

PIRBRIGHT PARISH COUNCIL



Minutes of the virtual meeting held on Tuesday 6th October 2020 at 7.30pm

The meeting was held using the video conferencing platform Microsoft TEAMS, with details available for members of the public in advance by application to the Parish Clerk.

Those present:

Councillors

Cllr Fidgett (Chairman)
Cllr Eason
Cllr Godfree
Cllr Hallam
Cllr Richmond
Cllr Swinney

Officers of the Council

Mrs Helen Myers (Clerk to the Council)
Mrs Lindsay Graham (Secretary to LPH)

1.	<p>FORMALITIES</p> <p>1:1 To Receive Members' Apologies for Absence The Chairman welcomed members to the virtual meeting of the Council. Apologies for absence were received from Cllr Woollett who was having to prepare for a Board Meeting, Cllr Witham (SCC) and Cllr Jackson (GBC).</p> <p>1:2 To Receive Members' Declarations of Interest on Any Agenda Item below Cllr Swinney declared a Declaration of Interest in the Planning Application submitted by Manor Cottage, Mill Lane (20/P/01579) as she is a neighbour of that property. There were no other Declarations of Interest received.</p>
2.	<p>MINUTES</p> <p>2:1 To Approve the Minutes of the Previous Meetings (08/10/2020) RESOLUTION: <i>The Minutes of the previous meeting were approved unanimously. They will be signed by the Chairman in due course.</i></p> <p>2:2 To Receive the Clerk's Report and matters arising</p> <p><u>Playground</u> Cllr Godfree installed five missing screws to the Surfboard in the playground. The replacements had been ordered and authorised by the Clerk as a matter of urgency under delegated powers in relation to health and safety.</p> <p><u>Volunteer Work</u> It was reported by the Clerk that the Volunteers had continued work on the horse and both sets of swings on 11th September 2020, 19th September 2020, 20th September 2020 and 26th September 2020. Works were coming to an end.</p> <p><u>Cricket Club Damaged Manhole Cover</u> This was repaired on 27th September 2020.</p> <p><u>Setting the Precept for 2021/2022</u> The Clerk reported that the Precept was due to be agreed by the Council in November 2020 and that she would be putting together a proposal to be considered at the next meeting.</p>

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3.	<p><u>PUBLIC FORUM & COMMUNICATIONS</u></p> <p>3.1 Recent Communications Sent & Received</p> <p>3.1.1 Residents in School Lane had emailed PPC, SCC and GBC to consider various further speed restrictions in the Cooks Green end of the lane. ACTION: Cllr Godfree will attend a meeting arranged for 21st October at 8.30am in conjunction with SCC Highways and residents of School Lane and report back to the Council at the next meeting.</p> <p>3.1.2 Discussions regarding Remembrance Sunday on 8th November 2020 have begun with the Church and PPC planning to hold an outdoor event at the southern end of LPH. The Church will hold a service prior to the outdoor event and PPC's PA equipment will be used by the Church. The RBL representative will again raise the flag and the local trumpeter will play the last post. The ATC(P) have been contacted and the Clerk is arranging to have a representative in attendance. It is hoped that this will be a community event whilst still adhering to social distancing guidelines.</p> <p>3.1.3 The Church has informed PPC that it hopes to hold a Christmas carol service including the choir and Pirbright Singers. This event will require some thought but it was agreed in principle by Members, that PPC would like to support the event, whilst following guidance provided by the government on hosting such events.</p>
	<p><u>HEALTH & SAFETY</u></p> <p>4:1 To consider any Health & Safety Issues arising since the last Meeting. There were no matters arising other than those noted elsewhere in the Agenda.</p>
5.	<p><u>REPORTS (for information, unless urgent action is required)</u> To Receive Updates on:</p> <p>a) Community Sports Pavilion Cllr Fidgett has put together a proposal for the Community Grant Fund which has been brought forward by SCC. The first step in the process will be a Consultation, conducted by SCC on the questionnaire. Projects will be categorised and the Pavilion will fall into the middle category with an application being submitted for a grant in the sum of circa £200K. LPH Charity will submit the application and this will reflect the fact that LPH Trustees and PPC own the land and hence the building. The proposal also allows the use of the Pavilion to be as broad as it can be and make it available to other sports clubs. Connections with the Army remain strong. PPC are already signatories to the Armed Forces Covenant which adds a further endorsement to the bid. Most players are from within the Parish and many children at the youth teams come from the schools and also Army families. An expression of interest will be submitted to SCC by the end of October if the LPH Trustees are in agreement with the proposal. Successful applicants will be contacted in February 2021 which might make a possible build starting in the Autumn of 2021. If the Pavilion project was successful in gaining grant aid, works would start on the clearance of the site and the car park and ground works around the Pavilion could perhaps be undertaken. In meantime, it was suggested that it might be possible to obtain a portable toilet and a portable kitchen building for temporary use for the summer 2021 season before starting any construction work in the autumn when the cricket season has finished. The grant criteria require bids to be made by responsible organisations who are financially sound and have a relevant social purpose to meet the criteria that Surrey's vision for 2030 outlines which is why the project should be led by LPH and the recreational charity. Members agreed the proposal in principle and LPH should put in a grant application within the relevant deadline. A further Extraordinary Meeting may be needed in October to consider the details of the application and approve it in time to meet this deadline if needed. Both Cllr Witham and Cllr Jackson are supportive of project. PCC are also awaiting letters from the schools and ATC in support of the project.</p> <p>b) Lord Pirbright's Hall The Secretary to Lord Pirbright's Hall did not submit a report at this meeting.</p> <p>c) To Receive Reports from the District & Borough Councillor (for information only)</p>

