



Dormansland Parish Council

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Minutes of the 207th Meeting of Dormansland Parish Council held at 7.30pm on Wednesday 4 July 2018 in The Parish Rooms, The Platt, Dormansland RH7 6RA

1 Roll Call

1.1 Members present:

Councillor Mrs Maureen Young
Councillor Mr Harry Fitzgerald
Councillor Mr Guy Kaiser-Davies
Councillor Mr Neville Harrison
Councillor Mr David Bright
Councillor Dawn Cook

1.2 Also in Attendance:

County Councillor Mrs Lesley Steeds, District Councillor Sir Nicholas White, 49 members of the public and the Clerk.

2 Apologies for Absence

There were no apologies for absence.

3 Declarations of interest

As current trustees of the Memoria Hall, Councillors Mr Fitzgerald and Mrs Dawn Cook both declared an interest on agenda item 14.

4 To receive minutes of the 206th meeting held on Wednesday 6 June 2018

4.1 It was resolved that the minutes of the 206th meeting held on 6 June 2018 previously circulated to all members, be signed as a true record. The minutes were not present and would be signed the following day by the Chairman.

5 To receive reports from County and District Councillors

County Councillor Mrs Steeds reported she was trying to get as many roads sorted out in the division and particularly Dormansland. Several have been put on the priority list. Build outs, dropped kerbs, barriers for disabled access along twitten have all been completed. At present the major problem is funding for a speed table at the Memorial Hall cross roads. County Councillor Mrs Steeds is continuing to liaise with Highways to see if there are any other options for funding.

The Government has given provision to local councils however this money is for the whole of Surrey and not just Dormansland. Thirteen roads have already been prioritised for work carried out in the next few months. £20m is being allocated over the next couple of years but it cannot be confirmed what Dormansland will receive as this is to be distributed throughout the whole of Surrey.

Residents are concerned with speeding through the village however this is down to Surrey Police and if they do not feel the speed needs to be reduced they will not do anything about it. This proves difficult for county councillors to get something done.

Councillor Sir Nicolas White reported that at the end of last month he attended the Surrey Tandridge Local Committee Meeting. Charters Village were concerned about the road and the crossings to the bus station. It was proving difficult for residents to access. The pavement was broken in places and is not wide enough for 2 people to walk next to each other for support. Residents only have visibility of 35 yards up to a corner where fast traffic approaches and therefore not safe for crossing. In the short term Surrey County Council's highways officer confirmed that Felcourt Road is going to be remarked this year between now and end of March 2019 but tentatively agreed to slightly widen the double yellow lines which will give some appearance of a dangerous road and slow traffic down. The road itself is due to be resurfaced in 2021 and at that stage they are going to consider moving (provided funds are available) the bus stop down towards Cromwell Hall where visibility is much better.

County Councillor Mrs Steeds confirmed that section 106 monies fund a shuttle bus that takes residents into East Grinstead and home again. Councillor Sir Nicolas White reported this was only twice a week.

On 14 July 2018 Blackberry Lane/Blackberry Road will be closed off for the laying of new gas lines.

Councillor Sir Nicolas White attended the Tandridge Planning Committee to discuss the TDC 2033 Local Plan. It was agreed that the consultation period would be extended up until 14 September 2018 and that planning policy preservation of character to the village would be put in and the historic buildings will be within the preserve.

Councillor Mrs Young confirmed that DPC were aware of issues at Charters Village and had sent their own response and objections to the ongoing application.

CHAIRMAN SUSPENDED THE MEETING

6 Public Question Time

A member of the public and owner of the land South of Dormans Station asked why residents believed that a proposal had been put forward for 400 homes triggering Article 28 and that the planning application would be submitted later this year. Members of the parish council confirmed they had no knowledge of this rumor and that as far as they were concerned this was not factual and were not aware of any planning application for 400 houses.

The 2 DNP car park sites were discussed between some members of the public and in particular the land to the South of Dormans Station which DPC wished to remove from the DNP. There were mixed views from the public and representatives from the DNP Steering Group and one of the land owners expressed their frustration and concern over this decision.

Chairman of the DNP Steering Group confirmed they had sent the parish council a copy of the draft DNP and that this should have been published on the DPC website. DPC confirmed they had taken advice from TDC and were told that as the document was still in draft form and an unfinished document they were not required to publish it.

Councillor Mrs Young announced that all further questions regarding the DNP would be discussed at point 11 of the agenda.

THE MEETING TO BE RE-OPENED

7 Planning

- 7.1 Members approved minutes of the Planning Meeting held on Thursday 21 June 2018.

8 Chairman's Comments

Councillor Mrs Young reported that TDC have just published its preferred strategy for the Local Plan June 2018 which confirms that Dormansland will not be directly affected. Planning policies that apply to Dormansland remain unchanged for the time being. The village continues to be included in the green belt which surrounds it and therefore benefits from the considerable planning protection that such status provides. Green spaces in the village will not and have never been under threat of development. Whilst the urgency has receded the parish council remains of the view that the neighbourhood plan would be helpful for a long-term benefit of the village.

