



Stoughton Community Association

including the Stoughton Community Centre Project (SCCP)
web-site: www.stoughtonca.org
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MINUTES OF THE SCA COMMITTEE MEETING, MONDAY 17th DEC 2007

Dinah's Home, 8.00pm

Present:

Dinah Bisdee	Vice Chair. Chair for the meeting.
Ian Godfrey	Secretary. Secretary for the meeting.
Maureen Bell	Committee member. Chair SCCP. Fundraising Secretary.

1. Apologies:

Paul Kassell	Chair. Chair Planning & Traffic
Cllr Pauline Searle	Committee member.
Cllr Wendy May	Committee member. Rep for GBC.
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. Noted that 3 members represented a quorum.
- 2.2. Ian apologised for not producing the minutes for the 12th November meeting [*correction*].

b) Review actions not covered elsewhere

- 2.3. After consideration, agreed not to use 'everyclick' or similar fund-raising web-sites.
- 2.4. Agreed to put into abeyance investigation of a cheap Stoughton-wide newsletter.
- 2.5. Other actions were reviewed and carried over.

3. Treasurer's Report

- 3.1. Noted the committee had authorised the annual renewal of GBC's Small Lotteries Registration, as required under the Gambling Act 2005, costing £20.
- 3.2. Noted the committee had authorised the annual renewal of Data Protection Act registration, costing £35.

4. Planning Sub-Committee

- 4.1. Accepted the Planning Chair's report [*see page 4*] and agreed to review issues arising at the next meeting.

5. Traffic Sub-Committee

- 5.1. Accepted the Traffic Sub-Committee Chair's report [*see page 4*] and agreed to review issues arising at the next meeting.

6. Community Centre Project (SCCP) Section

- 6.1. Maureen gave the SCCP Chair's Report [*see page 3*].
- 6.2. Discussed various possibilities for making progress, but agreed we would need to wait for the consultant's report. In the meantime Maureen should continue to request information from sources.

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

7.1. Nothing to report.

8. AOB

8.1. Maureen reported that Sheila Willis and Jan Cook had made a great start to preparations for a planned Fun Day 'Stroll About' and there would be a public meeting at Emmanuel Church on January 23rd at 7:30pm. **New Action: Ian** to send out details in the Xmas newsletter.

The meeting closed at 9:30pm

DATE OF NEXT MEETING: **MONDAY 14th JANUARY 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 Ian Godfrey

Approval of these minutes was:

Proposed by

Seconded by

Approved at a meeting held at

On

**Stoughton Community Centre Project Report
December 2007**

Progress

1. This has been an eventful time in terms of what we have learned but unfortunately we have little progress to report.
2. Ian, Jayne and I attended an introductory meeting with Krishna Nair (LTO), the independent consultant hired by GBC to write a 'needs assessment' report.
 - a) We understand he will have a similar meeting with QEPRA.
 - b) His scope is only to ascertain if there is a need for the new community centre. The majority of what we asked for in our proposed terms of reference is beyond his scope.
 - c) We were advised his report will be based on his findings following his interviews with the providers of all of the leisure facilities in the ward. He hopes to present his report by the end of January.
 - d) Krishna had already had a dialogue with Doug Williams of Surrey Community Action, who had reportedly stressed the developer's proposals are not good enough.
3. Ivan Ball has not provided anything useful when asked about building specifications, but we continue to ask if anyone does know. Richard Lingard has indicated he does not want to engage with the developers about the specification until such time as the survey/report has been completed.
4. SCCP have asked how much capital will be required to secure the ground floor. Ivan informs us that Gascoignes are the agents selling the retail units on the ground floor, and we should ask them. Unfortunately they do not know - they await instructions from Start Properties, the builders, whom I have emailed.
5. Andy Disley (GBC Building Control and Regulations Dept) is now responsible for overseeing the buildings construction. He has received a building control application for a three storey building from Homezone of Haslemere but no plans. He has therefore written back saying he will reject the application if plans and other information are not provided by end of January.
6. SCCP has asked Gary Durrant, GBC's Environment officer, for his guidance and input.
7. QEPRA held their AGM on 29th November, having distributed a provocative and inaccurate flyer alleging SCA's involvement in the covenant binding residents to the cost of upkeep of the external of the building and plans for turning Grange Road into a one-way. SCA's Chair wrote to QEPRA stating that SCA supported neither of these. Dinah defended SCA's position at the AGM but in the end QEP residents voted to continue their fight against the community centre.

