



MINUTES OF THE EXTRAORDINARY PARISH COUNCIL MEETING HELD AT 7.00 P.M.
ON TUESDAY 10 AUGUST 2021
AT CRANLEIGH VILLAGE HALL

Councillors

Cllr E Townsend* (Chairman of the Council)
Cllr N Sanctuary (Vice Chairman of the Council)
Cllr R Burbridge*
Cllr P Chapman*
Cllr R Denton
Cllr C Gould
Cllr S Jeacock*
Cllr D Nicholas*
Cllr M Scully
Cllr R Tyler
Cllr G Worthington

PRESENT*

ALSO PRESENT: Parish Clerk B Bell FSLCC, six members of the public via zoom.

1. APOLOGIES FOR ABSENCE

The following apologies for absence were AGREED: Cllr C Gould (unwell), N Sanctuary (self-isolation), M Scully (prior commitment), G Worthington (work commitment).

2. PUBLIC SESSION

There were no members of the public who wished to speak.

3. DECLARATIONS OF INTEREST

- Cllr E Townsend declared she is a Waverley Borough Councillor and a Surrey County Councillor.
- Cllr S Jeacock declared that he is a member of the Neighbourhood Plan Committee.
- Cllr D Nicholas declared an interest as a member of Cranleigh Football Club.
- Cllr P Chapman declared an interest as a member of Cranleigh Football Club.
- Cllr R Burbridge declared an interest as a Trustee of Rowleys.

4. CHAIRMAN'S REPORT

The Chairman had no report.

5. CLERK'S REPORT

The Clerk advised that she had reported a third incident of anti-social behaviour at Snoxhall Fields in just over a week.

6. CRANLEIGH NEIGHBOURHOOD PLAN

The Chairman proposed that the meeting went into private and confidential session due to the commercial nature of the site allocations which was AGREED.

The members of the public left the meeting.

The Chairman explained that the Neighbourhood Plan had been subject to public examination in 2020. The independent examiner had suggested a number of minor amendments, which have been addressed in the latest draft of the Neighbourhood Plan. Unfortunately, two of the three sites allocated in the Neighbourhood Plan on Cranleigh Primary School land were then withdrawn by Surrey County Council. This meant that the Neighbourhood Plan could no longer meet Waverley Borough Council's site allocation housing numbers for the Local Plan. The plan was withdrawn from examination pending a revised site allocation.

The Council looked at previously assessed sites and focussed on those that were on brownfield sites or had minor constraints. Some new brownfield sites also came forward since the 2020 call for sites. Waverley Borough Council has confirmed that the Parish Council is required to allocate 57 dwellings (the remaining number out of the total 1,700 allocation) in accordance with the Local Plan plus a buffer of 20% as the Local Plan cannot currently demonstrate a five year housing land supply. The minimum number of houses to allocate in the Neighbourhood Plan for Cranleigh is 67 dwellings.

The Council has concentrated on trying to allocate brownfield (previously developed land) sites in the village. However, the owners of these sites were unable to commit to the timeline of the Neighbourhood Plan to deliver the allocated housing by 2032. The planning consultant had therefore prepared three options for the Council to consider from the sites that were available and deliverable within the lifetime of the plan. The Council considered the options carefully and opted for the smaller sites allocations as primarily these would be of a lower density, which was highlighted by residents as preferred during previous consultations and also provided the opportunity for self-build on one site. The Council had initiated preliminary discussions with Surrey Highways to highlight any major concerns for these sites and none were forthcoming.

The Council rejected the (previously phase 3) site at Horsham Road because they considered the mitigation proposed by the developer would not reduce the impact of harm to the landscape and Area of Outstanding Natural Beauty (AONB) and would put additional strain on surrounding infrastructure as well as extending the envelope of the village further into the open countryside, previously recommended in 2010 as an Area of Great Landscape Value (AGLV).

The Council was also conscious of ensuring that should any of the sites fail to come forward to application stage that the Council had a backup plan with a reserve brownfield site allocation, subject to additional investigations regarding flood risk.

