

BYFLEET, WEST BYFLEET & PYRFORD RESIDENTS' ASSOCIATION

Minutes of the Committee Meeting held on 16 February 2022 at The Church of the Good Shepherd, Pyrford.

Present:

Stewart Dick (SD)	Chair	Wade Pollard (WP)	Chair WB Forum
Ian Mason (IM)	Vice	Andrew Weiss (AW)	Chair Byfleet Forum
Lynette Davies (LD)	Secretary		
Andy Grimshaw (AG)	Pyrford VR (Village Representative) & Chair Pyrford NF		
Robert Munford (RM)	Editor	Cllr Gary Elson	
Eleanor Grady (EG)	Byfleet VR		
Sheila Carroll (SC)	Committee member		
David Bell (DB)	Village Membership Officer (VMO)		
John Tiller (JT)	Village Membership Officer		

Quorum: 6 members - the meeting was quorate

Reports circulated and to be appended to minutes: Planning, Membership Report, Editor Report, Health & Welfare Report, Website Reports, Pyrford VR, Byfleet VR, WB NF Report, Pyrford NF Report

1. Welcome & Apologies for absence

SD welcomed everyone to the meeting.

Apologies had been received from Isabelle David, Carol Leong-Son, Cllrs Boote, Bridgeman, Dorsett and Brown. Dharma Sivarajasingham had hoped to attend but sent apologies during the meeting.

2. Minutes of the Meetings held on 19 January 2022

The minutes were reviewed and it was noted that Shelia Carroll had attended the meeting and would be added to the attendance list. With this amendment the minutes were agreed and signed by the Chair as a true record.

3. Matters arising from the minutes of the last meeting

There were no actions which were outstanding or not covered by this agenda.

4. Planning Report

SD had prepared a report which had been circulated before the meeting.

- a) **Planning Report:** planning bill expected to go before Parliament this spring. Hope was that it would feature strong local involvement.

Planning applications:

16 - PLAN/2021/0756 – The Brambles. Strong objection from PNF and RA as this was on Greenbelt.

23 – PLAN/2021/1355 – Marchmont. Strong support from neighbours but PNF had objected on a number of grounds.

b) West Byfleet Village Centre Redevelopment

WP reported that a liaison meeting had taken place on 31 January 2022.

Substation had been decommissioned with demolition to take place very soon.

Appointment of a contractor was imminent. Start date still to be confirmed. There were many planning pre-conditions to be fulfilled and it was noted that comments to this effect by a councillor on social media had not been

found very helpful by some.

RVG had taken a retail unit on Old Woking Road opposite the site to use as a marketing suite for Botanical Place.

AG asked about businesses in West Byfleet. Cllr Elson responded that, in general, they were thriving - many being services rather than retail.

SD urged everyone to use the library in its new location in Rosemount Avenue. There was a fear that if it was not used SCC might be reluctant to reinstate it within Botanical Place as planned.

c) Joint study on the future infrastructure requirements of East of Woking

Phase 1 and 2 had now been adopted by WBC.

AG was keen to know next steps for the RA.

SD noted that these were living documents subject to update every 2 years and for now it was a question of waiting for developments and then responding as appropriate. Health and Wellbeing would continue to be of concern as this was the only area for which no response had been received. It was also important to keep flood alleviation at the forefront.

Cllr GE, as portfolio holder, explained the background noting that the study had been reviewed previously in 2018. The issue facing the council was that they had no control over the outside providers ie NHS, emergency services, utilities and could only make them aware of what was coming up and ask how they would deal with changes such as the increase in population.

It was noted that there would likely have to be a further update of the study before the start of currently projected developments.

Cllr GE also commented on the flood alleviation scheme. Funding had not been frozen. It had not been committed for 2019-20 or 2021-22 but was now in the forecast for 2022-23 and 2024-25. Grants and borrowing would be needed. The full cost was not known and the Environment Agency was still working on the final design which would need to be agreed and submitted for approval.

d) Surrey 2050 Place Ambition

SD reported on this ambitious report covering growth for the whole of Surrey over the next 30 years. The proposal was for the county to be split into 8 hubs, one of which would be Woking which would include the Brooklands employment area and the strategic new settlement at Wisley Airfield . There was not much mention of the villages or of flood planning. SD had written to Ernest Amoako as had PNF and WBNF indicating that they would all wish to be involved going forward . WBC had also written to the Surrey Planning Team confirming that the WBC Director of Planning had been given delegated authority to lead on these discussions. The current consultation would conclude on 4 March 2022.

5. Treasurer's Report

There was no report for this meeting.

6. Membership Secretary's Report

Unfortunately Isabelle had not been able to attend the meeting but had circulated a report.