9 Correspondence and Communication

9.1 Members noted and received various items of correspondence and communication previously circulated by the Clerk and in particular:

- Email received from TDC confirming publication of the Draft Local Plan 21 July 2018
- Email received from Sam Trim re Dormansland Memorial Hall. Sam had raised some questions and these were read out during point 14 of the agenda.

10 Clerk's Report

The Clerk reported there had been concerns that advertising for the new parish councillor vacancy had not been adequate despite it being put on all 4 village noticeboards and the parish council website. She had therefore printed off copies of the notice which was available for residents to take with them after the meeting.

The Clerk was looking into securing a date for an "open clinic" and would advertise time/venue once this had been arranged.

11 Neighbourhood Plan

11.1 To discuss the draft Neighbourhood Plan

Councillor Mrs Young asked that only one representative of the Steering Group speak due to the number of people present. The Chairman of the Steering Group agreed to take the lead.

The Chairman of the Steering Group gave a comprehensive speech about the history of the DNP and what it meant for the village. She explained the processes that have taken place, the work involved so far, the aims of the plan and the current conflicts between DPC and the DNP Steering Group. Representatives of the Steering Group felt that the Parish Council had a total lack of understanding and due process for this plan. Members of the Steering Group felt that the parish council did not support the plan and were undermining it.

The Steering Group voiced their passion for protecting the village from development and that their aim was to have a vision which could do this.

After a lengthy address the Chairman of the Steering Group took questions.

A range of views were expressed by the public. Many residents were not aware of the current Neighbourhood Plan and others were concerned they had not had sight of the draft.

Several residents had not been aware of the consultations that had taken place in the past. The Chairman of the Steering Group confirmed there will be a further consultation for residents to attend.

The Chairman of the Trustees of the Memorial Hall was concerned that having spoken to around 200 people in the village not one of them knew anything about the neighbourhood plan.

Residents felt that what was relevant 4 years ago may not be relevant now and the Memorial Hall was an example of how things have moved on.

Members of the Parish Council confirmed they were not custodians of the Memorial Hall.

A Member of the Steering Group gave a speech about the technicalities of the Tandridge Local Plan and how this would affect Dormansland. She explained the benefits and needs of producing a neighbourhood plan which would allow residents to have their say. The NP was created to allow communities to direct and control the development in their areas.

Differences of opinions were raised with respect to the land North of Dormans Station and it was confirmed that this planning application had been approved at committee with Section 106 conditions put on it that were currently being dealt with.

It was felt that various facts and information had not been clarified by the Steering Group and members asked why the Steering Group were pushing for more housing and more car park spaces on the South side of the station when this was already happening on the North side.

One resident raised concerns about speeding along Hollow Lane and Mutton Hill. Members noted his concerns.

Councillor Mrs Young read out a statement on behalf of DPC.

It is clear that since work commenced on the Neighbourhood Plan there have been changes to the situation which must now be taken into account.

Firstly – Tandridge has announced its preferred strategy for the Local Plan which confirms that Dormansland will not be directly affected. Planning policies that apply to Dormansland remain unchanged for the time being. This has removed the urgency to have a Neighbourhood Plan in place.

Secondly there have been changes to the situation around three key things that the Neighbourhood Plan was intended to address, these being:

- a) Provision of a car park at Dormans Station*
- b) Resolution of the future of the Memorial Hall; and*
- c) Provision of affordable housing for local people.*

a) Regarding the Car Park at Dormans Station

There is now a planning application (TA/2017/212) in respect of land immediately behind the railway station building. The application is for formation of a station car park for 70 cars and 9 affordable homes. The latest information from Tandridge is that discussions about a Sec 106 agreement, which will agree detail for the scheme, are progressing and planning permission is likely to be granted before the end of the year.

b) Memorial Hall

The Memorial Hall Site belongs to a charitable trust, new trustees have been elected and the future of the site and the community asset will now be determined by those trustees. Plans for the site and relocation of a community hall are likely to be in place by the end of the year.

c) Provision of Affordable Housing

A Housing Needs Survey undertaken in 2015 indicated a need for up to 9 affordable homes to meet local need. If the car park and affordable housing development to the north of the station is built this will meet that need.

In addition two sites within the village, both owned by Tandridge have been identified as suitable for a small number of affordable homes, these being the two lock up garage areas one off New Farthingdale and the other off Hollow Lane. Planning applications for these sites are expected before the end of the year.

If these schemes proceed, Dormansland will have exceeded the identified local requirement for affordable homes.

Given the situation, I propose that, as things stand, three key matters are removed from the draft Neighbourhood plan, these being:

Provision of a car park and housing development south of the station, plans for the Memorial Hall and provision of affordable housing on the two garage sites.

