

THE BOOKHAMS RESIDENTS' ASSOCIATION

Company Limited by Guarantee - Number 10053863

Minutes of the Committee Meeting held on

Monday 6th July 2020 at 7.30 pm

Via Conference Call

Present: Peter Seaward (chair), Michael Agius, Chris Pullan, John Howarth, Julia Dickinson, David Cox OBE, Carolyn Elson, Andrew Freeman, Geoff Tranter, Les Huett, Frances Fancourt, Dan Coffin, Richard Davey, Paul Kennedy, Nick Forrer, Andrew Matthews.

Invited Councillors: Cllr. Clare Curran, Cllr. Elizabeth Daly, Cllr. Richard Moyse, Cllr. Roger Adams.

Apologies: Margaret Lawson, David Smith, Michelle Smith, Cllr. Nancy Goodacre, Cllr. Metin Huseyin, Cllr Simon Edge, Keith Francis, John Allen, Martin Hollins, Diane Poole, Arthur Field, Marian Williams.

1 Minutes

1.1 Subject to a few amendments, the Minutes of the previous meeting were accepted as an accurate record.

2 Matters Arising

2.1 **AGM:** John Howarth reported that The relevant legislation - "*The Corporate Insolvency and Governance Bill*" – received Royal Assent on June 25th and became law on June 26th.

2.1.1 Relevant paragraphs (for the BRA AGM) in the Act are:

- "The Meeting need not be held at any particular place"
- "The meeting may be held, and any votes may be permitted to be cast, by electronic means or any other means"
- "The meeting may be held without any number of those participating in the meeting being together in the same place"
- "A member of the qualifying body does not have a right (a) to attend the meeting in person, (b) to participate in the meeting other than by voting, or (c) to vote by particular means.

2.1.2 John interprets this as giving the BRA the facility to hold an AGM using, for example, Zoom, and with a limited number of participants. We are a "qualifying body" in the meaning of the Act.

2.1.3 According to the GOV.UK web site there is more guidance to be issued in respect of Private Limited Companies – of which the BRA is one. John will update the directors once this additional guidance is available.

- 2.1.4 It was agreed that the AGM should be held online via Zoom and open to the public, but any questions should be submitted in advance.
- 2.2 **Bookham Common:** A resident has been in contact regarding dogs on Bookham Common. As a result, the BRA, Friends of Bookham Common, Bookham Councillors and representatives of the National Trust met several times via video conferences to discuss the problems and what could be done to improve them.
- 2.2.1 Several themes emerged. Dogs and their attacks or interference with wild life, frightening of young children especially, removal of dog mess and the inadequate clearance of public rubbish bins not only on Bookham Common but elsewhere in the village.
- 2.2.2 The resident wanted to investigate what enforceable actions might be taken and Councillors have reviewed this with the relevant enforcement team in Mole Valley The Friends of Bookham Common in association with the NT are working on increasing signage on the Common and finding ways of more education of the NT "dog code". Reporting of any issue to the Police or MVDC has been discussed as well as making sure that the contractor responsible for clearing the public waste bins do their job. The BRA in turn have worked with MVDC to explore ways of improving the ability of all of us to reports problems simply via the MVDC web site.
- 2.2.3 On all these problems reporting on line is key. The reports are recorded and provide written evidence for MVDC to either ensure their contractors take action and also improve their own activities.

3 Covid-19

- 3.1 **Children's Playgrounds:** It was noted that Mole Valley District Council will not be opening their playgrounds as the Council cannot ensure adequate cleaning regimes can be put in place. The issue is under daily review.

4 Correspondence

- 4.1 **Mark Tree Donation:** The committee agreed to a donation of £75 for a volunteer organising a mask tree within the village.

5 Group Updates

5.1 Management Group:

- 5.1.1 Finance: Chris Pullan reported that the cost of the independent consultant in respect to the replacement youth centre (see below) was being met from the DDOC budget.
- 5.1.2 He also reported that subscriptions of just over £1,000 had been received

5.2 Planning Group

- 5.2.1 **Local Plan:** MVDC reported in their July Newsletter that they had received over 4,000 responses to the consultation, from all over Mole Valley and beyond. The response rate for Bookham North and Bookham South was particularly good, comprising 1,000 plus responses, i.e. circa 25% of all responses. In brief, there were 3 questions – see below. The percentage response rate is also shown.

- *We have taken a 'brownfield first' approach, with the need for new development being met within built up areas or on previously developed land as far as possible. Do you agree with our 'brownfield first' approach? Yes 90%. No 10%.*
- *We have sought to make more efficient land of brownfield land through: town centre redevelopment; limited reallocation of employment land; mixed-use redevelopment; and increasing densities in opportunity areas. Do you broadly agree with these approaches? Yes 79%. No 21%*
- *However efficiently brownfield land is reused, there is still an unmet need for housing which can only be met on land that has not previously been built on. Do you agree with the use of a small amount of undeveloped, greenfield land for this purpose? Yes 26%, No 74%.*

5.2.2 The Council is still reviewing all responses to the consultation, which will continue for several months. There is much work to do, not just in considering the responses, but in refining the evidence they use to put the Local Plan together, i.e. looking closely at landscape and ecology, transport, open space and sports pitch provision, and will put delivery of new infrastructure will be in the forefront of their considerations. They will also be looking at how we select sites for development and will consult further on this.

5.2.3 The Future Mole Valley Local Plan will be discussed at MVDC's Extraordinary Scrutiny Committee Meeting on 14th July 2020. This also proposes a change to the period the plan covers, i.e. from 2018-2033 to 2020-2037.

