



Stoughton Community Association

including the Stoughton Community Centre Project (SCCP)

web-site: www.stoughtonca.org

e-mail: email@stoughtonca.org

MINUTES OF THE SCA COMMITTEE MEETING, MONDAY 12th NOV 2007

Emmanuel Church, 8.00pm

Present:

Paul Kassell	Chair. Chair Planning & Traffic. Secretary for the meeting.
Maureen Bell	Committee member. Chair SCCP. Fundraising Secretary.
Cllr Pauline Searle	Committee member.
Cllr Wendy May	Committee member. Rep for GBC.
John Davey	Guest - Head of Environmental Policy and Design Services, GBC

1. Apologies:

Ian Godfrey	Secretary.
Dinah Bisdee	Vice Chair.
Malcolm Kimber	Treasurer.
Cllr Fiona White	Committee member. Rep for SCC.
Peter Gunner	Co-opted committee member.

2. Previous meetings minutes:

a) Agree/amend

- 2.1. Wendy proposed the minutes are an accurate record of the meeting of 9th July 2007 seconded by Pauline. Approved.
- 2.2. Wendy proposed the minutes are an accurate record of the meeting of 10th September 2007 seconded by Pauline. Approved.

b) Review actions not covered elsewhere

- 2.3. All actions to be carried over so that the meeting could have more time to discuss planning matters with John Davey.

3. Treasurer's Report

- 3.1. Nothing to report.

4. Planning Sub-Committee

- 4.1. Paul gave the Planning Sub-Committee Chair's Report [see page 4].
- 4.2. The meeting welcomed John Davey, who gave an insight into planning policy.
 - a) Regeneration can only be applied to areas that are run down – this does not apply to Stoughton
 - b) Urban windfall sites would form a large part of the development provision for Guildford
 - c) Burpham and Clandon figured heavily in the sites identified for larger Greenfield development (North East Guildford is a target)
 - d) Green belt land should be reclassified – there is genuine green belt, but there are other areas that could be developed, which might not necessarily cause as much problems
 - e) Site allocations plan will be out from 29th November for consultation until 30th January

- f) This will include Park and Ride suggestions (5 sites) **New action: Paul** to put on agenda for next meeting
- g) Another PPG17 audit will probably not take place for some time.
- h) PPG17 is a study across the whole of Guildford – should not be applied with ward boundaries
- i) Garden grabbing is a problem as the government has defined gardens as brownfield sites – emphasis is about what the appeals process will cost for GBC.

4.3. The S106 for Stoughton Grange has been agreed. **New action: Wendy** will get a copy [done] which Ian can summarise and put on the web-site.

5. Traffic Sub-Committee

- 5.1. Paul gave the Traffic Sub-Committee Chair’s Report [see page 3].
- 5.2. A traffic study is being undertaken along the Aldershot and Worplesdon Road by David Ligert Wood.

6. Community Centre Project (SCCP) Section

- 6.1. Maureen gave the SCCP Chair’s Report [see page 3].
- 6.2. Maureen to circulate report on Sheila and Jan’s meeting

7. Anti-Social Behaviour (ASB) Sub-Committee

- 7.1. Lights on the Wooden Bridge have been vandalised.

8. AOB

- 8.1. Dinah reported that she and Ian had met with Kaye Smith of Stoughton Waste Action Project (SWAP) and discussed how public SWAP meetings could be mutually useful, and looked forward to when one could be organised in Stoughton.

The meeting closed at 9:30pm

DATE OF NEXT MEETING: **MONDAY 10th DECEMBER 8pm, VENUE to be decided**

Acronyms

- GBC** Guildford Borough Council
- SCC** Surrey County Council
- LDF** Local Development Framework – replaces the old Local Plan
- TBHSPA** Thames Basin Heath Special Protection Areas – includes Whitmoor Common
- SCCP** Stoughton Community Centre Project, sub-committee
- ASB** SCA’s Anti-Social Behaviour sub-committee
- TWG** Traffic Working Group, SCA’s traffic sub-committee

Minutes prepared by Secretary of the meeting Paul Kassell

Approval of these minutes was:

Proposed by

Seconded by

Approved at a meeting held at

On

**Stoughton Community Centre Project Report
November 2007**

Progress

1. None.
2. GBC have appointed an independent consultant from the Leisure & Tourism Organisation to carry out the 'needs assessment' for the community centre.