The Council AGREED the following site allocations in Cranleigh Neighbourhood Plan:

N25 South of Amlets Lane	10
N26 East of Longfields	20 (self/custom build)
N29 Longfield	18
N36 Amlets Place	13
N40 Bloggs Way	4

Reserve site: N39 Jewsons 30

The Council wished to record their reluctance at allocating sites within the Neighbourhood Plan to meet what they have always felt is a disproportionate housing number to provide 1,700 dwellings by 2032 in Cranleigh. They wanted to stress to residents that this minimum allocation number had to be met and there was no opportunity to reduce the number. If the Neighbourhood Plan did not select the site allocations from the sites available and deliverable this would be carried out by Waverley Borough Council, who also have to meet the total number allocated by the government to them in the Local Plan across the borough. Allocating the sites in the Neighbourhood Plan provides the opportunity for the Parish Council to work closely with the developers on these sites and to make all efforts to ensure that the development meets the aspirations of the Neighbourhood Plan.

Once the Neighbourhood Plan is adopted the Parish Council will receive 25% of Community Infrastructure Levy (CIL) payments and where the Neighbourhood Plan allocates sites the local authority will only need to demonstrate a three-year housing land supply for the area.

The Council AGREED for the draft Neighbourhood Plan to be submitted to Waverley Borough Council for Regulation 14 consultation from 27 August 2021 until 15 October 2021. All comments submitted to the consultation will be made publicly available.

7. SNOXHALL FIELDS

The Council further debated the access treatment around the football field side of Snoxhall Fields as the area is within an Area of Strategic Visual Importance (ASVI). Advice had been sought from the Grounds Manager about the provision of a bund and ditch. The Grounds Manager had explained that the existing pitch drainage would need to be fed into the drainage ditch. The bund would still require a fence along the top and it would require regular maintenance of the ditch and bund. The Clerk was asked if the drainage could be linked to the ditch and she advised that the Council would need to consult a drainage expert.

The Clerk advised that there had been three anti-social behaviour incidents in Snoxhall Fields in just over a week. She said the Council needs to take urgent action for the safety of users of the recreation ground. She had sought three quotations for post and rail fencing with maintenance access gates and three pedestrian access gates. Two quotations had been received and circulated to Councillors.

The Council AGREED to proceed with the cheapest quotation to install a post and rail fence along the access road with maintenance access gates and three pedestrian access gates to be funded from the General Reserve.

8. WBC REVIEW FOR ARRANGEMENTS FOR STANDARDS COMPLAINTS AGAINST COUNCILLORS

The Clerk advised that Waverley Borough Council has adopted the new LGA model Code of Conduct and as part of that review is revising its arrangements for handling complaints made against Councillors. WBC are consulting with Town and Parish Councils on their proposed changes to the arrangements for handling complaints made against Town and Parish Councillors as follows:

'Complaints made by Town or Parish Councillors about Councillors at the same Town or Parish Council will only be considered by the Monitoring Officer if the Town or Parish Clerk has been given the opportunity to resolve them first. Where they have not, the complaint will initially be referred to the Town or Parish Clerk and only referred back to the Monitoring Officer if it has been impossible to resolve the matter within 28 days.'

The Clerk advised that s28 (6) and (9) of the LGA 2011 require principal authorities to have in place arrangements for investigation and determination that a Parish Councillor has failed to comply with the Code of Conduct. She said the intention of the legislation had been for principal authorities to make the arrangements, but the wording is open to interpretation. The Council discussed this proposed change and sought the Clerk's view. The Clerk said there is already an element of informal resolution where possible. However, the Clerk said that she is often witness to alleged poor behaviour in Council meetings and would be conflicted in handling a first stage dispute resolution.

Councillors said the Parish Council should reserve the right to settle informal disputes locally within the Clerk's capabilities but the Monitoring Officer is the expert and thus the Council AGREED not to accept the proposed changes to the arrangements for handling of complaints made against Parish Councillors. The Council AGREED for the Clerk to draft the response for circulation to all Councillors before submission.

9. RURAL COMMUNITY ENERGY FUND

The Chairman advised that the Rural Community Energy Fund is a £10 million programme which supports rural communities in England to develop renewable energy projects, which provide economic and social benefits to the community. She said they can provide funding for research and funding for the resulting projects. Projects could include heating buildings and selling excess energy generated, such as the new Leisure Centre. The Council had submitted a preliminary enquiry form and has been invited to submit a formal application for a feasibility study.

The Council AGREED for the formal application for a feasibility study to be submitted.

10. DATE OF NEXT MEETING

Thursday 23 September 2021 at 7.00pm. The meeting closed at 8.47pm

Signature.....

Date.....