

Virginia Water Neighbourhood Plan Forum Meeting Minutes

5th November 2020

Attendees:	John Pyle	JP	Apologies:	Harmohan Dhanjal	HD
	John Tenconi	JT			
	James Periton	JDP	Minutes:	Helene Parsons	HP
	Gill Morgan	GM			
	Nicola Bates	NB			
	Robert Bates	RB			
	Carol Manduca	CM			
	Jonathan Hulley	JH			
	Peter Lerner	PJL			

Welcome and Absences	<p>JP opened the meeting and welcomed members. Due to Covid-19 lockdown period this meeting is conducted using video conferencing facility.</p> <p>Apologies received from Harmohan Dhanjal.</p>	
Agree Minutes of Previous Meeting	<ul style="list-style-type: none"> • Minutes from the 20th August 2020 Committee Meeting were <ul style="list-style-type: none"> ○ Proposed for approval by Nicola Bates ○ Seconded by John Pyle 	
Chairman's Report John Pyle	<ul style="list-style-type: none"> • Disappointing to report that due to other community commitments, Andrew Stimson has stood down from the Forum. Chairman thanked him for all his help and assistance. It is recommended to have a resident from Virginia Park on the Committee, JP to ask AS to recommend a suitable replacement will to sit on the Forum. • Update on the drafting and formatting of the Plan - the subgroup have been holding regular meetings since previous Forum meeting and gone into a lot of detail about how to incorporate the 6 neighbourhoods into the Plan. • JP requested Peter Lerner to review the drafting, which has already been completed, and to identify in more detail where we require more external professional advice. • The report will be in two parts, a) being the Macro which is the impact, development we may have and how we perceive it and, b) being the individual 6 neighbourhoods in VW and the issues relating to design of the future of these areas and how they interplay with the overall plan that we are looking to be visionary on applies. <p><u>Longcross Update</u></p> <ul style="list-style-type: none"> • It is understood there is a hybrid planning application submitted recently which relates to taking away a lot of the car park that was intended around the railway station, although this is outside of the boundary, it will have impact on our own car parks. 	<p>JP</p> <p>PJL</p>
Stroud Residents Association	<ul style="list-style-type: none"> • Stroud Road have formed a Residents Association headed up by one of the residents - Astrid Johnson due to the recent CEMEX gravel extraction proposals. • On Tuesday JH and Cllr Howorth met with Astrid and a couple of the other residents, to in principle, help them on their way in terms of setting up the Residents Association, and are looking to hold a formal meeting to constitute themselves on 29th November. 	

	<ul style="list-style-type: none"> • The Association, who currently have 39 members on their WhatsApp group, and currently working on their Constitution. • JP feels it would be prudent for Astrid to join the VW Neighbourhood Forum. HP to make contact on behalf of Chairman. • CM raised it would be useful to know if the new Association is in touch with Brian Clarke, who is one of the Councillors for the Runnymede Independents Group for Egham. Brian Clark who lives in the near vicinity and might also provide a link to the Egham Councillors as potential allies in the CEMEX application. • CM to send contact details to JP for Brian Clark. 	<p>HP</p> <p>CM</p>
<p>Local Planning Applications</p> <p>James Periton</p>	<ul style="list-style-type: none"> • Notable applications since previous meeting; CABI on Callow Hill, still no decision. Plans have been amended, in principle looking to redevelop the site for about 32 units mixed with key workers and private. • Trumps Green - 5g mast, to be sited on the narrow bridge. Planning granted and already completed the ground works. • Thorpe Cricket Pavilion received consent. • New student village in the previous Procter and Gamble park for up to 2,000 student flats, still pending with a lot of new amended plans. • Since previous meeting 48 applications have been submitted, vast majority extensions, replacements of discharge of conditions. Nothing of controversial note. • Longcross Station - Network rail submitted application to upgrade the existing concrete bridge. • Wentworth Estate Roads Committee - 4 applications submitted for the discharge of management plan conditions - waiting to hear. • JP asked over the years WERC have adopted an approach towards density of footprint depending on the area within the Wentworth Estate, is there any of this density control, if put into the NP would be of assistance to the enforcement for the future. JDP confirmed this would be advantageous to be included within the Green Belt area, however more difficult to police for the urban areas. Also it was agreed to would be helpful for the WERC if it was laid down in the NP of only one dwelling allowed per plot on the Wentworth Estate. • JP and JDP to meet to discuss best way to enforce these issues within the Plan. 	
<p>Update on CEMEX Application</p> <p>Jonathan Hulley</p>	<p><u>CEMEX Update - Curtin & Co</u></p> <ul style="list-style-type: none"> • Organised a public consultation which was held on 22nd October, a number of VW Forum attended this consultation. • They seemed unable to answer most of the questions put to them, and just provided an overall summary of what their intention is in respect of a site adjoining the Hanson site closer to Egham. • Undertaken to revert back to all stakeholders with more detail, their intention is to lodge a planning application with Surrey CC, and during the consultation they talked about December. However JH feels this will be submitted sometime in the New Year. • It was confirmed; <ul style="list-style-type: none"> – they have completed the first stages of stakeholders consultations. – they have met with Cllr. Hulley and Cllr. Howorth and Cllr Few in his capacity as County Councillor. – undertaken to consult with other stakeholders who are affected, and it was highlighted that Councillors from neighbouring wards who need to be appraised of the status, and also requested that they reach out to VW Neighbourhood Plan Chairman. – therefore Curtin & Co must further revert back to VWNP with their first stage of this consultation exercise. 	

