

# Stoughton Community Association

including the Stoughton Community Centre Project (SCCP)

web-site: [www.stoughtonca.org](http://www.stoughtonca.org)

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## MINUTES OF THE SCA COMMITTEE MEETING, MONDAY 14<sup>th</sup> JAN 2008

Emmanuel Church, 8.00pm

### Present:

Paul Kassell	Chair. Chair Planning & Traffic
Ian Godfrey	Secretary. 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.

### 1. Apologies:

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. Ian apologised again for not producing the minutes for Nov and Dec.

#### b) *Review actions not covered elsewhere*

2.2. Outstanding actions were reviewed and carried over.

### 3. Treasurer's Report

3.1. Noted that there was only £280 general funds remaining to pay for room hire etc..

### 4. Planning Sub-Committee

4.1. Paul gave the Planning Chair's report [see page 4]

4.2. Discussed what SCA's response should be to various Site Allocations plans. Of the five sites the council have 'allocated' as Park and Ride, there was general agreement about the following. **New action: Ian** to put on the web site and newsletters; **Paul** to submit on behalf of SCA; and **All** to submit comments too.

- a) SCA believes that a park and ride may be beneficial for Stoughton, but requires some assurances before any money is wasted. Before any park and ride facility is granted the go-ahead, SCA believes Stoughton residents require:
  - i) A usage survey – will the facility be used?
  - ii) A traffic survey – will users of the facility travel within or through Stoughton to get to the facility?
  - iii) An assurance that this facility will not adversely impact current bus services by replacing routes.
  - iv) An explanation as to why, in spite of GBC's own policies, there are plans to build a park and ride without bus lanes.
- b) In general, SCA does not wish the pleasant scenic routes into Stoughton to be covered in concrete. This meant that if a site was to be used for park and ride or housing then the worst option would be (127)- The Horse Field (off Salt Box Road, opposite Grange Rd), with the least worst (125) Tangley Place Farm (behind Tangley Place), with the

other sites in between: (124) The Donkey Field (off Perry Hill, Worplesdon Road) (See also 154); (126) Keens Lane and (128) Liddington Hall (off Aldershot Road).

- c) Ian suggested that SCA inform GBC about further possible development sites at Merrist Wood and Hazel Farm, and queried why the University development of Manor Farm was not listed when other developed sites like Stoughton Grange were.
- 4.3. Ian reported he had spoken at the Headway appeal hearing, at which he met the developers who indicated they wished to discuss construction arrangements with SCA if they won the appeal. **New action: Paul** to make contact if the appeal is successful. [*Headway has since won their appeal*]
- 4.4. Paul reported that Carebase would not start demolition of Stoughton Grange until March at the earliest.
- 4.5. **New action: Ian** to investigate and report back about the Open Space Project AGM.
- 4.6. **New action: All** to try to word a simple policy or approach that SCA could adopt regarding which commercial / retail planning applications SCA should comment on.

**5. Traffic Sub-Committee**

- 5.1. Paul gave the Traffic Sub-Committee Chair's report [*see page 3*].
- 5.2. **New action: Pauline** to find out what was involved in setting up a toll road.
- 5.3. **New action: Ian** to include request for Speedwatch volunteers in the next newsletter.

**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. Ian reported that new recycling bins had appeared in the Budgens car park, which honours an S106 condition.

The meeting closed at 9:30pm

DATE OF NEXT MEETING: **MONDAY 14<sup>th</sup> 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  
January 2008**

**Progress**

1. Again, unfortunately we have little progress to report.
2. Krishna Nair, the independent consultant hired by GBC to assess the need for the community centre, has said his report will extend beyond January because his meetings with QEPRA and Surrey Action were delayed. His intention is to now hold workshops with SCA and QEPRA in early February.
3. Contact with Mr Nair was made before Christmas and various questions asked about his Terms of Reference and how he intended to conduct the task of preparing his report. The responses given were a matter of concern, especially for Dinah who is an expert in surveys.
4. On 14<sup>th</sup> December, GBC Building Regs Dept advised the architect and builders that without new drawings and meeting certain requirements by 29<sup>th</sup> January, the application will be rejected. No response.
5. Work at the building site appears to have ceased.
6. SCCP decided not to put our own flyer to QEP residents to counter QEPRA's flyers pre and post their AGM, because the damage has already been done.

**Issues / Decisions**

7. None

**Plans**

8. Wait for the needs assessment report.

**Traffic Working Group – Chair's Report  
January 2008**

**Progress**

1. Next Local Committee meeting is 12<sup>th</sup> Feb at Pirbright Hall. I would like as much support as possible to lobby the local committee into giving the ok for a traffic survey for Stoughton.
2. I gave an interview to the local press about the recent accident in Grange Road involving an overturned car.

