

Wanborough Parish Council

DRAFT Minutes of the Ordinary Meeting of the Parish Council held on Tuesday 25th March 2025 at 7.30pm in The Granary of Wanborough Great Barn

Meeting started 7.30pm

Those present: James Henry (chairman JH), Matthew Harrison (MH), Martin Bramley (MB), Oscar de Chazal (OC), Robert Drummond (RD), Kim Sweeting (clerk KS)

Apologies: Matt Furniss (MF), Sallie Barker (SB)

Members of the public were present.

1. **D-045 Minutes of the last meeting on Wednesday 29th January 2025 to approve and sign.**

The minutes were agreed as complete and accurate; JH signed the minutes accordingly.

2. **D-046 Matters arising**

Road signage

JH reported that SCC had cleaned the “refuge” road signage on B3000, opposite the Pickled Pig, as requested at the last meeting.

Fly tipping on the A31 slip road

MH was able to confirm that the fly tipping between the A3 and Hogs Back A31 has now been removed.

3. **D-047 Update from SCC and GBC representatives**

GBC update

No separate update received from GBC

SCC update (written report received from MF)

KS stated that the full note would be posted on the WPC website.

JH provided a short recap of the more significant items:

Wanborough Fields

Regular site visits (by GBC planning officers) with Surrey Police are continuing to keep GBC’s enforcement orders up to date. MF is pushing GBC for a date for a resolution on the site. Residents are asked to please continue to report online any suspected breaches; (website details provided at the last meeting).

Surrey Spring Clean

SCC roadside maintenance teams have been busy working across the county and have attended to:

- 189 roads
- Cut back 305km of roadside hedges
- Removed 21.8km of weeds and overgrown vegetation

- Cleaned 139 drain channels
- Cleaned 750 signs and 76 railings and bollards
- Tidied 1,500 meters of footway edging.

Local Government Reorganisation

MF reported that the Labour Government has confirmed that Surrey will be part of the first wave to undergo local government reorganisation with the potential creation of larger combined unitary authorities. As a result, Surrey local elections have been postponed until 2026. For more information please read MF's update. A helpful video briefing can be found at:

<https://fb.watch/xOUDw2Htly/>

4. D-048 Planning and enforcement updates

Status of recent applications

23/P/01417 Location: 25 February 2025 Westholme, Green Lane East, Normandy, Guildford, GU3 2JL The erection of 9 dwellings, together with the formation of associate amenity space, access road and landscaping.

It was noted that WPC had objected to the previous planning application on this site for 11 dwellings. Councillors agreed that their previous concerns were still valid and that WPC should submit a similar objection.

25/P/00335 Fallowfield, Puttenham Hill, Puttenham, Guildford, GU3 1AH Proposal: Certificate of lawfulness for existing use to establish whether the use of buildings and land can be used under class B2 is lawful.

OC confirmed that WPC does not need to comment on this application.

Appeal

APP/Y3615/C/25/3358347- Appealing on facts of the case

It was noted that WPC had objected to the original planning application. Although GBC were already aware of all the facts, councillors felt that WPC should repeat its previous comments given the strength of feeling of local residents.

Status of enforcement actions

The written report of MF (agenda item 3 above) was noted.

A member of public asked why GBC has not proceeded to issue injunctions against non-compliant landowners once all proper enforcement procedures have been followed; such injunctions had been shown to work by other local authorities (in SE England) in similar circumstances. JH said that this issue had been raised before, but that GBC had advised that it was not the right strategy for them in this case. OC provided more detail about GBC's position, particularly with regard to problems with the Land Registry where plot ownership records are many months out-of-date. After wider discussion it was agreed that the advice from this external legal counsel could be shared with WPC.

Several local residents stated that the situation on Wanborough Fields is getting worse and that their voices are not being heard; enforcement conversations have been taking place for years, but whilst they wait more damage is being done. It

was reported that, over the weekend, one of the landowners has pulled down significant hedgerow to make more space and possibly threaten access to the upper field. It was stated that the unauthorised activity in the fields is destroying the local woodland and negatively affecting the lives of those nearby. The residents asked what further action can they take.

JH stated that Wanborough Field concerns had been on every WPC meeting agenda for many years. From discussions with OC (and submissions from WPC) GBC were well aware of all the issues and that GBC planning and enforcement officers had visited the site on numerous occasions. MF and SB have been actively lobbying GBC staff on behalf of WPC and local residents and remained confident of a positive solution in 2025. In addition, WPC has written to, and received support from, Jeremy Hunt MP. After further discussion, councillors and those members of the public present all agreed WPC should now initiate a petition to increase publicity about the plight of the fields

Although a member of the public alleged that a GBC officer had said that reporting fires was a waste of time, JH urged local residents to continue to log all such incidents and other potential planning breaches, as it was part of a wider evidence building process being undertaken by GBC.

MH thanked the members of public for so clearly and passionately bringing to life the daily challenges of these planning breaches. JH thanked everyone for their valuable input and apologised that the situation in Wanborough Fields is as it is. In summary, the following WPC action steps were agreed:

- 1) subject to any legal counsel advice provided, write to GBC to request reasons why no injunctions yet issued;
- 2) alert Jeremy Hunt MP that the situation has deteriorated;
- 3) update MF and SB with feedback from this meeting and, if appropriate, request meeting with GBC head of planning & enforcement;
- 4) Initiate a petition process.

Surrey University (SU) solar farm

JH reported that Compton PC (CPC) is looking to instruct a barrister to explore whether it is worth taking the recent solar farm application approval by GBC to judicial review. CPC had now asked (email copied to councillors) whether WPC would be prepared to support CPC and contribute a sum towards the cost of preliminary barrister advice. Following a question from OC, there was a discussion about CPC's potential legal grounds for a judicial review; in particular concerns as to whether the GBC Planning Committee properly considered all the relevant facts in reaching its decision. Councillors expressed their serious longer-term concerns re creeping development on SU land west from Guildford along the north side of the Hogs Back. JH noted that WPC's financial resources were limited, but suggested a potential one-off contribution of £1000; this proposal was put to the vote and approved.

Green Belt planning policy update

OC kindly volunteered to attend an online GBC video briefing on 2nd April regarding changes to the national Green Belt policy and Guildford's five-year land supply.

5. D-049 Traffic and road matters

JH reported that WPC had received a complaint about litter on Westwood Lane adjacent to the lower Wanborough fields. JH had responded that WPC organises two litter picks per year with local volunteers and could potentially target this section next time.

A member of public stated average car speeds coming down Wanborough Hill were still too fast, despite the signage improvements made. JH stated that no further improvements were planned and that currently SCC had no justification for a lower speed limit. However, it was agreed that WPC should explore any opportunity for collecting more factual road speed data for review.

6. D-050 Finances and cheques

No payments since the last meeting, other than those approved in respect of P&W Community Group (£200) and Surrey Playing Fields (£20).

7. D-051 Consultations

None

8. D-052 Date of next meetings

Tuesday 27th May 2025 AGM

Wednesday 30TH July

9. D-053 Any other business

KS reminded those present that The Great Barn annual spring clean will take place on 12th April 2025 from 10:00am with coffee and cake at 11:30am.

The meeting was closed by JH at 20:47 hours