Issues / Decisions

1. Building does not seem to progress but this is not related to our disapproval.
2. Still don't know what will be built.

Plans

3. Keep in touch with Richard Lingard.
4. Try to delay construction while we investigate what the developers propose to provide inside their new building.
5. Want details of the covenant that Budgens used to prevent the April 2006 plans.

**Traffic Working Group – Chair's Report
November 2007**

Progress

Meeting with David Munro – 13th Sept

1. David Munro was ill. To be re-arranged.

One Way proposal for Grange Road

2. I understand Michael Andrews is interested in this. Wendy was going to forward the email.

Issues / Decisions

3. None.

Plans

4. Meeting with David Munro
5. Progress speed watch

Planning Sub-Committee – Chair’s Report
November 2007

Progress

1. See details of planning applications in table below. Note that all updates from last report are in red font.
2. Summary:
 - 203 Stoughton Road Refused
 - 8 Cobbett Road Refused
 - Shepherds Lane hall redevelopment Appeal – assume it was dropped
 - Shepherds Lane hall redevelopment latest plan – passed
 - Headway has gone to appeal – I have asked to attend
 - New plan for 124 to 130 Worplesdon Road to agree outside appearance (good I think) and siting of the refuse storage (no details supplied). Note that a couple of our residents objected to the position of the bin store before.
 - 31 Beckenham Road – Garden Grabbing – please object

Issues / Decisions

3. Could Wendy or Pauline get the position of the QEP bin store from GBC, please?

Plans

4. Continue in line with North Guildford Alliance.

Planning Reference	Address	Ward	Details of Application	Deadline	Status
06/P/01426	39 Woodbridge Hill	Stoughton	Retrospective relaxation of condition 07 of 02/P/01693 approved 22/11/2002 to allow extended opening hours from 0800 to 0000 (midnight) Mondays to Thursdays (inclusive), 0800 to 0030 Fridays and Saturdays, and 0800 to 2330 Sundays and Bank Holidays.	Appeal 27/04/07	APP/Y3615/A/07/2038411 Objected to Planning Appeals Inspectorate Appeal allowed open to midnight
06/P/02223	Land at, Shepherds Lane, Guildford, GU2	Westborough	Erection of four x three bed dwellings with rooms in the roof, two two bed dwellings and a pair of three bed semi-detached dwellings with fifteen allocated car parking spaces following demolition of single storey building.	Appeal Hearing Comments By 24/05//07	APP/Y3615/A/07/2036294 I have written to Planning Appeals Inspectorate and asked to attend hearing.
06/P/02316	30 Woodbridge Hill	Stoughton	Erection of a detached building including a shop and five flats, car parking, landscaping a bike store and a bin store, demolition of existing dwelling and shop.	Appeal 15/03/07	APP/Y3615/A/07/2036655/NW F Objected to Planning Appeals Inspectorate Appeal Dismissed
06/P/02605	27 Woodbridge Hill	Stoughton	Change of use from A1 (hairdressers) to A5 (takeaway)	Appeal 06/05/07	APP/Y3615/A/07/2040523 Appeal Allowed
07/P/00244	95 Broadacres	Worplesdon	Land to side of 95 Broadacres – new building on corner green space	Appeal 25/04/07	APP/Y3615/A/07/2039054 Objected to Planning Appeals Inspectorate Appeal Refused

