

Mickleham Parish Council

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Minutes of the MPC Meeting held at 19.30pm on 12 March 2025

2

(2/03/25) Open Forum

2.1 Liaison between Surrey Police and Mickleham Parish Council

The periodic Police Report for 08th January to 12th March 2025 received from Andy Reid, Office Manager, Mole Valley Safer Neighbourhood Police Team, was circulated in advance and accepted by the MPC.

David Sadler, Police Community Officer, had sent his apologies.

DI ran through the incidents recorded.

Note: A24 Fredley Court – is the section on the A24 where once Fredley Park (road) crossed over this area and refers to incidents to that area of the A24 dual carriageway not the residential road.

2.2 Public Questions

DI welcomed Troy Cox, Director, Rykas Boxhill, to the Meeting.

Troy Cox, a local Businessman for the last 45 years, familiar with the Mickleham area, addressed the meeting:

In summary:

- Troy Cox gave his apologies, as he had read previous meetings' minutes going back to January 2023, where invites had been sent to Ryka's to attend MPC meetings, but the messages had never got through to him to.
- His aim was to introduce himself with a view of putting a face to the Ryka's Business Owner and to offer his support should any issues occur.
- Troy took over the Ryka's business in Easter 2023.
- Business as it was setup need some TLC.
- The toilets were very run down and by making an investment here, these were subsequently upgraded.
- Café is leased through the SCC.
- Troy's aim is to provide a better offer at Ryka's than the previous owners.

AM detailed that the initial invite to come to MPC meetings was to have a link with the local business and open a communications channel should any issues arise. It has been noted that there has been a big uptake in traffic in the area and the behaviour of some of the drivers attending the venue and those driving around the Zig Zag area have been unacceptable, whether it be speeding or raving of engines and wheel spinning.

Troy Cox has been aware of a certain group that caused a disturbance not so long ago and he had liaised with the Police on this matter. This group have subsequently been banned from the site.

Troy Cox ran through the area covered under his lease. It includes the three and half acres around the Café building:

- The area that runs along the back of the carpark for Burford Bridge, down the A24 to the entrance gate.
- The entire toilet block.
- The overflow car park, which has an added condition of the lease, that it is used by the outdoor centre, High Ashurst, for dropping of children in a safe location.

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- The second overflow carpark.
- All of the main public car park area.

All this area is the responsibility of the lease holder to maintain and look after. Another condition of the lease is that the Café cannot open later than midnight and it cannot be opened before six o'clock in the morning, though the latest opening time for Ryka's is 6pm.

WD added the issues that have arisen are around an organised and advertised event. Troy Cox detailed that the group in question, Ford Motor Group, involved Classic Escorts, came unannounced on that day in question and Ryka's had not organised anything with them. The only organised event is when Harley Davidson brings out a new model and want to promote it.

WD detailed that Ryka's is a café and car park not a showroom for bikes. Troy Cox detailed that bike riders can turn up and he cannot stop them. He cannot charge for carparking under the lease, so anyone can come and park there. Bikers can come and show their bikes and talk to other bike riders.

JL detailed that everyone who buys property in the Mickleham area know that Ryka's has been there for over a hundred years. It is known at the weekends there will be motor bikes and increase of noise, which sometimes is aggravating. The concern has arisen, since the change of the lease holder, with the Wednesday evening Sunset Rides, which have never been held before and caused quite a lot of distress to the locals.

Troy Cox reported that the renamed Sunset Ride was the historic bike night that had been going on for several years as he had been informed by some of the bikers.

JL detailed that he has lived in the area for over thirty years and there has never been a regular bike night and suggested that Troy Cox had been misinformed about the history of the venue.

JL detailed that going forward into the Summer, Ryka's should be discouraged to hold any midweek bike nights, as on lovely summer evenings when people sit outside, they do not want to hear the noise of the bikes riding along. It's understandable at the weekends.

WD agreed that organised events during the week should be discouraged.

DI asked Troy Cox to review all the issues raised.

DI commented on the two events that had been discussed and caused the main issue. DI also informed Troy Cox about behaviour of bikers on those Wednesday nights, and the verbal abuse the Speedwatch Group that had from bikers going by, when they, as volunteers have undertaken speed watch sessions.

AM congratulated Troy Cox on the investment made to Ryka's, as it had been seen as a very tired, rundown and dirty place. The redevelopment has been welcomed. But looking ahead what needs to be addressed is trying to encourage car/bike owners to be respectful when driving around.