5.3 **Planning:** The Planning Committee considered 25 applications and made representations on eight:

- *20/0748 - 64, Eastwick Drive - Variation of condition 2 of approved planning permission MO/2019/2204 for an outline application for the consideration of access, appearance, layout and scale for the erection of 1 No. two storey dwelling , 1 No. single storey dwelling and a single detached garage following the demolition of existing dwelling, to allow changes to Plot 1.*
- *20/0789 - 3, Charlwood Close - Erection of a single storey front/side extension, 2 No. bay windows to front elevation and porch, 1 No. dormer to front and rear.*
- *20/0801 - 64, Eastwick Drive - Erection of 1 No. detached dwelling.*
- *20/0883 - Land adjacent to 1, Stone Hill Close - Erection of a detached 3-bedroom chalet bungalow with integral garage.*
- *20/0661 - 9, Groveside, Bookham - Reduce the crown of a number of trees.*
- *20/0342 - The delay in the animated sign being removed.*
- *20/0647 - Removal of trees at 39, The Park whilst a planning application is under review.*
- *20/0922 - 67, Keswick Road - Erection of two new dwellings following the demolition of existing bungalow*

5.3.1 **The Garstons Application:** It was noted that 32 responses had been submitted to the Council regarding a planning application on a plot of land in The Garstons. This was sufficient for a representative of the objectors to address the Committee.

5.3.2 **Taxi Sign:** There is an illuminated taxi sign at the station that does not have planning permission. The Council had sent a letter requesting the owners to take it down but no action to date. The full process can be fairly drawn out, i.e. 3 letters have to be sent before enforcement can be actioned.

5.4 **Environment Group**

5.4.1 **Planting:** Peter Seaward thanks Frances Fancourt for the planting at the top of the High Street.

5.5 **Community Group**

5.5.1 **Health:** Keith Francis reported that at the Improved Healthcare Together meeting on the 3rd July, the proposal for a new hospital received approval on the Sutton site. Around “85% of the current services will stay at Epsom and St Helier hospitals with six major services being brought together in the new specialist emergency care hospital, including A&E, critical care and emergency surgery.”

5.5.2 According to the trust, the estimated travel time by ambulance to the new hospital from all areas is 30 minutes. There will be a “new” bus service which will be an extended H1 Epsom hospital to St Helier hospital service and will come west as far as Leatherhead. In Keith’s opinion, this new bus service will be inadequate and should extend to Bookham and Fetcham and also cater for residents who wish to attend/visit the Royal Marsden which is next door.

5.5.3 The car parking at Epsom and St Helier hospitals will be improved.

5.5.4 **Youth Centre Replacement:** A Zoom meeting was held between the BRA, local councillors, Leatherhead Youth Project and Roger Hutton. Roger is an independent Planning and Development Consultant and had written a report, at the request of the BRA, to explore the options for a new build on the Lower Road Recreation Ground. The report went through a number of issues that may be seen as an obstacle for approval, not least that the rec is on Green Belt land, in which case Very Special Circumstances would need to be evident. The report outlined these and presented to councillors for information.

5.5.5 The report will be submitted to Surrey County Council so that it will be available to them when submitting a planning application. Clare Curran reported, at that meeting, that SCC would be submitting 2 planning applications. One outline planning application for a new youth centre on the Lower Road rec, and one for a replacement facility, with a housing element, on the existing site.

5.5.6 Should both be approved then SCC would need to decide their next step. Should the Lower Road one be rejected then the existing site would be the only remaining option.

5.5.7 It was noted that the former Youth Centre was now temporarily being used as a distribution hub and Covid testing centre.

5.6 **Communications & Membership Group**

5.6.1 **Publicity:** Les Huett reported that during June publicity activities have concentrated on the web site with a Business Community section added and posts on:

- Re-purposing of the former youth centre as a Food Distribution Hub.
- Eastwick Park Medical Centre PPG “Footfall” survey

- Epsom Hospital
- Traders in Bookham and Effingham
- Wild Flowers and Village Planting
- MVDC COVID-19 communications.

5.6.2 **Subscriptions:** A July 2020 Update has been sent to our email subscribers with links to the website for a longer read. This has also generated a number of subscription payments (25 to date) and has also generated over 800 page views on 3rd July. The most popular post has been the Control of Dogs item.

5.6.3 **Look Local** is coming back to publication so an entry has been submitted, and assuming all is okay with Look Local we will confirm if we can have the centre page spread for the beginning of September edition, and then hopefully a full print edition in October/November (if funds and social distancing allow).

5.7 **Membership**

5.8 175 payments received totalling £875. Of these 140 came via website (excluding above) and 35 via a Road Steward (Maddox Lane).

5.9 **Business Group** - Nil to report

6 **Any Other Business**

6.1 **Howard of Effingham:** There was a discussion as to how prepared or suitable the school is in respect to social distancing. Whilst the Government had identified new monies it was thought this would be for new schools/significant refurbishments, and not short-term interim measures, e.g. there are very limited or no ability to address the issue of narrow corridors.

6.1.1 **Reporting Overflowing Bins:** Following the Control of Dogs meetings (see Item 2.2), a follow up action was taken with Loise Bircher, Customer Care Manager for MVDC on the difficulty in reporting overflowing waste bins (inc. dog waste). This has been resolved and to make it even easier there are "Quick Links" on the BRA Home page to go straight to the reporting pages. These are mobile friendly so easy to submit a report when residents see something when out and about.

7 **Next BRA Meeting:** Monday 3rd August 2020 at 7:30 pm.