Issues / Decisions

8. Very unsatisfactorily, it is difficult to make any plans until we receive details of what will be built and LTO's needs assessment report, which will be January at the earliest.
9. How important is establishing what is LTO's terms of reference?
10. Given the outcome of their AGM, will QEPRA take any heed of the assessment report if it identifies there is a need for the CC?

Plans

11. Wait for the needs assessment report.

**Traffic Working Group – Chair’s Report
December 2007**

Progress

Meeting with David Munro & Derek Lake

1. Took place at last on 5th December. A long a protracted conversation. SCA complained about the £4m tag for works just deters the local committee.
2. Our report asks for a survey which will cost £30,000. Derek doesn’t want to put this forward without an idea of the cost of remedial work. We suggest (and he agrees) that the cost of remedial work cannot be determined without a survey. Catch 22, or an excuse just to fob us off?
3. We will appear before the local committee and see.....

Speedwatch

4. Some information to be passed to Wendy about a combined group including Westborough – hope of some progress.

Issues / Decisions

5. None.

Plans

6. Local Committee date is 12th February, at Lord Pirbright’s Hall, Pirbright Green.

**Planning Sub-Committee – Chair’s Report
December 2007**

Progress

1. See details of planning applications in table below. Note that all updates from last report are in red font.
2. Summary:
 - 25 Little Platt, Guildford, GU2 8JU
 - 11 Hillspur Road, Guildford, GU2 8HE
 - 32 - 34, Grange Road, Guildford, GU2 9PY
 - 43 Woodside Road, Guildford, GU2 8HH

Issues / Decisions

3. We need to determine our response to GBC’s site allocations plans listed in the table below. We have until the end of January.
<http://www.guildford.gov.uk/GuildfordWeb/Planning/PlanningPolicy/LocalDevelopment/SiteAllocations.htm>

Plans

4. Continue in line with North Guildford Alliance.

Site Allocations that may directly affect Stoughton

Site Ref	Site Allocation Address	Ward	What GBC are considering	What SCA should suggest
181	Stoughton Grange Junior School, Grange Road	Stoughton	Residential and Nursing Home	
34	Tony Purslow Ltd, Aldershot Road, Guildford, GU2 8BX	Westborough	Residential	
110	Land adjacent to Egerton Road Railway Bridge	Westborough	Mini railway station	
40, 176	Aldershot Road Allotment site (Westborough Allotments)	Westborough	Provision of 39 allotment plots (40), Residential and Open Space (176)	
19	Woodlands Farm Nursery / Reclamation, Wood Street Green, Wood Street Village, Guildford, GU3 3DU	Worplesdon	Residential	
23	Land opposite Burpham Court Farm, Clay Lane, Guildford	Worplesdon	Residential	
35	Land at Oak Hill, Wood Street Village, Guildford	Worplesdon	Residential	
44	Land at Blanchards Hill, Jacobs Well	Worplesdon	Residential	
49	Land at Tangley Place Farm and Keens Lane, Worplesdon (this is same as 125 and 126 combined)	Worplesdon	Residential and Recreational Space possibly with Park and Ride facility	
59	Ellis Family Yard, Whitmoor Common, off Burdenshot Road, Worplesdon, Guildford	Worplesdon	Residential	
70	Brookpond Smallholding, Whitmoor Common, Worplesdon	Worplesdon	Agricultural / Touring Caravans / Log Cabin	
71	Stringers Barn, Salt Box Road, Guildford, GU4 7PX	Worplesdon	Open to suggestions	Open space please
115	Land at 148 Broad Street, Guildford	Worplesdon	Residential	
124	Land at corner of Worplesdon Road and Tangley Lane, north west of Tangley Place	Worplesdon	Park and Ride	Please leave as open space
125	Land at Tangley Place Farm	Worplesdon	Park and Ride	
126	Land at Keens Lane	Worplesdon	Park and Ride	
127	Land at Salt Box Road	Worplesdon	Park and Ride	Please leave as open space
154	Land west of Tangley Place Farm	Worplesdon	Residential and Open Space	Please leave as open space
156	Land to north-west of Slyfield Industrial Estate	Worplesdon	Extension to Slyfield Industrial Estate	
162	Land at rear and off Gravetts Lane, Guildford, Surrey, GU3 3JR	Worplesdon	Residential	Not residential. In keeping with previous structure
242	Bonsai Centre, St Mary's Garden, Perry Hill,	Worplesdon	Residential	
141, 142	Former Research Centre, Tangley Place	Worplesdon	Major Developed Site in the Green Belt (141), Removal from the Green Belt (142)	
78, 128	Liddington Hall, Aldershot Road, Guildford	Worplesdon	Residential / Mixed use (78), Park and Ride (128)	Need traffic survey

