



Minutes of the Meeting of Bramley Parish Council

Held at Bramley Village Hall on 18th January 2024, starting at 18:00

PARTICIPANTS

Messrs P Leung, T Coleman, M Vivian, B Stern, F Stern, T Saunders, N Gravenell, D Ersser, the RFO, and L van Rensburg, the Clerk, WBC Cllr Lauren Atkins, Surrey County Cllr Kevin Deanus, were also present. One member of the public attended.

001/24 **To receive apologies for absence**

Councillors Jane Austin and Colin Marshall sent their apologies.

002/24 **Declarations of interest**

None

003/24 **Minutes of the meeting December 14th, 2023**

Minutes of the meeting of December 14th 2023, were agreed as a true record. These were signed by the chairman.

004/24 **Matters arising from minutes of the meeting of December 14th 2023**

None

005/24 **Bramley Neighbourhood Police update**

A report for Wonersh, Bramley, Shamley Green and Blackheath had been received and circulated to councillors.

006/24 **Correspondence**

The clerk circulated the correspondence report.

007/24 **Waverley and Surrey County Councillors Update**

Waverley Borough Councillor Update from Cllr Atkins

- Collaboration continues - at the November WBC Executive agreed to pursue further collaboration. Councillor Atkins and Councillor Austin attended the meeting and scrutinised, having strong concerns about lack of clarity and visibility of financial and other benefits of the collaboration. A new Joint CEO is now appointed at a cost of C.£165k and money is being expended aligning the Constitutions of the respective Councils. As these progresses there are further major potential costs ahead, coupled with concerns about collaborating with a Council in ongoing danger of going into administration and under investigation for fraud.



- Investment decisions – Councillor Atkins and Councillor Austin have been scrutinising WBC’s appraisal methodology due to our concern that significant funds could be better spent.
- 2024/25 Budget meeting - the WBC Budget has been scrutinised and will come to full Council in Feb. Budget is balanced but some errors are identified, for example car parking is proposed to go up by 15% but is 18% in the papers.
- Planning Committee Concerns - very few applications are coming to planning Committee - concerns by Councillors and members of the Public as to where the applications have gone and is this democratic process?

Bramley matters

Fuel Leak Update

- On Friday 12th Jeremy Hunt MP, Councillor Jane Austin and Councillor Michael Goodridge met with James Barge of Asda plus representatives from EPS, Asda's Environmental Consultants for a progress update. Asda inherited this fuel pollution from the Co-op that owned the site before. They confirmed that the leak is now sealed (although they are double checking).
- The land underneath the petrol station is sand which is holding a mixture of water and petrol a bit like a sponge. So pumps are being inserted into the sand via boreholes. The boreholes are now built, and the pumping will start as soon as permissions come through, expected to be in early March. The hope is that as soon as they start we will start to see a dramatic reduction in the smell and pollution into the stream although the whole process will take several months.
- Work to install a barrier pipe to two properties on the High Street whose supply was contaminated by fuel continues. Teams have been working round the clock since Monday 8th January; it is a major job requiring lots of heavy machinery and two-way traffic lights. This has been very disruptive to local neighbours and for traffic causing major queues. This work is scheduled to be completed by 19th January (the traffic lights have just been removed today!) and is a major step to allow the next clean up phase of work and the removal of one of the main sources of the fuel smell.

Thames Water - more leaks

- Councillor Jane Austin has been dealing with ongoing issues with Thames Water, A burst pipe in Bramley last week meant 572 properties were once again with no / low water supply for days. Water supply was restored after 36 hours, but this followed a weeklong November outage and a further outage on Boxing Day which meant much of Bramley was without water. Councillor Austin met with the Interim CEO of Thames Water together with



MP Jeremy Hunt to represent Bramley residents' concerns on water resilience and also about compensation issues following the November outage.

- Call for Sites will run from 20 December 2023 to 31 March 2024. JA has requested a list of sites submitted to date within Bramley Parish. WBC responded they will do this at the end of the call-in period in March
- Lydia Park - ongoing enforcement issues. A meeting pencilled in for 29th January to discuss with Dunsfold PC and Alford PC - Francesca Stern will attend also.
- Crime - It is shocking and saddening to learn of the death of several Lambs at Gate Street Barn. This comes on top of numerous other incidents of crime/trespass/vandalism in recent months.

Surrey County Councillor Update from Cllr Deanus

- A resident on the High Street raised concerns about disturbance to their home and restricted access to and from their driveway during the barrier pipe work. Councillor Jane Austin took the initiative to escalate the matter to Councillor Kevin Deanus, who subsequently filed a formal complaint with the Street Works team on behalf of the resident. It's worth noting that the road works are expected to conclude before the resolution of the matter.
-
- Councillor F Stern was advised by Councillor K Deanus that the focus on the trees outside of Singh Concrete was a result of SCC are using Kaarbontech software for condition monitoring. The assessment encompasses the overall state of trees in the area, with particular attention to the identified stretch. More work is anticipated across roads and concrete, following a scheduled plan. Removal of the trees outside Singh Concrete exposed severe subsidence of the pavement and bank and remedial work would be necessary.
- Installation of the average speed cameras has been delayed due to proximity of utility service pipes to one location. This is causing a challenge to the installation as it risks disruption to electrical and gas services to the village. While there is consideration for relocating the pipe, it may involve the installation of a larger pole to accommodate the necessary adjustments. It is a problem, and the installers are working on the best solution. It is important to make the village aware of these issues, particularly in the context of when the average speed cameras are scheduled to be erected.

