

LEIGH PARISH COUNCIL- FULL COUNCIL MEETING MINUTES

DRAFT

22nd July 2024

	In attendance	Apologies	Absent
Cllr Joanne Willoughby (Chair)	X		
Cllr Paul Wilkinson	X		
Cllr Ray Tomkins	X		
Cllr Mark Foulsham		X	
Cllr Mike Everitt	X		
Cllr Graham Brockwell	X		
Cllr Paul Metcalfe	X		

Also in attendance: Laura Mann (Clerk) taking the minutes, Mr Robin Worth (Footpath Officer), MVDC Kirstie Harvard and 25 members of the public.

Guest attendees included PC Whiteley and PC Gabby; Kate Covill (Ilos Energy, Managing Director).

The meeting was chaired by Cllr Willoughby.

Item	Issue	Action
	Cllr Willoughby introduced herself, welcomed everyone and explained the format of the meeting. MVDC Cllr Harvard was welcomed to the meeting as it was her first attendance since being elected.	
550	To receive and accept apologies for absence.	
	Apologies were noted and accepted from Cllr Mark Foulsham, MVDC Cllr Jo Farrar-Astrop, MVDC Cllr Dineke van den Bogerd, and SCC Cllr Helyn Clack.	
551	To confirm Minutes of the Full Council Meeting held on Monday 24th June 2024	
	The Council resolved to unanimously agree the content of the minutes of the Parish Council Meeting dated Monday 24 th June, and JW signed them.	
552	Declarations of Interest.	
	No new items declared.	
553	Crime Report.	
	PC Whitely and PC Gabby had kindly attended to provide an update. The Rural Crime Officer PC Whitely introduced himself. At present they are scanning into all the issues in the MVDC rural area. Three main areas of focus currently: 1. burglaries, 2. fly tipping (500 reports), 3. livestock worrying and thieving. In 3 months over 60 actual burglaries have taken place. It is difficult to police as the lack of CCTV footage results in non-identification. CCTV results in 80% chance of identifying that person by showing direction of travel, number plates, facial recognition. They are trying to encourage an uptake of CCTV. At a recent meeting at Mickleham PC, the Council are in talks with security firms to get a combined deal for residents to install wall or doorbell cameras. Farming and gardening equipment is included in the numbers due to theft of tools from lockups and vehicles (Operation Downsway). Speed enforcement (Traffic/ Operation Vanguard) will spend a day or two in a hot spot. <i>How does this take place?</i> By partnering with villages and through Speedwatch logging. <i>Resident – raised concerns regarding traffic, reckless drivers and speeding. Cllr Willoughby also highlighted school pick up parking around the bend at Dawes Green. Zig zag lines would</i>	

	<p>result in parking restrictions. PC Whiteley recommended that we get in contact with SCC/ Surrey Highways. We have already done this, and they have said this is not possible. <i>Can we do anything if we see a speeding car?</i> For something reactive, residents can contact them through the usual methods, and they will come over if possible.</p> <p>PC Whiteley recommended residents use the 'report it' online website as this issues an instant crime report. Even if there is no immediate action, reporting issues helps paint a picture of what is going on for the police team.</p> <p>JW thanked both PCs for attending, and they left the meeting.</p> <p>ACTION – Send the recently commissioned traffic report through via Andy Reid for consideration of hot spot inclusion. DONE</p>	LM
554	Focus of meeting: Solar Farm Development.	
	<p>Cllr Willoughby introduced Kate Cavill, representing Ilos Energy, the company proposing the Solar Farm at Little Flanchford Farm. She outlined the proposal to the room. The following outlines the proposal:</p> <ul style="list-style-type: none"> • 17 hectares in one single field, South of the River, North of the hedge line. • A pre application has been submitted to MVDC • The Solar farm will be surrounded by 32 hectares of land with hedgerows to screen view • There will be no concrete used. The modules are pressed into the earth. • There will be 2 temporary outbuildings. • The site will be surrounded by wooden deer post fencing to prevent deer and people hurting themselves or touching the panels. • Where the footpath on the west is sited, a hedgerow will be planted. • Over 3-4 years the site will have paid back in carbon energy • A Glint and Glare assessment will be carried out, modules are designed to absorb light not reflect it. • There will be low hum transmitter noise and should not be heard from outside the fence. • Construction will take between 6 and 9 months. The proposal will consider all village and highways guidance for construction traffic. • There will be temporary construction access track. This will be removed after it is built. • Post construction, there will be between 2 -4 vehicle movements per month for maintenance. • Spring grass will be cut and managed, Flower meadows will be cut, baled and removed. • There is the opportunity for natural grazing, but this is up to the landlord (owner of land). • Raptorplates can be fitted. <p>Cllr Willoughby invited questions from the Councillors: <i>Can the proposal be rejected at pre planning stage?</i> Yes <i>What is the lifespan of the project?</i> The lease is for 35 years, with a 5 year extension. <i>Does it grant change of use of the land?</i> No. The site returns to agricultural site. It doesn't become a brownfield site. Part of the lease agreement will ensure it return to previous land. <i>Will Leigh residents benefit financially in any way?</i> Yes there is an agreed NVA of £11000 annually provided by the Solar Farm to the community. <i>This is a commercial operation?!</i> Yes. Ilos is a German Owned firm with both German and British Equity. <i>Who will foot the bill for removal?</i> It will take approx. 6 months to remove from the site and the cost would be for the farmer.</p>	