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	<p><u>Surrey County Council</u> Cllr Witham submitted the SCC Rights of Way & Countryside Access Annual Report 2019-2020 highlighting the work carried out by the SCC Countryside Access Team between April 2019 and March 2020. This included a breakdown of works in the three strategic areas of: Wellbeing, Economic Growth and Resident Experience. The Report also sets out the three main objectives to be reported on as: Legally Defined & Improved Where Appropriate, Properly Maintained and finally, Well Publicised And Promoted For Use.</p>
6.	<p><u>FINANCE & GOVERNANCE</u></p> <p>6.1 To Approve the Receipts & Payments, Bank Schedules for September 2020 The list of receipts and payments with the bank schedule were circulated with the Agenda papers and a physical check to ensure BACS details were correctly applied was performed by Cllr Godfree on 6th October 2020. RESOLUTION: <i>Members approved the schedules which had been checked and signed by Cllr Godfree. Cllr Fidgett will sign the Bank Schedules in due course.</i></p> <p>6.2 To Discuss the Appointment of a Caretaker/Groundsman and Cleaner It was noted that a new Caretaker/Groundsman had been interviewed and appointed. A new Assistant Groundsman had also been interviewed and appointed. The Secretary to LPH advised that a new Cleaner was still being sought for LPH. RESOLUTION: <i>The appointments were unanimously approved. It was further decided that an Advert for a Cleaner for LPH should be placed in the November PeriNews once more.</i></p> <p>6.3 To Discuss Local Government Reorganisation White Paper Cllr Fidgett announced that Surrey County Council had withdrawn their bid to become a unitary authority.</p> <p>6.4 To Approve Expenditure for the Playground: resurfacing around the roundabout, parts for the surfboard and materials for the refurbishment The Clerk gave a report on expenditure that had been required to make safe the surfboard in the Playground and also reported on the small amount of materials required by the Volunteers to continue with the Playground refurbishment. The Clerk further gave a report on the Grant Aid that had been applied for and agreed by GBC for use in the 2019/2020 budget for the resurfacing in the playground. Further to the annual playground inspection by the Zurich Engineer, the surfacing around the roundabout was flagged as being the most in need of repair, having worn down to the concrete. A quote had been requested and received from Wicksteed to complete the resurfacing work by replacing the existing worn safety tiles with Ecofleck Wetpour. ACTION: <i>The Council agreed that the Clerk should now instruct Wicksteed to carry out the resurfacing in accordance with their quote dated 16th September 2020.</i></p>
7.	<p><u>PLANNING</u></p> <p>7.1 Government Planning White Paper Consultation Cllr Fidgett gave an overview of the Government's White Paper explaining that the mechanics of the current UK planning system had been in place since 1947. Other countries have their own constitution and legal system and have blue print planning systems showing areas that can and cannot be built on, and zones, such as urban zones that are subject to change. The UK Government are proposing a similar system, which may re-designate areas. PPC falls within a conservation area and Green Belt so it is not anticipated that there would be significant change in zoning. The Government are looking to withdraw policies from local plans and replace them with policies at a national level, doing away with the discretion that local authorities have for such things as affordable housing, s106 agreements etc. The intention is to simplify and speed up the planning system however, it may result in it being more confusing and less likely to deliver such things as affordable housing. It is proposed that planning time scales will become mandatory, with 8 weeks for straight forward application and 13 weeks for major development. Currently, only 70% of applications meet this timescale and the Government is hoping to withdraw the ability to go beyond these timescales. These changes have been suggested before but local authorities have not met them, having no capacity to fulfil the extra demand on their resources. The overhaul is designed to get Britain building again with a target of 300,000 new homes per year. GBC will be responding to the Government White Paper along with most planning authorities.</p> <p>7.2 To Consider Responses to Currently Pending Planning Applications in the Parish:</p>

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20/P/01439 (1A Rapleys Field, Pirbright, GU24 0LT, Change of use from current amenity land to private garden and construction of a fence.)