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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/NWF 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
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

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Planning Reference	Address	Ward	Details of Application	Deadline	Status
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
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 Refused
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

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Planning Reference	Address	Ward	Details of Application	Deadline	Status
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. 5 Objections only
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 Creating a terrace Open space Existing Building Lines 13 Objections
07/P/02396	25 Little Platt, Guildford, GU2 8JU	Westborough	Erection of a detached building to form two, one bedroom flats with associated parking, cycle store and refuse stores following demolition of existing garage.	10/12/07	Out of context, loss of open space, garden grabbing
07/P/02443	11 Hillspur Road, Guildford, GU2 8HE	Westborough	Erection of attached two storey house.	13/12/07	1. This application out of character with the area This contravenes Policy H4, G5(1) and G5(2) 2. This is an example of Garden Grabbing. All local councillors are against this.

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Planning Reference	Address	Ward	Details of Application	Deadline	Status
07/P/02465	32 - 34, Grange Road, Guildford, GU2 9PY	Stoughton	Erection of a terrace of three, two storey houses with associated car parking, following demolition of existing single garage.	17/12/07	<p>The building will affect the privacy of the properties in Badger Close – it is set too near to them – this contravenes Policy H4 paragraph 2 and G1(3).</p> <p>Access through Badger Close is already difficult parking for visitors to these houses will overflow onto the access road – Badger Close has enough vehicles – This contravenes Policy G1 (2).</p> <p>Lastly this is a blatant example of garden-grabbing. Stoughton is already the most densely populated area and we all enjoy what little open space there is in this ward. That applies to gardens as much as public open space, and in Stoughton we have very little of the latter category. Policy G5 (10) offers us protection from this sort of activity.</p>
07/P/02507	43 Woodside Road, Guildford, GU2 8HH	Westborough	Conversion of existing house to form two, two bedroom flats with two storey rear extension.	25/12/07	<p>Firstly the design will look out of place with the surrounds and is merely a case of Garden-Grabbing. G5-1 and G5-3. Additionally Policy H4 (1) and (3) deal with the character of the area: and the context of the development. Clearly the limited parking in front of the proposed building will be very close to the front building line. The new Supplementary Planning Document on Parking refers back to the principles contained in the Borough Council's Residential Design Guide SPG 2004.</p> <p>Finally this development will increase the strain on Whitmoor Common due to an ineffectual Interim SPA Strategy and developer monies will leave North Guildford and be given to Burpham for the upgrade of Riverside.</p>
07/P/02538	2 Broomfield, Guildford, GU2 8LH	Westborough	Erection of a two storey side extension to form 2 x 1 bedroom flats with associated parking.	28/12/07	<p>It will create a terraced block – out of character with the area</p> <p>It has been rejected on this basis and nothing has changed.</p>