Explain the outbuildings? These are containers on a plinth – i.e. a concrete footing 20 by 40.
What about the noise? There will be a little ambient noise, very little – like the noise you hear from a green transistor box on a residential street.

Residents were then invited to ask questions and share views (KC responses in type after):

What is the fence height and is the site lit? The fence will be 2.4 metres and there is no lighting on site.

This is a totally inappropriate development that will lead to proliferation.

The change in government will result in more commercial solar farms and on land wind farms.

Surely there is a better approach than smaller sites such as this. No one can answer regarding the political approach that will be adopted by the new government until it is known. The consensus is that every Parish, Council and Borough will be asked to play a part meeting the government need.

As part of the younger generation, living here I am in full support of projects such as this. It is so important. Sad that not enough of it is going on. There needs to be appropriate sites. Ilos would feel that a 200k acre site is not an appropriate approach.

'Working in the renewable energy industry, can reassure that there is a need for solar as the national grid is very strained resulting in GB purchasing electricity from other countries at a greater cost. The panels are cleaned with distilled water only and there is very limited danger to wildlife.'

Should this get the go ahead there is real issues with construction traffic. This is a poor area for roads and will need careful consideration and control.

What size will the vehicles be for the panel delivery? Arctic lorries through installation.

Where will the electricity go? The power will go straight into the grid for UK usage.

Transformers make noise. There will be 4 in the middle of the site. Low hum should not be heard within 50 metres.

Will there be a need for temporary access. The access will be on the western side, it will be coming in along Little Flanchford entrance.

Not anti solar and understand it is essential for the future, but within the greenbelt there must be exceptional circumstance. In Mole Valley there are sites which are more appropriate. What are the exceptional circumstances here?

What is the current agricultural use of the site? Wheat and wildflowers.

The current agricultural use is not multi multicultural more monocultural.

To go ahead it must be done properly. The company must be held accountable. Ecological surveys must be carried out.

Scale? When does it become cost effective? What is the average size of a solar farm? 10 MBA [40 acres] to 50 MBA [225 acres]. At 42 acres this is a smaller scale operation.

Is it cost effective over 5 MBA? Yes.

Is there any potential risk for Gatwick or the local airfield at red hill? These will be assessed. GAA has its own solar farm on site.

This is a beautiful location much utilised by locals. This will be a blight on the landscape. Are there not better sites? The footpath will remain, but the view will change. There will be a new hedge. Visual impact will be the greatest assessment.

Can't we just install solar panels on rooftops across the UK? This is a common myth – even if every rooftop was covered only small percentage of the need would be provided. Also, for installation they must be an owner-occupied property.

Concern that this will set a precedent to convert the land around it into more solar sites. Each solar farm must be assessed on its own merit. Guidelines and targets will be set by borough council. Our local electricity network can't take anymore. This will put it at full capacity.