MINUTES OF THE SCA COMMITTEE MEETING, MONDAY 12th NOV 2007

Planning Reference	Address	Ward	Details of Application	Deadline	Status
07/P/00493	North Road	Stoughton	Headway Centre, 4 Flats and 6 Affordable Homes	16/04/07	29 Objections Insufficient access, Insufficient Parking, stealing back gardens from Grange Road residents. Refused
07/P/00510	Railton / Grange Road	Stoughton	Phone Mast	20/04/07	18 Objections Too many masts in Grange Road, will obstruct a future school drop off point. Unsure as to safety aspects. Refused
07/P/00515	11 The Crescent	Westborough	Conversion of Bungalow into 6 Houses	11/04/07	33 Objections out of character, loss of privacy, dangerous junction, insufficient parking. Residents have appealed to both WBDRA and SCA for help Refused
07/P/00556	28 Harts Hill	Westborough	Conversion of existing dwelling to create an additional two storey attached house	18/04/07	10 Objections Garden Grabbing Refuse
07/P/00606	8 Cobbett Road	Westborough	Erection of two storey attached building to form two, one bedroom flats with associated parking cycle and refuse store. and addition of utility room to rear of 8 Cobbett Road	03/05/07	13 Objections Garden Grabbing Plans Updated 16/08/07 Refused
07/P/00621	Stoughton Grange School	Stoughton	Erection of two, two storey buildings containing eight care apartments each and a part two / part three storey building containing eight care apartments and a fifty bed care home with associated parking and landscaping following demolition of existing school buildings	03/05/07	34 Objections (will rise) Insufficient parking Mass too large Overlooking Neighbours Site Visit 14/06/07 Granted 26/06/07
07/P/00638	2 Broomfield	Westborough	Erection of two storey semi-detached dwelling with associated parking.	25/04/07	12 Objections Out of Character Garden Grabbing Refused
07/P/00934	57,59 Manor Road	Stoughton	Outline application for erection of six two storey dwellings with new access road following demolition of existing dwelling and outbuildings	31/05/07	42 Objections Out of Character Garden Grabbing Loss of privacy Dangerous Exit Withdrawn
07/P/01064	106 Applegarth Avenue	Westborough	Conversion of dwelling to create two, one bedroom flats	20/06/07	15 Objections Guildford needs more houses not 1-bedroom flats 2 parking spaces insufficient Out of keeping with surrounds Garden Grabbing Approve 24/07/07
07/P/01058	11 Hillspur Road	Westborough	Erection of attached two storey building to provide two, one bedroom flats	20/06/07	23 Objections Out of keeping with surrounds (all semi detached – this creates a terrace) Garden Grabbing Refuse 06/07/07

MINUTES OF THE SCA COMMITTEE MEETING, MONDAY 12th NOV 2007

Planning Reference	Address	Ward	Details of Application	Deadline	Status
07/P/01063	28 Harts Hill	Westborough	Two storey rear extension and subdivision of existing dwelling to create a new two storey attached house	20/06/07	16 Objections Out of keeping with surrounds (all semi detached – this creates a terrace) Ugly Insufficient parking Garden Grabbing Site Visit Refuse
07/P/01299	72 Waltham Avenue	Stoughton	Erection of a pair of two storey semi detached dwellings with rooms in the roof, following demolition of existing dwelling and garage.	18/07/07	30 Objections Out of keeping with surrounds (all semi detached two storey) Insufficient and double parking Overlooking Garden Grabbing Plans Updated – I can see no difference.
07/P/01382	124, 126 & 130 Worplesdon Rd, & 82, New Cross Road, Guildford	Stoughton	Erection of part two storey, part three storey block of 14 flats and single storey retail unit with associated parking, access and landscaping, following demolition of 124, 126 and 130 Worplesdon Road and 82 New Cross Road.	03/08/07	15 Objections only and no SCA Committee Members Out of keeping with surrounds Insufficient parking Overlooking Withdrawn
07/P/01616	2 Clayton Drive, Guildford, GU2 9TZ	Stoughton	Erection of detached three bed house following demolition of existing garage.	21/08/07	26 Objections Overlooking property to rear and be at an unacceptable distance Garden Grabbing Refuse
07/P/01698	203 Stoughton Road	Stoke	Attached three bedroom house with rooms in the roof and two parking spaces.	31/08/07	21 Objections Out of keeping Overlooking Worst case of garden grabbing yet Refuse
07/P/01772	The Meeting Hall, Shepherds Lane, Guildford	Westborough	Erection of two pairs of semi-detached three bed houses and three 3 bed terrace houses with associated parking and detached bin store following demolition of existing meeting hall.	21/09/07	As before Approved
07/P/02207	130 Worplesdon Road And 82, New Cross Road, Guildford, GU2	Stoughton	Reserved Matter Application pursuant to Outline permission 04/P/1779 for erection of part two storey/part three storey block of 10 x two bed flats and 4 x One bed flats with associated parking and landscaping, to consider external appearance, bin store and landscaping details.	21/11/07	This is only to consider “reserved matters” - a) Approval of the details of the refuse storage and disposal facilities and external appearance of the building(s) and the landscaping treatment of the site.
07/P/02269	31 Beckingham Road	Westborough	Erection of an attached 2 bedroom house with associated parking following demolition of part of rear extension at 31 Beckingham Road	20/11/07	Garden Grabbing Car park will dominate building Overlooking Dwelling too small Creting a terrace Open space Existing Building Lines