

**OCKLEY PARISH COUNCIL**

**CLERK:** MRS S BELL  
77 HIGHLANDS ROAD  
HORSHAM  
WEST SUSSEX  
RH13 5ND  
**EMAIL:** clerk@ockleypc.co.uk

**MINUTES OF MEETING**

A meeting of Ockley Parish Council was held on Wednesday 5<sup>th</sup> February 2025 at 7.30 pm at Ockley Village Hall.

**1. Attendance and Apologies for Absence**

Councillors present

Ms A Barclay Chairman  
Mrs L-J Clarke  
Mr B Thorne  
Mr J Wright  
Mr J Lee-Steere  
Mrs Z Biasuzzi  
Mr C Calvert  
Ms S Bell Clerk

7x members of the public were present.

**2. Declaration of interests and notification of changes to members interests**

JL-S

- Jayes Park Estate
  - Treasurer and Committee Member Ockley Housing Association
  - Churchwarden of St Margaret's and Trustee Ockley School Building
- BT
- Ockley Village Hall Representative

**3. Public session (Allocated time limit of 15 minutes at the discretion of the Chairman)**

A question was raised as to whether the elections were taking place this year. It was advised of the English Devolution Papers being published in December 2024 which has subsequently postponed the May 2025 County Council elections. LJ advised of huge changes taking place within the whole of Surrey County Council and would be able to provide update on this once new information about the elections comes through.

Another member of public raised of works that took place along Stane Street a couple of years ago for dropped curbs and resurfacing of the road in order to make the road the same level for access to driveways. However, this has resulted in flooding across front gardens and for the homeowners to clear debris due to the works not being done correctly. Surrey County Council and Highways have been contacted as this is their responsibility but nothing has been done. AB advised she needed to follow up with emails regarding drainage and flooding in other parts of the village and for the member of public to send this information to the Clerk so their details can be included in AB's email.

**ACTION:** AB to send email to Helyn Clack re. update for flooding.

A member of public advised of there needing to be more safety of footpaths along the Green due to the heavy and speeding traffic along Stane Street. The footpaths are not fit for purpose and it was asked about the possible installation of average speed cameras to reduce the speeding as she believes there is a risk to life. She acknowledged the amazing work that Speed watch undertakes but there needs to be more of a deterrent. Councillors advised of an example of the Elmers Road application where their recommended guidelines on width on public footpaths and this has been raised in the past for developers to pay towards speed reducing methods such as an

average speed camera but the difficulty in this is having someone to maintain the cameras once they are installed. The Police have been contacted by OPC and they have advised they will not take responsibility for this.  
**ACTION:** Clerk to contact Helyn Clack for update on speed survey to take place by the Village Greens Farm Shop along the A29.

The recent works taking place in Cricketers Close has damaged the pathway caused by JCB diggers and now has made the whole surface very dangerous for anyone to walk along and the pub car park has become unusable. This needs to be fixed before the builders finish the development as they are responsible to ensure this is restored. Parishioner to send the details to JLS.

#### **4. Approval of the Minutes of the Parish Council 4<sup>th</sup> November 2024**

BT proposed and JW seconded the amended minutes.

#### **5. Planning matters – to consider the planning applications listed below:**

MO/2024/1818/PCL

3, Upper Oakdale Cottages, Weare Street, Ockley, Dorking, Surrey, RH5 5NN

Certificate of Lawfulness for a proposed development in respect of the erection of an outbuilding.

REFUSED

MO/2024/1770/PNHH

3, Upper Oakdale Cottages, Weare Street, Ockley, Dorking, Surrey, RH5 5NN

Prior notification for the erection of a single storey rear extension of 4.50 metres deep and 3.98 metres high with an eaves height of 2.40 metres.

PRIOR APPROVAL NOT REQUIRED

MO/2024/1222/PLA

Stylehurst, Weare Street, Ockley, Dorking, Surrey, RH5 5JD

Conversion of existing residential store/garage into new dwelling, with single storey rear extension, raising of the ridgeline, two rear dormers and introduction of accommodation within the roof.

REFUSED

MO/2023/1154/PLA

Land to the rear of Cricketers Close, Ockley, Surrey

Erection of 4 No. residential dwellings with associated landscaping and parking provision.

REFUSED

MO/2024/2100/PLAH

The Oaks, Weare Street, Ockley, Dorking, Surrey, RH5 5JD

Creation of a wildlife pond to the rear garden area, existing hardstanding driveway to be removed and replaced with a lawn.

MO/2024/2057/PLAH

Waleys, Weare Street, Ockley, Dorking, Surrey, RH5 5NW

Erection of part single, part two storey side/rear extension.

