

**Nutfield Parish Council**  
**Minutes of Parish EGM**  
**Wednesday 30<sup>th</sup> July 2015 at 8.00pm**  
**Nutfield Memorial Hall**

**Present:** Councillors: S Renaut (Chairman), K Sandiford, P Murray, S Ford, D Cullen, D Miller  
Asst. Clerk: Mr S Hayes

**1. Chairman open meeting**

**2. Apologies and reasons for absence**

Cllrs. Johnson (working), Dowden (annual leave)  
Cllr Reeve (working)

**3. Declarations of Interest**

D Cullen known to applicant of TA/2015/796

**4. Urgent Planning Applications**

**4/1 SCC/2015/0123 Mercers South, Nutfield, Redhill Surrey RH1 4EU – Details of Landscape & Ecology Management Plan (LEMP) submitted pursuant to Condition 29 of planning permission ref TA/2013/1799 dated 12 August 2014 Applicant: J&J Franks Ltd.**

Dated 01/07/15 – 28 days – NPC comment by 29/07/15

**NPC comment – Please see Attachment**

**4/2 SCC/2015/0207 Land at Capenor, South side of Bletchingley Road, Nutfield Surrey RH1 4HW – Lawful Development Certificate for existing access and hardstanding on land at Capenor.**

Dated 10/07/15 – 28 days – NPC comment by 06/08/15

**NPC Comment – NPC support comments made by Nutfield Conservation Society**

The topic of retrospective planning was discussed here and the planning working group to discuss this with a view to objecting to all applications requiring this as a default position

**4/3 TA/2015/796 Accommodation Eugene Bann Tennis Centre, Crab Hill Lane, South Nutfield RH1 5PG. Demolition existing dwelling. Erection of dwelling.**

Dated 20/07/15 – 21 days – NPC comment by 10/08/15

NPC comment - Prior to making a comment, the NPC would like to clarify that the building is currently a dwelling as it is the Council's understanding that the existing building referred to in the application was originally designated as a support facility for the tennis centre.

Furthermore, if this is a new dwelling we would be grateful for your views on the potential contravention of green belt regulations?

- 4/4 TA/2015/1274 3 Ridge Green, South Nutfield RH1 5RN.** Demolition of existing garage.  
Erection of two storey side extension incorporating integral double garage.

Dated 22/07/2015 – 21 days – NPC comment by 12/08/15

**NPC Comment** - No Objection – if the application is granted, Council would recommend that a covenant is placed on the development that the building cannot be extended or sold separately – Neighbours

**5. Proposal to offer Simon Bold the position of Nutfield Parish Clerk, with immediate effect.**

Introduction

The Chair reported that the Recruitment Panel (comprising S Renaut, K Sandiford, D Cullen, P Murray and Anne Bott - SALC) had interviewed 2 candidates for the role of Parish Clerk. Copies of the curriculum vitae of all candidates had been circulated to members. The Chair reported that following due process, the Panel were of the unanimous view that Simon Bold had the requisite skills and knowledge to be appointed to the role of Parish Clerk and Responsible Financial Officer for NPC and accordingly recommended that the Council agree the appointment.

A detailed discussion then took place on the proposal and the pension entitlement of the new employee. In working out the total package DM had two observations:

- (i) Pension entitlement needs to be considered as part of an overall compensation package to be offered to the candidate and therefore need to consider whether the overall package would be enough to secure the candidate at a level that was reasonable and not excessive
- (ii) Noting that the candidate would share roles between two councils –should we formalise the split between the two councils?

Noted that Anne Bott had found, that in her experience, the sharing of clerks has been very successful.

All members were comfortable that the salary was appropriate for the role and the candidate's skills and experience, but the pension entitlement needed further consideration. As NPC have not budgeted for a pension in the current year, it was suggested that we look to put in place a pension once the probationary period is completed. In the meantime, research the best option and budget accordingly.

In summary Council:

Agree the offer

Agree the salary banding

Agree to produce something on the pension to commence on completion of probationary period

It was decided that as the new Clerk would be contracted to 20 hours per week, this would be averaged over the month. Any additional hours would need prior approval from the Council.

The intention is to buy a new laptop and the candidate will be asked to source one within an agreed budget.

It was also noted that policies as mentioned in the NALC contract need updating. This to be the Clerk's responsibility to bring to the Council for approval.

**Proposal agreed by all Council members. Those not present had agreed by email.**

**6. Other matters - for information only**

**Dates of next meetings:**

- **Parish Meeting –NO MEETINGS IN AUGUST unless for urgent business**
- **Parish Meeting P&D & F&GP 02 September 2015 Memorial Hall, High Street, Nutfield 7.30pm**
- **Parish Meeting P&D & E&A –16<sup>th</sup> September 2015. Memorial Hall, Nutfield 7.30pm**

**Comments from Application 4/1**

**SCC/2015/0123/WF: Mercers South, Nutfield, Redhill Surrey RH1 4EU**

**Details of Landscape & Ecology Management Plan (LEMP) submitted pursuant to Condition 29 of planning permission ref TA/2013/1799 dated 12 August 2014 Applicant: J&J Franks Ltd.**

Strong objections were made by Nutfield Parish Council at the Surrey Minerals Plan Examination in 2010, before the decision taken in 2011 to include the Mercers site for consideration. During this SMP Examination decision, several concerns were expressed by the Inspector regarding the environmental impact such a development would have upon the rural area and also regarding the hydrological situation given the close proximity of Glebe Lake.

Whilst the owners have submitted a detailed landscape and Ecology Plan, some concerns remain in this respect regarding the development.

**1.** The common land section of the Marsh has never been farmed and remains of high ecological interest notwithstanding the proximity of past mineral workings and the M23 motorway.

**2.** Quarrying of this site would isolate the area and effectively cut off the remaining corridors for wildlife to move freely within the Marsh area. These areas have been developed by SCC conservation officers, assisted by local volunteers, and they now form important nature reserves. The proposed quarrying will impact significantly on the overall quality of the existing environment and would substantially devalue the benefit gained by the work previously undertaken to create the existing ecology.

**3.** The Surrey Botanical Society has made the point that the site merits protection under such a scheme as Natural England's Higher Level Stewardship. Further the conservation charity Plantlife points out in its document *New Priorities for Arable Plant Conservation*, arable flora is the most threatened group of plants in Britain today. In the fields to the east and south of Mercers Farm, no fewer than 39 arable species have been found. Extra care is needed to ensure this flora is maintained in its current form.

4. It is noted that the applicants propose to plant a variety of hedges/hedgerow trees as described in para 5.2 of the LEMP which shows the anticipated timeframes. However, it takes a substantial time for recently planted woodland and hedges to become species-rich and to develop into sustainable and valuable habitats for wildlife. What happens to the wildlife in the intervening period?

5. The contents of Para 5.6 are noted, relating to the construction and realignment of ditch outfall from Glebe Lake (in accordance with condition 15 of permission TA/2013/1790).

We note under 7.12 that 'water quality and level monitoring will be carried out as part of the routine quarry operation'. However, the Parish Council remain concerned regarding the flood risk associated with such a substantial body of water contained at this lake and the possible contamination to local aquifers as a result of this development.

The Landscape and Ecology Plan attempts to deal with a number of issues although this development will undoubtedly involve considerable disturbance to the existing environment and the Parish Council will therefore be liaising closely with local conservation groups during the phases of development, given the ecological importance of this area.