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	<p>Troy Cox asked about the variable speed recently introduced. DI detailed that the change was just a coincidence to him taking over the Business and that the average speed camera on the A24 has encouraged motorists to use Mickleham, Old London Road, as a cut through road.</p> <p>District Cllr Chris Budleigh highlighted that as a Local Councillor and a resident of Westhumble he gets a lot of complaints about speeding traffic and noise along the A24 close to Ryka's. The Westhumble Residents Association have applied for funding for acoustic cameras. A meeting took place six weeks ago and a trial has been confirmed.</p> <p>Troy Cox confirmed his business is offering an improved hospitality in a sort after place in the South of England. As a businessman he will provide support and marshalling to the best of his ability but responsibility for activity on the public roads is down to the Local Authority.</p> <p>AM highlighted that during the COVID lockdown the area went really quiet and as restrictions eased up the increase in the noise was greatly noticeable, as people were allowed to exercise or go for walks.</p> <p>DI thanked Troy Cox for attending. Troy Cox left the meeting at 20.02 pm.</p> <p>DI invited Maggie Lambert to raise anything. Maggie Lambert asked why the MPC council allocation has been increased to 39.1% on her Council Tax Bill. DI detailed the anticipated increase costs for 2024/2025 in general maintenance covered by the MPC and new costs budgeted for which include: the charge for changing the website to a gov.uk site; the support given to the Mickleham Playground; and any support for community events</p> <p>DI thanked Maggie Lambert for attending. Maggie Lambert left the meeting at 20.06pm.</p> <p>AM detailed that there were signs regarding respectful behaviour in the area, and these have been taken down from the gate of Ryka's and the one opposite, which is on National Trust land. AM suggested we also communicate with the National Trust.</p>	
3	<p>(3/03/25) Finance & Formalities</p> <p>3.1 Approve Accounts for Payments</p> <p>Retrospective payments are:</p> <ul style="list-style-type: none">£17.00 - Postage / 2nd Class stamps.£11.39 - UK2 Net - for Mickleham.org domain (annual payment)£145.56 - JRB Enterprise Ltd. (Dog Poo Bags x 4 packs) <p>Total of three payments £173.95 refunded to the Clerk.</p> <p>All Parish Councillors present agreed and one cheque was signed for payment.</p>	Action / AM

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3.2 Agree Bank Reconciliation

The bank reconciliation up to the 05 February 2025 had been circulated and was approved by all Parish Councillors present and signed by the Chair.

The current bank balance after all agreed payments is: £2093.39.

3.3 Precept for 2025-26

The Clerk confirmed the precept has been agreed and a confirmation email has been received today at 430pm.

Clerk confirmed all the increases made in the new budget were itemised and discussed at the last meeting.

It was noted that over the past number of years the increase has been kept to a minimum. The increase for next year is detailed as a high percentage, 39.1% increase on the Council Tax Statement but it is low compared to the overall increase.

3.4 Hugo Fox / Gov.UK Domain

The Clerk confirmed that the MPC website has now been set up as a gov.uk domain and everything looks the same, as the transfer went through.

A basic pack of ten emails have been applied for and any further details will be forwarded when received.

AM asked if the transfer of existing emails will be included.

The Clerk confirmed that all the relevant documents linked to existing emails held are to be transferred across seamlessly.

GW asked for timescales.

The Clerk confirmed as soon as the emails have been set up and detail instructions have been sent, the Clerk will transfer her email data first and use this as an initial exercise and advise the Councillors going forward.

4

(4/03/25) Planning

4.1 Planning Applications Submitted (since the January's MPC meeting)

4.1.1 St. Michaels House, Dell Close RH5 6EE

Change of use of the front lawn area from private amenity space to occasional commercial use.

- Discussions were held regarding the trial session and the traffic caused at the time: changing local amenity to business use, rent free; impact on existing business providing similar offer; current availability of coffee trade in the surrounding area
- More information was requested and JL was asked to speak to the owner to establish more information before any comments are made.

4.1.2 Dalewood Cottage, London Road, RH5 6EH

Erection of a loft conversion with 1 No. dormer to front roof elevation and 1 No. dormer to rear roof elevation and a rooflight to the side west elevation

- No objections raised.