MO/2024/2059/LBC

Waleys, Weare Street, Ockley, Dorking, Surrey, RH5 5NW

Erection of part single, part two storey side/rear extension to allow introduction of residential lift and changes to internal foyer wall.

MO/2024/2016/PNQ

Elmers Field Barn, Land West of Brickyard Copse, Ockley RH5 5PE

Prior notification for the change of use and extension of an agricultural building to provide 5 No. dwellings (Use Class C3).

**ACTION:** This application has already been determined but it was raised that ZB would comment on the application on the roof.

MO/2024/2015/PNQ

Elmers Field Barn, Land West of Brickyard Copse, Ockley RH5 5PE

Prior notification for the change of use of an agricultural building to 4 No. dwellings (Use Class C3).

MO/2024/1638/PCL

Oakdale Farm, Weare Street, Ockley, Dorking, Surrey, RH5 5NN

Certificate of Lawfulness for a proposed development in respect of an outbuilding.

REFUSED

MO/2024/1569/CAT

1, Hitch Hurst Cottages, Stane Street, Ockley, Dorking, Surrey, RH5 5TH

01 - Yew - Reduce height by 1.5m and trim to shape as advised by client, 03 - Hawthorn - reduce height by 2.5m and laterals by 1.5m to form a lollipop shape

NO OBJECTION

MO/2024/1964/PLA MAJOR

Oakdale Farm, Oakdale Farm, Weare Street, Ockley, Dorking, Surrey, RH5 5NN

Retrospective application for the retention of a polytunnel required for agricultural use.

MO/2024/1323/CC MAJOR

Land South of Coles Lane, Ockley, Surrey, RH5 5HW

Removal of Condition 8 of planning permission allowed under Appeal Ref: APP/C3620/W/21/3272057 ( LA Ref: MO/2020/0667/PLAMAJ) for the outline planning permission for a residential scheme of up to 60 dwellings, with associated landscaping, amenity space, sustainable urban drainage system (SuDS), and associated works. All matters reserved except for access to allow the development to be delivered independently of the extension and improvement works to the existing footway around the junction of Coles Lane and Station Approach, which was subject to planning permission ref: MO/2021/0732.

REFUSED

No notification of appeal.

**ACTION:** Clerk to chase Caroline Hall. To arrange meeting with Capel.

MO/2024/1818/PCL

3, Upper Oakdale Cottages, Weare Street, Ockley, Dorking, Surrey, RH5 5NN

Certificate of Lawfulness for a proposed development in respect of the erection of an outbuilding.

MO/2020/0667/1/NMA

Land south of Coles Lane, Ockley, Surrey, RH5 5HW

Non-material amendment to allow amendment to the trigger for Condition 8 from pre-commencement to prior to occupation.

REFUSED

MO/2024/1504/PLA

Vann Cottage, Friday Street, Ockley, Dorking, Surrey, RH5 5TE

Proposed conversion of an existing outbuilding/annexe into an independent self-build dwelling.

APPROVED WITH CONDITIONS

MO/2024/1797/CC

Land east of Stane Street, Ockley, Dorking, Surrey, RH5 5TH

Variation of Condition 2 of approved planning application MO/2022/0018 for the erection of 23 No. dwellings and formation of new access from Stane Street with associated works to allow the minor adjustments to the layout required affect two of the approved plans - the proposed layout and the landscape masterplan.

**ACTION:** JLS to comment on the Condition 2 and to send to all Councillors.

MO/2024/1770/PNHH

3, Upper Oakdale Cottages, Weare Street, Ockley, Dorking, Surrey, RH5 5NN

Prior notification for the erection of a single storey rear extension of 4.50 metres deep and 3.98 metres high with an eaves height of 2.40 metres.

MO/2024/1638/PCL

Oakdale Farm, Oakdale Farm, Weare Street, Ockley, Dorking, Surrey, RH5 5NN

Certificate of Lawfulness for a proposed development in respect of an outbuilding.

## 6. Finance

### a) accounts to be paid

#### Ockley Parish Council

#### Accounts to be paid

#### Already paid but not yet authorized:

Ms S Bell

Clerk's salary and expenses – month 8	£984.40
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Mrs L Fletcher

Temp Clerk hours – month 8	£200.82
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#### Yet to be paid:

HMRC

Tax/NI on Clerk's salary SB/LF – month 8	£125.53
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S Dean Webster

Litter Picking	£67.50
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Helpdesq	£99.00
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Cloud backup

Mrs S Bell

Clerk's salary and expenses – month 9	£830.70
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Mrs S Bell

Clerk's postage and top up of phone	£15.00
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HMRC

Tax/NI on Clerks' salary SB/LF	£12.36
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Mrs L Fletcher

Temp Clerk hours	£120.44
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Mrs L Fletcher	£5.80
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Temp Clerk Hours

Postage

Mulberry & Co.