SD noted that cash receipts in 2021 had been remarkably good. Some members had paid for previous years. Email addresses were also increasing.

Drop in for Issue 169 is Saturday, 19 March 2022 at the Cornerstone Centre, St Johns Church, West Byfleet. It had not been possible to find a venue in Byfleet for this drop in but it was hoped that it would be possible to find somewhere in Byfleet for the summer drop in.

7. Health & Wellbeing Update

Unfortunately, Carol had not been able to attend the meeting but had circulated a report.

The report contained an update on WB Health Centre and Charrington Manor Care Home.

There were a number of requests for Cllr GE who confirmed that he had these in hand.

EG wondered if it might be possible for the RA to signpost the Patient Participation group which was currently looking to recruit new members.

8. The Orchard and Seed Project

EG explained the background to The Orchard Project. Research had been done into the profile of all the trees in Byfleet and to look at what might be planted in the future. Planting of trees, with an emphasis on fruit trees, would be encouraged and records kept up to date.

There was an article in The Resident 169 and a questionnaire would be circulated with the magazine which members would be asked to complete. In order to get a complete picture, at some point all residents would be asked to complete the questionnaire. EG was in contact with Wisley (RHS) and another group who had conducted the same sort of scheme and would be talking to them about managing the data collected.

EG would talk to Anita about getting the questionnaire on the RA website.

EG noted that the Duke of Edinburgh student had been working very hard on the project and had been helping with the seed share.

9. Editorial

RM had circulated an update on preparations for The Resident Issue 169 together with a timeline.

RM had brought along a very first draft and ran through the articles which would be included. He was looking for ideas for the cover – Jubilee celebrations, Christmas in the 3 villages, wildlife photos (Mike Tibbotts) were among the suggestions. New content included a puzzle page and a photo competition was planned. RM asked new committee members to provide photos.

DB agreed to be part of the proofreading team.

Advertising – Nothing new to report.

10. Website

Analytics reports had been circulated.

Popularity of the Walks page was noted. This was also in need of an urgent update and AG agreed to contact Marion to see what could be done. **Action: AG**

The committee page on the website had been updated and missing photos would be posted.

11. Councillors' Reports

As the only councillor present Cllr Elson commented as follows:

- New businesses in West Byfleet – high end kitchens and new Sicilian café in Station Approach. London House had closed and a new restaurant would be taking over the unit. Academy Windows had closed and been replaced by Surrey Laser Clinic.
- A tree and lights had been put up in West Byfleet for Christmas but local support had not been as good as the previous year.
- EY review of WBC's financial position – Cllr GE explained that EY had been commissioned to carry out an independent review of the Council's financial affairs, including its assets; its borrowings and, any security given; its investments and its contractual obligations together with any related potential financial penalties.

This had now been completed and EY had presented its Comprehensive Report to the Overview and Scrutiny Committee on 24 January 2022. The Report was subsequently discussed by the Executive. The Report was welcomed by the Executive and was included in the Medium Term Financial Strategy paper at their meeting on 3rd February 2022.

WBC does have a significant level of debt but this has primarily been invested in Woking Borough for its long term economic benefit.

The Council remains of the view that it continues to manage its financial affairs properly and effectively. For the financial year 2022/2023, despite the onerous operational challenges resulting from the COVID Pandemic and the reduction in income, the Council had produced a balanced budget.

Following on from the EY Report the Executive recommended to the Council that certain actions should now be carried out including a review of the governance of the ThamesWey Group of companies and the adoption of a stronger strategic approach to the management (including relevant skill base) of its assets.

A short video and statement had been posted on the Council's website.

12. Right of Way Report

There was no report. See above note that AG would talk to Marion about updating to the Walks page on RA website.

13. Village Representative Reports

Byfleet - EG had submitted a report and highlighted the following:

- **Easter Eggsravaganza** in Byfleet library on 2 April 2022
- **RA Garden Seed share** annual launch – 12 March 2022 outside Byfleet library. Help welcomed.
SC agreed to talk to West Byfleet library about making the seeds available there. AG would speak with EG about how this could be done for Pyrford. **Action: EG/AG/SC**
- **Byfleet Parish Day**, 16 July 2022 - a stall had been booked and volunteers were needed to man it. The Horticultural Show would take place in Byfleet Village Hall at the same time and the RA would have a table there to advertise the Orchard Project and Seed Share.
EG thanked the committee for approving the funding of the questionnaire printing costs – approx. £314 inc VAT.
EG would look into the cost of laminated banners to advertise the project at local events.
There was also a need to purchase a new, robust gazebo for use by the RA at events.
- Updates on air quality and water quality monitoring

West Byfleet – no report but activity in WB covered by WBNF report.