008/24 **Committee actions:**

Planning Review Committee

The WBC website publishes a weekly list of planning decisions. However,



extracting Bramley decisions and checking each application individually for outcomes—whether granted, refused, or withdrawn—requires manual effort. BPC used to receive a spreadsheet from WBC containing decision outcomes, but it seems WBC is currently unable to provide this. Councillor F Stern asked Councillor L Atkins for assistance in resolving this matter.

Planning

- Councillors F Stern and T Coleman attended the Singh Concrete appeal hearing at WBC on 9th January. The inspector was very balanced, and we are now waiting for his report and decision.
- Councillors F Stern and N Gravenell will be meeting with the Bowling Club Trustees on 23rd January to discuss transfer of the site to the Parish Council. Ownership of the access track belongs to the Bowling Club. Therefore, permission is required from the Club if the track needs to be dug up to connect to utilities (this is relevant should any application submitted to build on the land between Tyrolia and the Downs Link be granted).
- There will be a cross-council meeting (Bramley, Alfold, Dunsfold, Hascombe) on 29th January to discuss the status of illegal construction on fields to the north of Lydia Park. Appeal hearings for the various applications will take place over 6-7th Feb.

Neighbourhood plan

- Neighbourhood Plan: WBC has called for sites for their new Local Plan. BPC will not get sight of the list of sites before the deadline of March. The field that includes the allotments has recently been denuded of all trees and foliage, suggesting that Hamilton's agent, Paul Hunt, has put the site forward. B Stern (chair of the BPC Neighbourhood Plan committee) has written to Ms Todd of Foresters Farm just south of the settlement area to see whether she is interested in selling for development. If so, the Neighbourhood Plan committee will discuss with WBC whether the settlement area could include this farmland.

Library committee

The Clerk received a comprehensive report from the Library Operations team.

Village Hall management committee

The last meeting took place on 12th January at Bramley Village Hall. The minutes are on the BPC website.

Highways committee



Councillor K Deanus suggests using the following link for the SCC Highway website: <https://uk.one.network/communicate/onenetwork-map>. This link provides access to the one.network Map, serving as a platform for highway authorities to effectively communicate accurate and current information about roadworks, events, and other activities on the highway. As the national stakeholder engagement channel, utility companies, contractors, bus operators, and emergency services rely on it for information about ongoing works. Users can register for email alerts, receiving valuable notifications about upcoming roadworks that may impact their area. This feature particularly benefits local councillors and individuals with public information responsibilities.

Estate Manager Report

Councillor N Gravenell reported an issue with the triangular noticeboard on the High Street. NG will provide a quote for the necessary repairs. Additionally, he will assess all the notice boards in the parish and provide reports on the associated costs.

009/24 **Parish updates and actions**

a. Pavilion and environs (including Gosden Common, Links Road)

Nothing to report.

b. Station Road and environs (including Hall Road, Eastwood, Barton Road, Linersh Wood)

Nothing to report.

c. High Street and environs (including Windrush Close, Old Rectory Close, Snowdenham Links Road and Lane)

- Councillor P Leung noted that the smell of fuel in Brambles Park has diminished compared to before Christmas. However, after heavy rainfall, an unpleasant odour is recurring. Notably, the smell in front of Cost Cutters remains notably strong.
- Councillor T Coleman stated the footpath between Windrush Close and Hall Road needs cleaning and weeds and foliage removed.

d. Grounds and Downs link

There is nothing to report.

Public Section

- A public member seized the opportunity to inquire if there has been any communication or correspondence regarding proposals to develop

The clerk is instructed to send a photo to K Deanus for clarification on whose responsibility it is to clean the specified area.



the land, including the "Swamp" and its surrounding area. The Hunt Group recently cleared this particular area.

- The Chair and Members of the Council confirmed that there had been an approach by The Hunt Group (on behalf of Lord Hamilton, the landowner) with a proposal to build on part of the Bonfire Field. This was rejected by the Council as the remaining land would provide insufficient area to comply with insurance requirements on Bonfire Night, in addition to being Green Belt and AONB (now called National Landscape). Paul Hunt then proposed to develop the adjacent land (including the allotment site) i.e. the 'Swamp'. This is Green Belt and AONB, and such development was rejected in the Bramley Neighbourhood Plan. Bramley Housing needs as defined by Waverley were met by the Neighbourhood Plan until 2032. The Council, therefore, declined to support such a proposal and would not support a public consultation at this time. There is, however, nothing to stop the Hunt Group from holding a public consultation or putting in a planning application if they so wish. Waverley Planning Officers would decide such an application considering the Local Plan, the Bramley Neighbourhood Plan, NPPF, Green Belt restrictions etc and comments/support/objections from residents and the Parish Council

Rural Parish (including Thorncombe Street, Birtley Green, Grafham and South)

Nothing to report.

010/24 Finance

- a. Payments listed at Appendix B (circulated) Members agreed payments between 7th December 2023 and 10th January 2024, to the value of £9833.03.
- b. Review of Accounts against Budget to end December 2023. A report was circulated to Members showing the financial position against budget.
- c. The RFO confirmed the Precept request for £93,526, as agreed at the December meeting had been submitted to Waverley Borough Council.
- d. Maturity of United Trust Bank 1 Year Fixed Deposit Account. Councillors agreed to renew the account for a further year with a £45,000 reinvestment. RFO to arrange.

011/24 Points of information and any other matters

- Councillor T Coleman proposed the reinstatement of the Resilience Manager. Councillor P Leung nominated Councillor C Marshall for the position, with Councillor B Stern seconding the nomination. Unanimously approved.

The meeting closed at 18:46

Agreed and signed Chairman, February 15th, 2024