	<i>What are the timings of this proposal?</i> The planning application will be submitted in August/September. Is likely that it will take a year for all the assessments to take place. Councillor Willoughby drew the questions to a close and thanked everybody for attending.	
555	Status of Action Points where not covered (Appendix B)	
	The update was that the bollard at Dawes Green bend had yet to be replaced. LM had been copied in on an email from Cllr Clack stating it will hopefully take place soon.	
556	Community	
	Cllr Willoughby thanked Mike Everitt for cutting and removing the grass on the boundary in advance of the Flower Show. He had stepped in last minute. All agreed it had been a fantastic Flower Show. Lots of stalls, great weather, very well organised. Seemed to be well attended. Cllr Willoughby thanked the small number of people who made it happen - particularly to the community leaders. Such a small village with lots of community involvement.	
557	Highways	
	Drainage Update ME and PM had a meeting with Chris Coghlan (MP) regarding the pumping station issues at Smalls hill road. This had been shared on social media to push the agenda. ME is going to chase the Customer Liaison Officer at Thames Water for an engineer to attend. It was noted that Simon Collins from Mole Watch will be attending the September meeting regarding the pollution in the river mole (Mole Watch). It was agreed that the Parish Council invite both Cllr Helyn Clack and Marisa Heath to the next meeting.	
558	Amenities	
	No update at this time.	
559	Planning (Appendix C)	
	All the applications had been considered and the following ones were commented on: <ul style="list-style-type: none"> MO/2024/1004 – a development including a Stable block, barn and school. One neighbour has been in contact with th Parish Council objecting. It was noted that at 34m wide and 3 m high the stable block was very large. It was also noted that the stable block was being proposed sited within 2 metres from the neighbour boundary line. <p>ACTION - Submit objection for MO/2024/1004 for the reasons outlined above. DONE</p> <ul style="list-style-type: none"> MO/2024/0887 The Council felt it had no actual reason to object. MO/2024/ The Council felt it had no actual reason to object. The submitted appeal at Cleavers was noted. <p>Other planning: PW drew attention to the fact that the housing proposal on land at Hookwood has now been allowed by Planning Inspectorate. This had been strongly objected to locally.</p>	LM
560	Administration & Finance	
	The payments listed in Appendix D were noted and approved. The latest bank statement and Bank reconciliation for Q1, 2024-25 were noted.	
561	Upcoming Meetings and dates to note (Appendix F)	
	The next Parish Council meeting will be on September 23 rd , 2024. There is no meeting in August. It was agreed that the Autumn litter pick will be held on Saturday 5 th October.	
562	Parishioner's Questions & Comments	

	<p>A resident had raised concerns to Cllr Tomkins regarding the way SCC had dealt with the A24 diesel spillage and its effect on residents and businesses locally. Cllr Harvard shared that MVDC had issued detailed information online at the time. It was noted that it had raised massively complex issues.</p> <p>ACTION - Check the website and signpost the resident if possible</p> <p>Resident flagged a leak on the village green. She had reported it as a water leak but TW were arguing that it is surface water and they are not responsible. All agreed that it must be especially considering that there is a water meter located not far away. It was agreed that there needs to be a hole dug on the green to identify where it is originating from.</p> <p>ACTION: Investigate source of the leak and report back</p>	<p>RT</p> <p>GB</p>
563	Closure of meeting	
	There being no further business, the meeting closed at 21:09.	

APPENDIX A – PCSO crime report Requested**APPENDIX B – Action points status**

Action Point	Owner	Date started	People involved	Update	Agenda item	Closed
Request additional bin for Newdugate Rd gate on the recreation ground FOR DOGS.	LM	22/06/2024	Clr FA			
Contact contractor for recreation ground cuts to be bigger	LM	22/06/2024	LM/ME	Requested - not done	N	N
Organise banner for Leigh Show?	JW/LM	01/07/2024	LM	Complete	N	Y
Publicise Focused meeting on Solar Panel Proposal for July meeting	LM	15/07/2024	LM	Complete	Y	Y
Write letter to North Down School regarding parents parking and new starters in September	LM	01/07/2024	LM	Prepared	N	N
Chase SH for site meeting for traffic calming	PW/LM	01/01/2024	SH/HC/LPC	Chased with HC	Y	N
Arrange Police presence at September/October meeting	LM	26/06/2024		Requested attendance 26/06		
Adopt new Financial Regulations	LM	26/06/2024	All	ASAP	Y	N
Playground annual Report	RT	01/11/2023	RT/GB	Outstanding medium	Y	N
Community resilience plan adoption	LM	28/05/2024	PW	To be agreed in July	N	N
Meeting with Surrey Highways re drainage	RT		RT		Y	N
Meeting with Thames Water re drainage	MF		MF	1st meeting with rep achieved	Y	N
Allotment Tap replacement	GB	29/05/2024	GB/RW/LM	Graham investigating. Mr Legg c	Y	N
Chevrons on Dawes Green bed	MF	01/05/2024	MF and Hclack	Awaiting works	Y	N
Request plot at Leigh Flower show	LM	28/05/2024	PW	Paid for	N	Y
Meeting with Solar Panel Agents	PW	29/05/2024	PW/RT	Wed 29th May. Update at June n	Y	Y
New dog wate bin installation site	LM		Clr FA	Has been installed at layby inste	N	Y
Explore other banks for greater return ie Unity	LM	01/04/2024	LM	Outstanding	N	N
Installation of village gates	LM		Hclack, SH LM	Awaiting response from SH	N	N
Land adoption for layby	LM		LM and Hedleys		N	N