All three things are likely to be resolved by the end of the year. Should any of these proposals not proceed we would look for alternatives that may achieve the same aims.

Once the revised draft of the Neighbourhood Plan has been duly considered by the Parish Council we anticipate that there will be a need to refine some of the other elements of the plan and this work can continue pending final outcomes on the three elements. The draft plan needs to be discussed with the consultants who have been advising the parish council and also Tandridge District Council before any further public consultation.

I would therefore like to put to the vote that the following three items be removed from the draft plan:

*Provision of a car park and housing development south of the station.
Plans for the Memorial Hall.
Provision of affordable housing on the two garage sites.*

A member of the Steering Group declared that as a point of order the NP document had not been accessible to the public and technically members could not vote on the items being removed.

DPC confirmed they had received advice from James Hitchcock Legal Advisor from TDC and Sarah Thompson in charge of NP who confirmed this is exactly the process to take this evening and that it is completely legal.

Members voted and unanimously agreed that the provision of the car park and housing development South of Dormans Station be removed from the draft Neighbourhood Plan.

Members voted for the removal of plans for the Memorial Hall. Councillors Mr Fitzgerald and Mrs Cook abstained from voting. The remaining 4 members voted for the removal of plans for Memorial Hall from the draft Neighbourhood Plan.

Members voted and unanimously agreed that the provision of affordable housing on the two garage sites be removed from the draft Neighbourhood Plan.

DPC confirmed they had taken legal advice on this.

Members explained they were taking things out that are actually in progress. The plan is for the future, not the present and 3 key points are already materialising and therefore do not belong in the DNP at this point in time. Should things change in the future then further options will be considered.

Disagreements continued between the Steering Group, some residents and DPC with little being resolved. Councillor Mrs Young interrupted discussions in order to close this conversation and move on to the next agenda item.

11.2 There were no payments for approval.

11.3 To consider Jane Vogt's request for approximately £900 towards a DNP website
Members asked if they could see a breakdown of the £900. The Chairman of the Steering Group confirmed she will send the invoices to the Clerk.

12 Village Environment, Highways and Infrastructure

- 12.1 To consider purchasing a board/sign for Adam Neil to display when carrying out work on behalf of DPC
Members approved that a board/sign should be purchased for Adam Neil to display when carrying out work on behalf of DPC.

Action: The Clerk

- 12.2 To receive any updates on village signs

Councillor Mr Bright confirmed DPC are still waiting for prices from Surrey County Council.

- 12.3 To consider purchasing a strimmer and hedge cutter for use in the village

It was felt that if residents wanted to be more involved with the parish council perhaps they would be interested in becoming a member of a working party that could help with the upkeep of overgrown hedges/twitten/overhanging branches etc in the village.

Action: Clerk to look into purchasing items with a view to setting up a working party.

- 12.4 To agree expenditure for village plants

Members approved expenditure for the village plants.

13 Future Projects

- 13.1 To consider projects for the forthcoming year

Councillor Mrs Young asked for this to be put on the agenda for September 2018

14. Dormansland Memorial Hall

- 14.1 To receive any updates

The Chairman of the Trustees of the Memorial Hall addressed residents and the PC updating them on the current situation. He reported that negotiations were going well and he hoped to have something to announce in the next few weeks.

A member of the public asked what was going to happen to the Memorial Hall and the Chairman of Trustees reported that the hall would be relocated at the present location of the Royal Oak public house. Members of the public asked what would happen to the land at the current Memorial Hall and the Chairman explained this will be sold to developers and the money from the sale will purchase the Royal Oak and pay for the development of the new memorial hall.

Residents questioned whether this proposal had been put out to public consultation. The Chairman of Trustees explained, as he had at previous meetings, about the procedures that took place at the public meeting on 1 February 2018 where his proposals were put forward to everyone attending that meeting.

Councillor Mrs Young read out an email from a resident who was concerned about conflicts of interests. The Chairman of Trustees confirmed there was no conflict of interest as he does not own the Royal Oak public house, does not hold the lease or any agreement and at the public meeting said he would remove his interests from the Royal Oak which he has done. The proposal for a deal being struck is being Enterprise Inns and the Trust.

Members of the public shared mixed views on the future of the Memorial Hall.

15 Reports from representatives on outside bodies

- 15.1 Lingfield Library

No report received this month. The next Committee meeting to be held on Wednesday 11 July 2108

- 15.2 Gatwick Airport

No report received this month

- 15.3 DPC website

No progress this month.

18 Training and Meetings

18.1 Next Planning Meeting Wednesday 18 July 2018 at 7.30pm in The Parish Rooms

19 Information for Councillors (for noting or inclusion on future agenda)

To consider future projects

20 Date of next meeting

20.1 Next Meeting of the Parish Council Wednesday 5 September 2018 at 7.30pm in The Parish Rooms.
Councillor Maureen Young gave her apologies as she will be on holiday.

Signed as a correct record:

Dated:

DRAFT