Action /
JL

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5	<p>(5/03/25) Reports from Working Groups</p> <p>5.1 Norbury Park Working Group</p> <p>5.1.1 Forum Meeting</p> <p>JL reported back on the recent forum meeting held last week:</p> <ul style="list-style-type: none">• The main item on the agenda was the issue of neospora on Mark Frost’s farm and his request to fence his fields with the attempt to try and prevent the spread of neospora by dogs walking into and out of this farm area.• JL showed the meeting a photo plan of Norbury Park, and where the dairy farm/fields exist in line with the footpaths• JL outlined where the proposed fencing would go and the public walking route moved.• The exact way in which Neospora is spread is not certain.• Neospora can be passed on by faeces. Excretion by infected dogs/wild animals and can live dormant in the grass for six to twelve months. If any cows eat any grass from the affected area, it could lead to calf abortions/abnormalities.• Cllr Chris Budleigh detailed that Mark Frost has also leased land from Mole Valley on the other side of the A24, which has no footpaths through or around it and there are no cases of neospora in this area.• There were no objections raised at the forum meeting for the proposed fencing to be erected and the footpath to be diverted.• Mark Frost would seek funding for the project through DefRE.• Fencing will be six feet high and would separate the walking area from the cattle roaming area. <p>5.1.2 Tenancy</p> <p>WD detailed that Helen Woods has found an organisation called ‘Justice for Tenants’, who are a lobbying group, which she intends to approach for support.</p> <p>DI detailed that Nick Bullen was served notice for September 2025 for eviction on his house and farm. He has been slow to contest, but Nick is being supported by community members: Kirsten Johnson and Mandy Gillings, looking into different ways that the farm can be used, with a view of formulating an action plan.</p> <p>5.2 Housing Needs Survey (HNS)</p> <p>The Clerk reported that no results have been published regarding the recent survey conducted in Mickleham.</p> <p>There was however an encouraging response rate of 36.2%.</p> <p>Further details will be forwarded as soon as they become available from Nicola Davidson, Rural Housing Enabler, Surrey Community Action.</p>	
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<p>6</p>	<p>(6/03/25) Council Purchase /Assets</p> <p>6.1 Bus Shelter Repair work to the roof is still outstanding. It was agreed in January’s MPC meeting, that the broken tiles are to be replaced like for like. Clerk to confirm with Jason Wilson for work to be carried out.</p> <p>6.2 Recreation Fencing Fencing has been completed. Awaiting invoice for work completed.</p> <p>6.3 Notice Boards (Cork boards) (Carried forward 01/25 6.4) Th corkboards replaced last year are already showing signs of deterioration and asked GW to follow up with Jason Wilson regarding these two areas:</p> <ul style="list-style-type: none"> • Recreation Notice Board: refurbished in September 2024 • MPC Notice Board near the Bus Stop/Old London Road: refurbished in January 2023 <p>This work is still outstanding. Clerk to chase with Jason Wilson.</p> <p>6.4 Grass/Hedging Maintenance Costings</p> <p>6.4.1 NJL Box Green Prices increases for 01/03/25 to 28/02/2026 Notification of price increase to wok carried out by NJL BoxGreen were received and discussed. Mowing the Recreation area will increase from £123.00 to £130.00 per cut (before VAT). All Parish Councillors present agreed to price increase.</p> <p>6.4.2 Replacement for A Clark Due to moving away from the area A Clark will no longer be able to maintain the footpath around the boundary of the Burmester Field. Quotes are being sort and updated will be reported at the next meeting in May.</p>	<p>Action/ Clerk</p> <p>Action / Clerk</p> <p>Action / Clerk</p> <p>Action / Clerk</p>
<p>7</p>	<p>(7/03/25) Traffic & Parking & Noise</p> <p>7.1 Speedwatch Group Update Angela Ireland had forwarded details of the group’s report for March. DI read out the report. In summary:</p> <ul style="list-style-type: none"> • There are two new volunteers Jo Carroll and Doug Walters, who have now completed their training and are keen to help. • Sessions have been carried out both at the weekend and after school pick-up time but no speeding motorists were registered during these recent sessions. 	