	<ul style="list-style-type: none"> - confirmed that the removal of the gravel done by HGV movements would be as many as 178 a day, with lorries going back and forth out of the site and exiting towards Egham. • It is estimated that over 1million cubic tonnes to be extracted over an 8 year period in total, this includes a period of setting up the site (could be up to 12 months), and a period at the end of the exercise on whether they will remediate the site and undertake landscaping (could take at least 12 months). The issue is that there are additional CEMEX sites outside of VW where their efforts to remediate are questionable and poor, including the site in Thorpe where after years later, still left with a mound of earth and is anything but appropriately landscaped! • Major concerns for the residents of Stroud Road is how close the site will be to some of their back gardens, and no appropriate answers given in respect of noise pollution and how this will be undertaken without affecting their properties. • It is agreed to challenge this application on process, and once the application is submitted, will be in a position to challenge the detail of the application. • CM raised her concerns as to why we have to deal with the public affairs company as oppose to CEMEX directly? As this has been the same problem with Longcross, and as we are aware that some of the external advisors that we have previously been involved with purely say just what they need to say. 	
<p>Hurst Lane/ Padd Farm Update</p>	<ul style="list-style-type: none"> • RBC has requested the Forum to be more involved in looking at the Padd Farm report and for the Forum to give consideration if this could be an area which could be looked at with a view to determining the potential possibilities of this area. • JP asked JH what is RBC's position on this issue, and what they envisage is required from the NP Forum? JH confirmed RBC does not have a position, however what it does have is the Jonathan Bore report, which is yet to be debated by the management committee of Local Authority, and it has years of documentation, information and attitudes and approaches that it has adopted over the years, all of which fit into different parts of the authority. • From a residents point of view CM reported that the Jonathan Bore report is a bit of a disappointment in the fact it focusses mainly on Padd Farm and not on the whole Hurst Lane area, the problem being a much wider problem than just Padd Farm. The Council commissioned this report and is primarily focused on Padd Farm alone, CM anticipates there is going to be a Planning Application in relation to Padd Farm sooner rather than later, and its felt this report for RBC gives a green light to go ahead and consider a Planning Application, with a number of caveats which are highlighted in the report. • The other issue from the report and the Corporate Management Committee meeting back in September was that RBC and Corporate Management Committee are very much expecting that this can be handed over to the Neighbourhood committee in terms of an approach and for us to deal with the ongoing issues, rather than RBC having those issues. The question is, is there anything that the Forum can do here? This is an area that requires substantial planning and vision, which is currently in a complex mess, so what should be done now? and is there an opportunity for the Forum to get involved. 	

	<ul style="list-style-type: none"> • The concerns looking at this from a Forum perspective is a different prospective and it is quite a complicated matter as a) Complex site in terms of ownership, b) Also complex in terms of planning enforcements, as it has legal developments all over it. The questions is asked whether the Neighbourhood Plan has the resource to deal with all of these matters is the questions as it is RBC who would be in a better position to deal with these issues, as they are the enforcement authority and it is RBC who can either orchestra something about the area as a whole rather than the Neighbourhood Forum. • JP's concern is if the Forum be involved and the Council come up with different housing numbers from the original allocation, it could look as if the Neighbourhood Forum helped to promote this. • An option could be to say this neighbourhood 'Stroud Valley' is one that we are reviewing as being a possible area for development of a certain type could be more amenable than perhaps it could be in the other 5 neighbourhoods. JP feels that a significant statement on the Plan for this area is probably needed. • RB feels there is a series of planning risks that will be coming over the next year, for example Padd Farm, the Pig Farm area where they will be looking to submit a local plan site and it is important to have a policy where it can be influenced and steered to the needs of the village. • RB believes the overall Hurst Lane site if you incorporate the lake and the Padd Farm landfill site you have the ability to create a new community which would meet the needs of the village over the next 15 years, but it would mean we would need to highlight this is then closed for further development be acknowledging you have met the capacity of the core features of the village. • The NP could have an opinion that it is more sustainable than the other sites, including satellite doctors surgery, shops, bus routes and this position may be more advantageous than not having a position which could lead to having underlying risks • JP to update once discussion with RBC Planning Officer has taken place. • JP has received a quote from David Lock Associates to create a masterplan, which is approximately £8,000, however would be much more (approx. £30,000) in order to obtain something tangible for NP to open an discussion on Padd Farm and Hurst Lane as to advantages and disadvantages Funding would need to be raised, and if the Council want us to take this on board we would require external advice and the Council would need to fund this. Although Tarmac may well contribute as it would involve the lake. • JP has requested JH to arrange a meeting with one of the Chief Planning Officers in order to have an initial discussion based on thoughts, expectations and funding options from the Council. • JH confirmed meeting suggested date of 18th November. • JT commented with the approach to Stroud Road issue he feels it is critically important to get the NP signed off and made as soon as possible as that point in time we have much more authority to deal with the Council, so long as an emerging plan. JT would recommend against pursuing any large visionary scale redevelopments at this time. • RB advised that it is needed sooner rather than later to take a stance on what the different zones to have in terms of planning and character, so there is potential to influence the required developments the community need to see. 	
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