

HEADLEY PARISH COUNCIL

Minutes of the **Annual Village Meeting** held on Wednesday 13th May 2019

PRESENT:

Cllr. David Preedy – Chairman
 Cllrs. Lavery, Williams, Furr and Pickard
 Tracy Hamer – Clerk
 Approx. 30 members of the public.

1. **APOLOGIES:** Nil.

2. **MINUTES:** Minutes of the meeting dated Wednesday 15th May 2018 were read and approved. Proposed by M Pickard and seconded by P Nixon and unanimously agreed.

4. **CHAIRMAN'S REPORT:**

Co-opting members: Cllr Preedy confirmed there were 5 nominations – all existing Councillors – for the elections at the start of May. This means that all 5 candidates are returned as Parish Councillors for another 4-year term, which will provide a base of continuity going forwards. Cllr Preedy thanked Suzanne Lewis, whose family have moved to Capel, and Erin Sheridan, whose personal commitments means she feels she can't carry on as a Councillor.

This means that there is a brief period in which the Council can co-opt to fill the remaining 2 places. Cllr Preedy asked that anybody who might be interested to feel free to talk to any of the current Councillors about what is involved and that it is a great way to get involved with the community and is not a massive commitment of time.

Cllr Preedy also thanked Malcolm Ladell for the help he has given the Parish Council over his 4-year term as District Councillor and wished him a quick and full recovery from his recent ill-health.

Roadworks: Cllr Preedy referred to the ongoing major plan to renew the mains water throughout the village and confirmed the Parish Council are liaising with SES to try and ensure that disruption is kept to a minimum and diversions are clearly marked.

General Planning issues: It was reported that it has been fairly quiet on the planning front.

- This time last year there was some controversy about plans to convert The Bungalow (next door to The Cock) into a small Children's Home; these plans have been dropped.
- Mole Valley Planning were asked for clarification concerning the correct treatment of basements in the Green Belt, after an application for one at one end of Headley was accepted, but a very similar application a few months later at the other end of the village was rejected. It turns out that there is established precedent that basements do "de facto" reduce the openness of the Green Belt, so need special factors to support their construction.
- Cllr Preedy also spoke with Mole Valley about the interpretation of the priority for local residents applied to the houses at The Spinney and insisted that local priority outweighed some of the other Mole Valley policies on allocation of social housing. Eventually Mole Valley accepted that they had missed out a key condition that they have put in similar schemes elsewhere and that the local family applying did have priority over the long list of applicants with no local connection.

Church Lane Nursery: Many in attendance came to the Open Day when the latest plans for the Church Lane Nursery site were available and there was also a discussion at the subsequent Parish Council meeting in January. Based on this feedback, the Parish Council raised a number of design issues, which were broadly accepted by the developers. They were also asked them to slightly reduce the number of properties they are proposing to build to reduce the impact on the immediate neighbours. They are expected to come back with a revised plan in time for the July Parish Council meeting as they wish to proceed fairly quickly with putting in a planning application.

Headley Court: Cllr Preedy read out the following statement:

Angle Property, an independent property investment and development company focused on delivering high quality schemes in London and the South East, is delighted to confirm that they have now completed the purchase of the former Headley Court rehabilitation centre from the Trustees of the Headley Court Charity.

Angle are in the early days of considering its options for the site and are currently preparing some early Master Plan ideas. Angle believe that a high quality residential led redevelopment scheme would be best suited for the Headley Court site, whilst maintaining the important listed assets including the Mansion. Angle has undertaken initial pre-app talks with officers at Mole Valley District Council and, as part of initiating early community engagement, met David Preedy the MVDC local ward member and Chair of Headley Parish Council.

Angle will fully engage over the coming months with local stakeholders and the wider local community to discuss the plans and proposals and welcome all feedback. An initial engagement and consultation event are planned before the summer holidays in late June and details of the event will be advertised locally in the coming weeks.

If anybody has any comments or questions over the coming weeks, please contact the Angle helpline number on – 0800 319 6187

5. **PRESENTATION OF DRAFT ACCOUNTS 2018/19:** Cllr Preedy reported that, as last year, these figures have already been through the independent audit process and given a clean bill of health. He thanked the Clerk, Tracy Hamer and Cllr Laverty for the work they've done on this.

The General Reserve at £16,279.46 is 113.9% of the annual Precept – well above the 50% typical prudent level and up from 77.5% last year. This reflects the steps the Parish Council took a few years ago to trim back the work expected of the Clerk and some tough decisions to keep spending under control. They also reflect a specific risk we identified that the sale of Headley Court might lead to a period when we don't receive any precept for 64 houses there; without building up some reserves we might have been facing a hard decision to increase the Precept and cut services we can provide. The Parish Council now have a buffer and as the situation at Headley Court becomes clearer may be in a position to reduce this.

Apparently the Precept was much higher than budgeted. This is entirely because Mole Valley has re-classified the Recreation Grant they give us as Precept. The amount we collect from yourselves, as part of your Council Tax payments was unchanged at £13,500. In fact it has stayed at this level for four years and remains at that level for the year 2019-2020.

Moving back to the expenditure side of the Statement, there are a few items to mention:

- The adverse variance (in red) of £155 for Data Protection covers implementing the GDPR regulations which were introduced after we set last year's budget. The Council took the view that this was the most prudent way to ensure we are covered for any liabilities that might arise
- The adverse variance of £190 for Strimming Gateway signs arises as the costs were misallocated in the budget; it cancels out the +£190 on the following line.
- There are several significant positive variances; the Clerk's salary was less than budgeted as the annual increase, agreed nationally, was less than we budgeted for; we didn't need to spend any money on Playground equipment – but we will probably start putting money into a Reserve so we have a piggy bank for future costs as the equipment ages; we didn't pay anything for our Web-site because the supplier has failed to invoice us or provide support; we are likely to have to get a new supplier which will incur costs in the current year

Otherwise the overall spend is about £3,000 less than budgeted.

Proposed by P Denyer and seconded by G Nixon and unanimously agreed.

6. Cllr Preedy handed over to David Hatcher & Tish Johnson from the Woodland Trust who spoke about the ongoing and exciting plans at Langley Vale.

The meeting closed at 9.30pm

Signed: Chairman

Dated:.....