the proposed location's proximity to a property - minute number 120-2022 refers. The Horticultural Society had made a number of alternative suggestions, see table below:

White Hart Lane

Table 1: Tree species suggested by the Horticultural Society

	Time to ultimate height/years	Height/metres	Spread/metres
Crataegus carrierei (thorn tree)	20 - 50	4 - 8	8 +
Acer pensylvanicum (Red snake)	20 - 50	8 - 12	8 +
Acer grosseri (snake bark)	10 - 20	8 - 12	4 - 8
Carpinus betulus Fastigiata (upright hornbeam)	20 - 50	12 +	2.5 - 4
Sorbus aria Lutescens (whitebeam)	20 - 50	8 - 12	4 - 8
Prunus padus (bird cherry)	20 - 50	12 +	4 - 8
Malus Tschonoskii (upright flowering crabapple)	10 - 20	8 - 12	4 - 8
Field maple	10 - 20	12 +	4 - 8

The entries for times to mature, height, and spread were obtained from the RHS website.

Based on the proximity of properties, and the additional cost of tree surgery for taller specimens, together with the benefits of a larger shade producing canopy, it was proposed by Cllr T Webber, seconded by Cllr D Bird, and unanimously **RESOLVED** that consent to plant a thorn tree (Crataegus carrierei) be granted, given this is the most

Approved by the Full Council 30 June 2022

appropriate specimen for this specific location.

The Horticultural Society to be made aware that Worplesdon Parish Council will be liable for ongoing tree inspections and maintenance costs for this memorial tree.

199-2022 - Continuing use of the Worplesdon Play Area for fitness classes during wet weather

Paula Aldred had requested permission to continue to use the tarmaced area (MUGA – Multi-use Games Area) in the Worplesdon play area during wet weather.

Following discussion, it was proposed by Cllr D Bird, seconded by Cllr B Nagle, and unanimously **RESOLVED** that ongoing permission to use this area for 1 hour per week, if raining, be granted.

200-2022 - Speed Data Recorder – Survey results for Worplesdon (village) – current speed limit 40mph

Surrey Police and Surrey County Council use the [85th percentile data](#) when assessing whether or not there is a speeding issue in a particular location. The 85th percentile is the speed at or below which 85% of vehicles are travelling.

A speed survey was carried out from 12 May 2022 until 24 May 2022. 418,308 vehicles were counted during that period. The results of the survey showed that the 85th percentile for the cross-section of traffic was 37 miles per hour - 3 miles an hour less than the current speed limit.

The cross-section vehicle maximum speed was recorded as 73mph.

Regrettably, based on this evidence, Surrey County Council will not support the installation of permanent road signs at this location. It was, therefore, proposed by Cllr B Nagle, seconded by Cllr D Bird, and unanimously **RESOLVED** that the Parish Council purchase two temporary speed signs for use across the parish.

It was also agreed that prior to purchasing the equipment, a meeting be held with Peter Harris - Speed Survey Technician, Surrey Safer Camera Partnership and Bahram Assadi - Traffic Engineer, Surrey County Council to discuss this issue and to establish where the signs may be located, as it is understood that Kier no longer allow Vehicle Activate Signs (VAS) to be attached to streetlights.

201-2022 - Speeding issue – Aldershot Road – Survey results – current speed limit 40mph

A speed survey was carried out from 1 April 2022 until 15 April 2022. 112,863 vehicles were counted during that period. The results of the survey showed that the 85th percentile for the cross section of traffic was 50 miles per hour - 10 miles an hour more than the current speed limit.

The cross-section vehicle maximum speed was recorded as 129mph.

Whilst the volume of traffic using the A323 is significantly less than that using the A322, the issue of speeding is significantly greater.

A further speed survey was also carried out in Broad Street, Wood Street Village from 28 March 2022 until 1 April 2022. The current speed limit on this road is 30mph. 37,597 vehicles were counted during that period. The results of the survey showed that the 85th percentile for the cross section of traffic was 49 miles per hour - 19 miles an hour more than the current speed limit.

The cross-section vehicle maximum speed was recorded as 98mph.

Based on this evidence, it was proposed by Cllr D Bird, seconded by Cllr T Webber, and unanimously **RESOLVED** that the Parish Council would lobby Surrey Police and Surrey County Council to take enforcement action at both of these locations, as soon as practicable.

202-2022 - Finance:

- a) **Proposed list of payments to be tabled at the meeting for approval payments for signature by the Chairman of the meeting.**

It was proposed by Cllr T Webber, seconded by Cllr D Bird and unanimously **RESOLVED** that payments to the value of £17,601.28 be approved and signed off by the Chairman.