Internal Audit £204.12

Mark Osborne £1,925.00

Maintenance Works

2024

RB Fencing Deposit

Play Area £3,000

Mulberry & Co.

Payroll Fee £144.00

**b) verify bank statements to budget spreadsheet**

These were read through and JLS to review these documents at the next meeting.

**c) Precept Budget 2025/26**

This was finalised over email due to the meeting being postponed back in January. An excel spreadsheet for the draft budget for 2025/26 was sent round to the Councillors and it was agreed for the figure to be £20,500. The paperwork was sent off to Mole Valley District Council.

ZB wanted to review OPC's earmarked reserves of £20,000. A grant was obtained for the play area to replace the old wooden fencing but due to the increase in cost of materials, the quote was higher which resulted in finding another quote for a company to do the works. This was achieved but a bit of the earmarked reserves will be used to cover the extra cost. The plan for the future of the play area is to replace the play area equipment in the next few years from funding from SCC. ZB said about separating what OPC can fund towards what the villagers would like to use to improve the village and set this over a three-year plan. It was discussed that the Cricket Club/Pavilion has become the hub point for the village and OPC could possibly fund towards improving/upgrading the facilities as this would benefit the community. It was agreed to ask on Facebook for the parishioners' views on ideas of where to spend the funding.

**7. Crime figures – list to be provided**

Fourteen reports shown over the period from 4<sup>th</sup> November to 5<sup>th</sup> February.

**8. Future MV Local Plan**

It is believed the housing allocation has increased and how this will affect Ockley in the future.

**ACTION:** Clerk to invite the District Councillors to gain more clarification on this.

**9. Footpaths in the parish**

AB advised Dick Thomas is stepping down from the role of footpath warden.

**ACTION:** AB to email MV to ask if there are any upcoming dates for training and then to publicise this on Facebook enquiring for any volunteers.

**10. Ockley NDP**

An update from CC is still needing to email James Garside on what advice is needed to complete the plan. There are surveys that had recently been completed by the last group but questions were raised on how long the surveys would last before they expire. It was discussed a grant application could be reapplied to aid with the costs.

**ACTION:** CC to make contact with James Garside.

#### **11. Old School Building**

The OPC had arranged a meeting on Thursday 27th February in order to consider the business proposal to utilise the school buildings to create a children's soft play-based family entertainment and education center. It would consist of various different themes including role play, sensory and Lego rooms in order to provide development of children up to 12 in line with the Early Years Foundation Stage Framework. It is hoped the meeting will enable Ockley Parish to support the proposal and sign the petition to be presented to the Site Trustees and confirm the proposal is in line with the Trust's powers. LJ advised the business plan is proposed by a local couple to be used for educational purposes. She advised this would be a fully functioning educational business which would attract young families into the village. It was advised to put a notice in the noticeboard to promote the meeting alongside advertising this on the Facebook page. The petition will allow parishioners to have a say whether they agree or not.

#### **12. Social Matters**

Not much to update on this. LJ will be attending the next Cricket Club AGM.

#### **13. Amber Foundation**

Not much to report since the last meeting LJ had with Amber Foundation.

**ACTION:** LJ to arrange a big Ockley clean up with the support of the Amber Foundation.

#### **14. Play Area**

The fencing work is going ahead for the 17<sup>th</sup> March by the new quote obtained by a new company. SCC aware of the situation and was happy to extend the 6-month period of receiving the grant money due to the issues of increase in cost of materials.

#### **15. Randhawa Farm Update**

AB provided an update regarding the Environment Agency going back to court on the 10th March to extend the current ruling. No further updates on the investigation. A meeting with SCC and the EA to be arranged to obtain more information and understand next steps. There was concern raised by parishioners that persons are living in the 2 or 3 mobile homes / porta cabins on site. This information to be sent to the EA and MV. Parishioners raised concern of drug dealing and other organised crime activities which appear to be taking place at the entrance of the farm.

**ACTION:** Clerk to report this to the Police and to also contact Abinger parish for an update from them and advise about LJ and ZB to attend their next meeting.

#### **16. Village Maintenance**

It was discussed in previous meeting AB would forge a document together on details of who is responsible for the maintenance works on the greens.

**ACTION:** AB to send round the documents to Councillors. This would be discussed to obtain new quotes by the Clerk.

#### **17. WOOF Grant**

To be discussed at next meeting.

#### **18. Ockley Dramatic Society Donation**

To be discussed at next meeting.

#### **19. Date of next meeting 18<sup>th</sup> March 2025**