APPENDIX C – Planning Applications (June 25th onwards)

Where applications come in between issue of the agenda and the meeting, these will be added

Reference	Proposal	Location	Registration date	Decision date
MO/2024/1004	Erection of a stable block, agricultural building, sand school, new access drive	Land at Shellwood Road, Leigh, Reigate, Surrey, RH2 8NX	2024-07-03T00:00:00	LOR submitted
MO/2024/0887	Conversion of attached garage to habitable accommodation.	Beltane, Dean Oak Lane, Leigh, Reigate, Surrey, RH2 8PZ	2024-06-05T00:00:00	No comment
MO/2024/0877	Certificate of Lawfulness for the proposed development in respect of the conversion	The Bungalow, Dean Oak Lane, Leigh, Reigate, Surrey, RH2 8PZ	2024-06-04T00:00:00	No comment
MO/2024/0398	Installation of driveway with dropped kerb.	14, The Glebe, Leigh, Reigate, Surrey, RH2 8NL	2024-05-30T00:00:00	Noted
MO/2024/0367	Creation of a vehicle crossover, installation of dropped kerb, removal of the fr	21, The Glebe, Leigh, Reigate, Surrey, RH2 8NL	2024-05-07T00:00:00	Noted
MO/2024/0494	Certificate of Lawfulness for a proposed development in respect of the construct	Corner Cottage, Dean Oak Lane, Leigh, Reigate, Surrey, RH2 8PZ	2024-04-08T00:00:00	2024-07-08T00:00:00

<https://planning.agileapplications.co.uk/mole/search-applications/>

Current Appeals:

Reference	Proposal	Location	Registration date	Appeal Decision
MO/2024/0450	Prior notification for the erection of a single storey rear extension 8 metres deep.	Cleavers, Clayhill Road, Leigh, Reigate, Surrey, RH2 8PB	11-Jul-2024	Noted

APPENDIX D**Reserve Account transaction**

Date	Type	Description	Value	Balance	Account Name
28-Jun-24	INT	28JUN GRS Interest	40.7	36630.97	SLA LEIGH PARISH C

Current Account transaction

Date	Type	Description	Value	Balance	Account Name
12-Jul-24	DPC	Banner for show	-53.48	1845.05	SLA LEIGH PARISH CURRENT
12-Jul-24	DPC	Grass contractor incorrect bank details	-300	1898.53	SLA LEIGH PARISH CURRENT
12-Jul-24	DPC	Grass contractor correct bank	-300	2198.53	SLA LEIGH PARISH CURRENT
12-Jul-24	BAC	Grass contractor incorrect bank details returned	300	2498.53	SLA LEIGH PARISH CURRENT
05-Jul-24	D/D	ICO Subscription Direct debit	-35	2198.53	SLA LEIGH PARISH CURRENT
05-Jul-24	S/O	CLERK SALARY	-437.2	2233.53	SLA LEIGH PARISH CURRENT
04-Jul-24	DPC	PRINTER CARTRIDGES	-39.99	2670.73	SLA LEIGH PARISH CURRENT
20-Jun-24	DPC	LDCGS pitch for Leigh Show	-55	2710.72	SLA LEIGH PARISH CURRENT
20-Jun-24	DPC	Mulberry LA serviceInternal Audit	-253.5	2765.72	SLA LEIGH PARISH CURRENT

Bank Reconciled Q1 2024-25

Leigh Parish Council Bank Reconciliation	
Q1,2024-25	
Balance as at 1st April 2024	33,215
Plus receipts	15,540
less payments	9,413
Balance as at 30th June 2024	39,342
<i>Made up of</i>	

LPC-20240722

Current Account Balance	2,711
Plus Reserve Account	36,631
	<hr/>
	39,342
Less unrepresented Cheques	
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Balance as at 30th June 2024	39,342

APPENDIX E – Key dates

Please note there is no meeting in August

Leigh Parish Full Council Meeting – Monday 23rd September 2024

APPENDIX F – Open Consultations:

None