Table 2: Payment list 20 May 2021

Code	Date	Description	Supplier	Net	VAT	Total
Revenue Costs Works Vehicle	01/04/2022	Service plan - 18th instalment of 36	PlanMyServiceLLP	27.52	0.00	27.52
Establishment Charges	29/04/2022	Platinum Jubilee books	Amazon EU	26.49	0.00	26.49
Revenue Costs Works Vehicle	01/05/2022	Service plan - 19th instalment of 36	PlanMyServiceLLP	27.52	0.00	27.52
Parish Office	02/05/2022	Business rates Unit 2 Saxton May 2022	Guildford Borough Council	847.52	0.00	847.52
Community Car Park	02/05/2022	Business rates - WSV Community Car Park May 2022	Guildford Borough Council	101.48	0.00	101.48
Establishment Charges	02/05/2022	Platinum Jubilee books	Amazon EU	5.94	0.00	5.94
Establishment Charges	03/05/2022	Platinum Jubilee books	Amazon EU	107.86	0.00	107.86
Establishment Charges	04/05/2022	Platinum Jubilee books	Amazon EU	39.23	0.00	39.23
Establishment Charges	04/05/2022	Platinum Jubilee books	Amazon - Plodit Ltd	19.99	0.00	19.99
Establishment Charges	04/05/2022	Platinum Jubilee books	Amazon EU	18.10	0.00	18.10
Establishment Charges	04/05/2022	Platinum Jubilee books	Amazon EU	3.78	0.00	3.78
Establishment Charges	04/05/2022	Platinum Jubilee books	Amazon - CBS Distribution Ltd	5.72	0.00	5.72
Establishment Charges	06/05/2022	Platinum Jubilee books	Badger Learning	732.69	0.00	732.69
Establishment Charges	06/05/2022	Platinum Jubilee books	Amazon EU	16.88	0.00	16.88
Establishment Charges	08/05/2022	Platinum Jubilee books	Amazon EU	39.50	0.00	39.50
Establishment Charges	08/05/2022	Platinum Jubilee books	Amazon EU	37.34	0.00	37.34
Establishment Charges	08/05/2022	Platinum Jubilee books	Amazon EU	11.87	0.00	11.87
Establishment Charges	08/05/2022	Platinum Jubilee books	Amazon EU	33.86	0.00	33.86
Establishment Charges	08/05/2022	Platinum Jubilee books	Amazon EU	30.90	0.00	30.90
Establishment Charges	06/05/2022	Banners for Platinum Jubilee beacon lighting event	Hampshire Flag Co	74.36	14.87	89.23
Establishment Charges	11/05/2022	Platinum Jubilee books	Amazon EU	25.54	0.00	25.54
Establishment Charges	16/05/2022	Platinum Jubilee books	Amazon EU	37.34	0.00	37.34
Establishment Charges	16/05/2022	Platinum Jubilee books	Amazon - Price Cut Books Ltd	33.25	0.00	33.25
Contingency Fund	20/05/2022	3 x three quarter tree guards	Designer Metal (Suffolk) Ltd	560.00	112.00	672.00
Staff costs	20/05/2022	PAYE/NIC/Er's NI/pension conts Ee's & Er's/salary/mileage	Staff costs	9,027.69	0.00	9,027.69

Code	Date	Description	Supplier	Net	VAT	Total
Parish Office	28/05/2022	Water and sewerage charge - Unit 2 Saxton - May 2022	Castle Water	13.46	0.67	14.13
IT budget	01/06/2022	SIM card - May 2022	BT PLC	9.00	1.80	10.80
Grass Cutting	01/06/2022	Grass cutting - June 2022	Holly Landscape and Training	1,376.93	275.39	1,652.32
Revenue Costs Works Vehicle	01/06/2022	Service plan - 20th instalment of 36	PlanMyServiceLLP	27.52	0.00	27.52
Playground Repairs	01/06/2022	Replace swing chains at Worplesdon play area	Dick Randall Services Ltd	495.00	99.00	594.00
IT budget	01/06/2022	Final internal audit - 2021-2022	Mulberry & Co Ltd	163.50	32.70	196.20
Parish Office	02/06/2022	Business rates Unit 2 Saxton June2022	Guildford Borough Council	847.52	0.00	847.52
Community Car Park	02/06/2022	Business rates - WSV Community Car Park June 2022	Guildford Borough Council	101.48	0.00	101.48
Revenue Costs Works Vehicle	08/06/2022	Fuel for works van	MFG Woodbridge Hill	51.92	10.39	62.31
Land Management	09/06/2022	Maintenance flower border - Fairlands	Nigel Jefferies Landscapes Ltd	130.00	26.00	156.00
Establishment Charges	09/06/2022	Refund - batteries for Platinum Jubilee event	Mrs G F White	20.00	4.00	24.00
URC bench Perry Hill Green	09/06/2022	URC bench and plaque - Perry Hill Green	TDP Ltd	525.82	105.16	630.98
Land Management	09/06/2022	Signs for JW Recreation	A J Signs Ltd	438.65	87.73	526.38
Land Management	09/06/2022	Hire of container - June 2022	Activate Learning	70.00	0.00	70.00
Contingency Fund	09/06/2022	Distribution of Jubilee event flyers	Barrelfield Distribution Ltd	450.00	0.00	450.00
Establishment Charges	09/06/2022	Update Chairman's Honour Board	Julian Surey	180.00	0.00	180.00
IT budget	11/06/2022	External back-up - June 2022	Risc IT solutions	32.00	6.40	38.40
Total				16,825.17	776.11	17,601.28

- b) **Installation of a rural footpath Harry's Meadow** (to be situated between the commemorative bench and the watercourse) which gets very wet and slippery during the winter months. Minimum cost £3,350. Further quotations to be obtained.

203-2022 - For information only:

- a) **Knee rail fencing Holly Lane** - (repairs arranged and paid for by Worplesdon Parish Council).

Date of next Planning/General Purposes and Finance Committee meeting – 21 July 2022.

Meeting closed 21:50

Signed:

Chairman Worplesdon Parish Council
Date: 30 June 2022