PPC Response: Pirbright Parish Council objects to the proposal as it represents a loss of an area of public green space which was set aside for the enjoyment of the cul-de-sac with a mature tree that frames the path and entrance to Rapley's Field. The introduction of a solid garden fence would contrast sharply with the established rural hedges and the countryside appearance of the locality and street scene, reducing a sense of openness in the Green Belt.

20/P/01444 (Land Off Kings Way, Bisley Camp Brookwood. Outline application for the demolition of existing disused dilapidated huts and construction of a new 1-1/2 storey lodge hotel with ancillary meeting/training rooms.)

PPC Response: This is on the site of Hut 103 which is an unlisted heritage asset, comprising the only remaining WW1 building at the NRA and lying within the centre of the Conservation Area and important within the setting to three listed buildings. As can be seen from the photo below, the building is prominent within the main approach on King's Way and is framed by extensive landscaping which is part of the essential character of the Conservation Area and wider estate of which it forms a key part. The building itself is single storey and of a style that contributes positively to the character and appearance of the Conservation Area and the setting of the nearby listed buildings. By contrast the proposed hotel complex is overly bulky and dominant, with a crude and unsympathetic design and with a very long and substantial mass of roof that is unapologetic in its appearance. It is two storeys compared to the existing long low, single storey hut and the additional height of the second storey and mass of roof, makes it appear both substantial and dominant in the context of the much smaller forms of the colonial style buildings that form the core of the character and appearance of the conservation area.

It will have a substantial adverse impact on the character and appearance of the Conservation Area. It will also have a substantial and adverse impact on the setting of the nearby grade II listed buildings. We are also concerned that the Heritage Statement understates the significance of the heritage assets that comprise the site including the Conservation Area, Hut 103 which is an important unlisted heritage asset of more than local significance, and the setting of the nearby Grade II listed buildings. These are nationally important heritage assets and the proposals lie well within their setting, forming part of the key approach to each of the listed buildings and part of their immediate context.

In addition, the site lies within the Green Belt where there is a clear presumption against inappropriate development. The development comprises inappropriate development that does not fall within any of the categories set out as being appropriate within the NPPF or GBC Local Plan. The proposed development has a substantially greater footprint and volume than the single storey, small scale buildings on the site at present. It has a substantial adverse impact on the openness of the Green Belt by reason of the additional height, bulk, scale and massing. A major new hotel is a town centre use that is not appropriate within the Green Belt. No case for very special circumstances exists

20/T/00262 (The white Hart, The Green, GU24 0LP, G1 Leylandi Cyprus, Crown lift, reduce lateral branches, Cherry T1 remove limb extending over neighbour's fence, G2 Hazel coppice, prune back over hanging branches, Ivy on pub wall, sever to ground level.)

PPC Response: Pirbright Parish Council has No Objection subject to view of Tree Officer.

20/P/01553 (Hut 60 Bisley Camp, Queens Rd, Brookwood, GU24 0NP Erection of a rifle clubhouse accommodation block.)

PPC Response: Pirbright Parish Council objected to the last application which was for a substantial and poorly designed building in an area of woodland to the rear of Hut 60. This application is smaller in scale but is in the same location and Pirbright Parish Council again **Object** to this Application. There do not appear to be any supporting tree or ecology surveys and no justification for additional build development on an undeveloped site in the green belt. The building is smaller than previously proposed but has an adverse impact on openness and the extent of wooded cover.

20/P/01529 (Old Providence Chapel, Chapel Lane, GU24 0JY, Certificate of lawfulness for an existing use to establish whether the use of the land as residential garden began more than 10 years before the date of this application.)

PPC Response: Pirbright Parish Council did not comment on this application.

20/P/01579 (Manor Cottage, Mill Lane, GU24 0BN, proposed new double garage with office space above