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	<p>7.2 VAS Update The SCC agent looking after the VAS has returned to work after a lengthy absence. VAS readings have been received. Further details will be sent when more data is available to compare figures.</p> <p>7.3 Swanworth Lane (Parking) DI confirmed that a temporary small mirror has been erected opposite the entrance to Swanworth Lane. Its usefulness will be monitored and any feedback received, before further action is taken.</p> <p>7.4 Ryka's PSPO (amended on approval of minutes 21/05/25) Cllr Chris Budleigh reported on the recent meeting held on Zoom, regarding the proposed installation of a noise and speed camera to be located near Ryka's Café:</p> <ul style="list-style-type: none"> • Various stakeholders were invited from SCC, as well as the Westhumble Residence Association (WRA) and the MPC. • The cameras have been previously trialled in the Chelsea and Kensington area. • A three-month trial has been agreed for the Westhumble/Mickleham area. • The proposed location of the camera will be between the two roundabouts at Burford Bridge and Denbies Vineyard, on the southbound carriageway of the A24. • Funding will come from the CiL grant allocation to Westhumble, based on the Pixham development. 	<p>Action/ Clerk</p> <p>Action/ DI</p>
<p>8</p>	<p>(8/03/25) Annual Parish Meeting</p> <p>8.1 Guest speaker Ideas were discussed for a quest speaker for the Annual Parish Meeting to be held in May Two suggestions were made:</p> <ul style="list-style-type: none"> • Louise Nolan, Development Manager for Mole Valley District Council. • Nicola Davidson, Rural Housing Enabler, Surrey Community Action, who could report back on the recent Housing Needs Survey conducted in Mickleham. <p>Clerk to contact both parties.</p>	<p>Action / Clerk</p>
<p>9</p>	<p>(09/03/25) Urgent Items received by the Chair</p> <p>9.1 A24 Bypass Signpost</p> <ul style="list-style-type: none"> • DI was asked to raise the issue of the signpost providing clear enough signage at the exit from Old London Road onto the A24, at the Boxhill School end. • There had been reports of traffic turning right and heading northbound up the southbound carriageway of the A24. • There have been two near misses of drivers coming out of Old London Road and turning right into oncoming traffic on the dual carriageway rather than going across the A24 and then turning right. <p>Councillors are asked to review and feedback to the Clerk.</p>	<p>Action / ALL</p>

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<p>9.2 County Elections May 2025 This have been confirmed as cancelled. Devolution meetings and reports are currently taking place regarding the establishment of a Unitary Authority.</p> <p>SALC have arranged a call for all councillors to attend to brief them on their proposals as well as share some initial thoughts and learnings with Parish Councils on how we can prepare for the incoming new structure expected to be implemented in May 2027.</p> <p>The call will take place on Zoom on Thursday 3rd April from 1030 to 12.00. Details have been forwarded to all Councillors.</p> <p>9.3 Mickleham Village Hall (MVH)– Grant Application. MVH has sent an email to MPC to ask for support in a proposal to seek funding for Solar panels. An email of support was sent by the Chair on behalf of the MPC on 5th February.</p> <p>9.4 MVH Standards Committee – Parish Representative Under the Localism Act 2011, the Standards Committee must include two representatives from the 13 District Parish Councils. These two representatives are non-voting positions.</p> <p>It was agreed that the current two standing would be re nominated by the MPC: Deborah Jones and Stuart McLaren from Buckland Parish Council. The Clerk to confirm details with Mole Valley.</p> <p>9.5 Use of the Recreation Ground for carparking (not itemised) The Trustees of the Children’s Recreation were asked by St Michael’s Nursery, who are holding a Spring Fair/Fundraising Event on Saturday 22nd March, if the Recreation Ground entrance by Dell Close could be used for a car parking overflow.</p> <p>All Councillors were in agreement, with the proviso that the weather was dry, to avoid cutting up the grass.</p> <p>9.6 VE Celebrations (not itemised) A suggestion from Central Government is that Parish Councils join with the local community in celebrating VE Day.</p> <p>A suggestion has been made by Rev Sandra Faccini that there be a Civic Service in St Michael’s Church on Sunday 4th May, followed by a picnic in the Rectory Garden.</p> <p>All Parish Councillors agreed.</p> <p>WD confirmed that Maggie’s Surrey Cycle Challenge fundraising event is planned for the same day. The race will take place in the morning with a starting point in the grounds of Box Hill School.</p>	<p>Action / ALL</p> <p>Action / Clerk</p>
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10	<p>(10/03/25) Next Meetings:</p> <p>The Annual Parish Meeting is on Wednesday 21 May 2025, followed by the Annual MPC AGM meeting.</p> <p>DI reminded the MPC that he will be stepping down as Chair of the Council in May.</p> <ul style="list-style-type: none">• Full Council Meeting: Wednesday 09 July 2025 Wednesday 10 September 2025 Wednesday 12 November 2025 Wednesday 21 January 2026 Wednesday 11 March 2026	
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DI thanked everyone for attending. The meeting closed at 8.34pm

Signed as a true record of the meeting, and approved at the Full Parish Council Meeting on the 12 March 2025:

Signed: **David Ireland / 21 May (with one amendment/7.4)**.....

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