**Issues / Decisions**

3. No news on Speedwatch.

**Plans**

4. I would like to do an interview with Surrey Ad prior to the Local Committee.

## Planning Sub-Committee – Chair’s Report January 2008

### Progress

1. See details of planning applications in table below. Note that all updates from last report are in red font.
2. Summary:
  - Lost 2 Broomfield on appeal
  - Lost 43 Woodside
  - 116 Manor Road
  - 11 The Crescent (repeat)
  - 1,3,5 Aldershot Road (repeat)

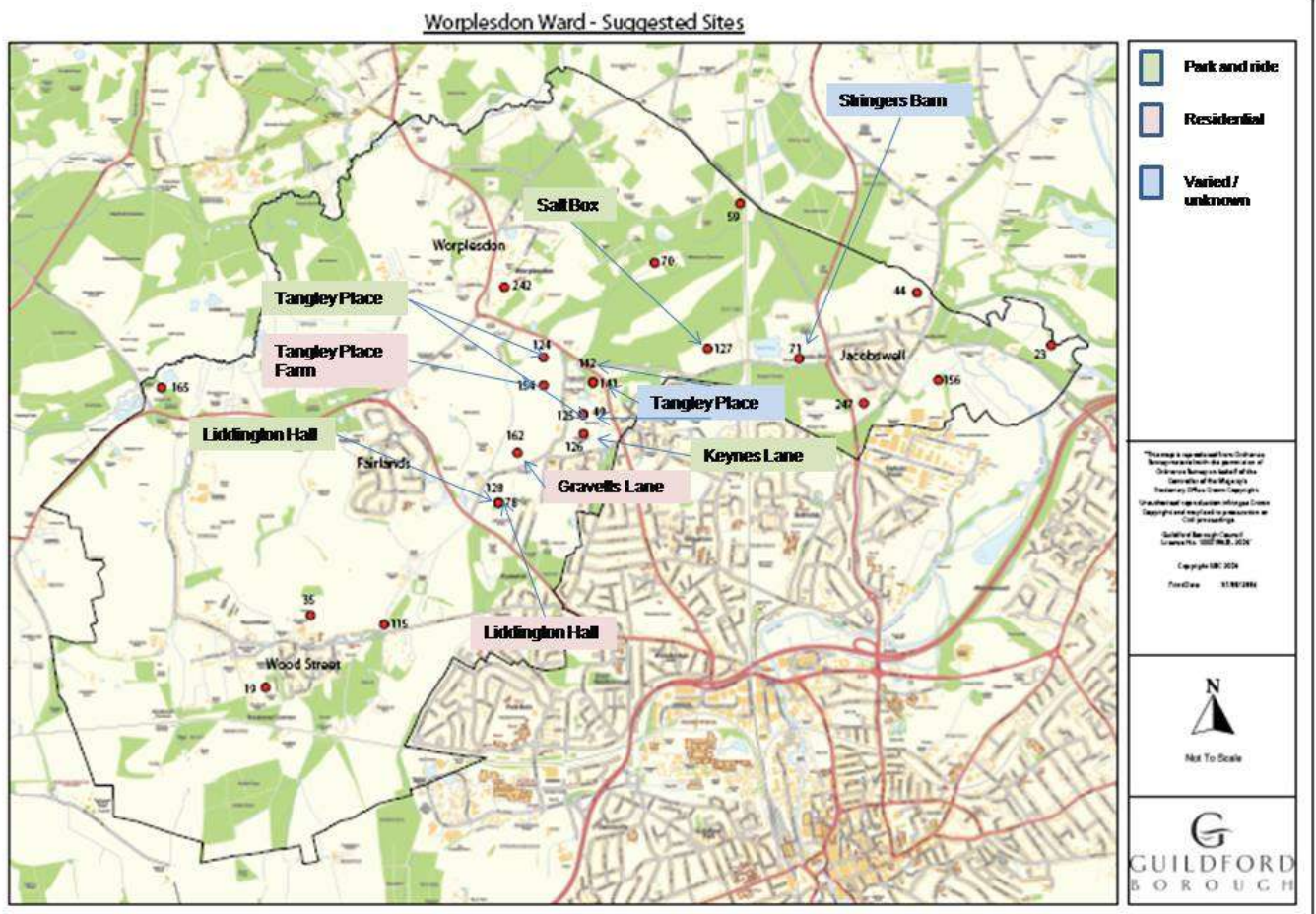
### Issues / Decisions

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



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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. <b>Appeal not Abandoned as previously mentioned!!</b>
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 Refuse
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 16 Objections Withdrawn
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. 32 Objections

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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> <p><b>17 Objections</b></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> <p><b>21 Objections</b> <b>SCA Objection does not appear on the council web site</b></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> <p><b>11 Objections – an example of how to work the system from the developer</b></p>
07/P/02575	116 Manor Road	Stoughton	Erection of attached two storey house and minor alterations to existing house, following demolition of existing detached garage.	09/01/08	<p><b>Dangerous Exit</b> <b>Insufficient Parking</b> <b>Out of Context</b></p> <p><b>9 Objections</b></p>

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Planning Reference	Address	Ward	Details of Application	Deadline	Status
07/P/02610	11 The Crescent	Westborough	Outline application for erection of a detached two storey dwelling.	23/01/08	Out of Character Overlooking Garden Grabbing. However an improvement on previous application 07/P/00515
07/P/02647	Land to the rear of 1, 3, 5, Aldershot Road, Guildford, Surrey, GU2 8AE	Westborough	Erection of a two semi-detached dwellings.	25/01/08	No details on website yet