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	<p>and new site access off Mill Lane.)</p> <p>PPC Response: Pirbright Parish Council has no objection in principle to the new site access, so long as the gates installed are rural in nature, and a condition requiring removal of parked vehicles from the public footpath would be desirable. Permission for the access should also be subject to a detailed tree survey being carried out as the access would remove part of the established trees and green character of Mill Lane. However, the Parish Council objects to the current proposal for a two-storey double garage with office above. This building would be circa 5.5m high and is similar to the one which was withdrawn in 2007. The structure would introduce a significant scale of building in a part of Mill Lane that is currently undeveloped. The proposed building would be better as a lower, single storey garage which would have less of an impact on the Green Belt.</p>
8.	<p>HIGHWAYS & ENVIRONMENT</p> <p>8.1 To Receive and Update on the Tree Survey</p> <p>Sapling Arboriculture Ltd conducted a comprehensive tree survey on 15th / 18th September 2020 using the Parish Online surveying software. It had been estimated that Sapling would need to survey approximately 95 trees, but in reality this had shown 160 trees. Cllr Godfree has lodged several questions with the company regarding the extent of the survey and whether the software used will be sufficient to accurately identify individual trees going forward. Tagging may also be required for all trees and Cllr Godfree has requested a quote for comprehensive tagging. It may be that topography surveys, performed some years ago, can be used to refer to trees in particular areas and quotes may be sought for areas not covered by these surveys. All but two trees surveyed showed either a low or moderate risk and funds for work in 2021/2022 should be set aside for arboreal maintenance.</p> <p>ACTION: Cllr Godfree has requested further clarification from Sapling Arboriculture Ltd and a Zoom meeting should be set up with a Sapling and a PPC Sub Committee consisting of Cllr Fidgett and Cllr Godfree to ascertain how the information produced by Sapling could be used and interrogated and for their advice on an arboreal plan going forward. The Clerk should print off plans of the trees in various areas to hold on record. Two trees that had been identified as needing immediate removal by Sapling should be culled and the Clerk will acquire three quotes for this work. It will need to be established whether or not these two trees fall within the Conservation Area before proceeding. An update on progress will be given at the next Meeting.</p> <p>8.2 To Receive an Update on the MoD Consultation of Bylaws for the Ranges and closure of the Ash and Porridge Pot Hill sections.</p> <p>The Clerk made contact with Ash Parish Council who had met with the Ministry of Defence (MOD), the Defence Infrastructure Organisation (DIO) and Landmarc (the engineering and maintenance part of DIO), to discuss the restriction of public access to the firing complex. The MOD reiterated that The Aldershot and District Military Lands ByeLaws 1976 para 2 allowed them to fence off the firing complex, but they again expressed regret that this action had been necessary, which was entirely due to the cost of vandalism and the hundreds of hours of military training lost each year because of misuse of the firing complex by the public. The MOD however thanked Ash Parish Council for representing the Ash residents, as they are not allowed to communicate directly with the public due to the involvement of Members of Parliament. The MOD confirmed that further funds had been made available for a perimeter path, south of the firing complex to a point where each path reaches the Range Danger Area (RDA), to be completed by 31 March 2021. There will be access gates to the RDA at these two points. The path will be a minimum of 3 metres wide extending up to 6 metres in places. Some will be fully tarmacked roads, but most will be a minimum of 1.5 metres in width made up of crushed and compacted hard-core and levelled hardstanding suitable for wheelchair use, with the remaining 1.5 metres being grassed areas, suitable for equestrian and BMX use. In addition, some steep gradients on the existing narrower path will be avoided by means of a slight deviation to a newly created path.</p> <p>ACTION: Ash Parish Council will liaise with PPC going forward and invite PPC to attend any meetings with the MoD and/or DIO.</p> <p>8.3 To Discuss the Management of the Green and Proposed Parking Measures</p> <p>Wooden posts were installed on the remaining side of the Little Green on 24th/25th September 2020 and also around the triangle opposite the Cricketers to prevent inconsiderate parking. Cllr Richmond alerted the Council to a corner of the Little Green where two badly weathered posts remain. These posts are set close to a large tree stump and in an area of existing concrete and naturally occurring stone.</p> <p>ACTION: The Council will look at replacing these two posts with posts matching the others around the village.</p> <p>8.4 To Discuss the possibility of erecting additional Motorbike signage</p>

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	<p>Cllr Witham had raised the potential of extra signage in the Village at the October Parish Meeting. RESOLUTION: <i>The proposal was discussed but it was unanimously agreed not to go ahead extra signage in the village at this time.</i></p>
9.	<p><u>NEWSLETTER</u></p> <p>To Confirm Items for the November Issue The Chairman suggested that the November Issue of the PeriNews should include an announcement on the appointment of the new Caretaker/Groundsman, a piece regarding the tree survey and work to be carried out and a piece regarding the bid for funding for the Pavilion. It should also include an article in partnership with the Church on the Remembrance Sunday event to be held on the Green. It was agreed that the Advert for a Cleaner should also be placed in the November issue.</p>
10.	<p><u>CHAIRMAN'S CONCLUSION</u></p> <p>To Receive Chairman's Notices & Members' Questions The Chairman concluded that it had been another busy month for the Parish Council but thanked the Clerk and Members who had responded well to the challenges.</p>

The meeting ended at 9.30pm

Signed.....

Date.....