Pyrford - AG had submitted a report. He noted the improvements to the pavement surface at the end of Lovelace Drive funded by Cllr Bowes from her County Council Highway Allocation. Opening of new dentist on Marshal Parade did not seem to have caused any parking issues.

14. Neighbourhood Forum Reports

Pyrford - AG had submitted a report and highlighted the following:

- A Heritage Walk was planned to be led by Ian Wakeford
- A calendar of wildlife photos was being planned
- Another Walk on the Wildside was being planned
- Planning – Tynings, Hazel Road, West Byfleet – demolition and rebuild

West Byfleet – WP reported as follows:

A meeting had been scheduled with Julie Fisher and councillors to discuss the proposed community centre in West Byfleet to be funded (partly) by CIL. Project management would need to be done by the council as a project of this size could not be managed by volunteers.

Consultation with residents on improvements to the WB Recreation Ground was ongoing. Comprehensive consultation had taken place some time ago.

Conversion of Phoenix House to residential accommodation had started.

Byfleet – AW reported as follows:

The AGM had been held with 18 people present. Next meeting would be on 7 March 2022. Process in place to review the Plan and to have a draft ready by the summer.

16. AOB

Drop in dates:

14:00-16:00 on Saturday, 19 March 2022 at Cornerstone Centre, St John's Church, West Byfleet - booked from 13:00 for set up

BYFLEET, WEST BYFLEET & PYRFORD RESIDENTS' ASSOCIATION

14:00-16:00 on Saturday, 30 July 2022 in Byfleet tbc

14:00-16:00 on Saturday, xx October 2022 – in Pyrford tbc

Action: LD to book July, AG to book October

Other dates:

Platinum Jubilee weekend: 3 June 2022 – picnic on Plough Green in Byfleet

Pyrford & Wisley Flower Show: 9 July 2022

Byfleet Parish Day: 16 July 2022

Meeting closed at 21:06

Date of next meeting: Wednesday, 16 March 2022

Meetings for 2022 – all Wednesdays at 19:00 in the Lantern Room, Church of the Good Shepherd, Pyrford:

20 April
18 May
22 June
20 July
August – no meeting

PLANNING REPORT - February 2022

This report covers information received up to 15th February 2022

1. WHITE PAPER CONSULTATION - THE PLANNING BILL 2022

I first started writing about this in August 2020. There was a consultation White Paper to which the RA, WBNF, WBC and Surrey MPs all submitted robust responses. Then the Queen's Speech included a Planning Bill. Strong vocal opposition continued and with the appointment of Michael Gove (MP for Surrey Heath) as Secretary of State for Levelling Up, Housing and Communities it was clear that a fundamental rethink was underway.

A further consultation or as is more likely a Planning Bill will go before Parliament this spring and will comprise at least some of the Government's planning reforms announced in the 'Planning for the Future' White Paper of summer 2020. However it is unclear how heavily watered down the Bill will be.

I believe that there remains a determination to streamline the planning process; a resolve that Local Authorities must greatly reduce the time that it takes them to agree Local Plans (currently the average is seven years); that section 106 will be scrapped and that the ambition of building 300,00 new homes per year will be retained though with market forces flexibility.

It seems likely that localism will continue to have an important contribution to make in any reformed planning regime. Let us also hope that the proposal to improve infrastructure delivery as part of any planning application will remain as a fundamental planning condition of approval.

2. SADPD

As we know the Inspector issued his Final Report with his recommended Main Modifications to make the Plan sound and legally compliant and thus capable of adoption. It was released on the 6th August 2021 and made available to the public on 24th August.

The Inspector concludes that "the duty to cooperate has been met and that with the recommended Main Modifications set out in the Appendix, the Woking Site Allocations Development Plan Document satisfies the requirements referred to in Section 20(5)(a) of the 2004 Act and is sound."

The Report went to the Full Council for debate on 13th October 2021.

There was an informed, responsible and full debate with the Report being adopted by 21 votes "for", 3 votes "against" and one abstention.

On the basis of the advice provided to Councillors as regards the implications for non-adoption and the implications/benefits for adopting the DPD this outcome was not unexpected.

The permitted time limit set by Court rules to commence a Judicial Review process has now expired.

The Inspector recognised the infrastructure constraints (particularly transport and health service) and was satisfied that mitigation would be provided via planning obligations and the Infrastructure Delivery Plan and phased in step with the delivery of new housing. We shall see.

The Inspector also made some interesting observations regarding a full assessment of future requirements and the identification of the appropriate amount of land to cover the period after 2027 which could involve consideration of additional Green Belt sites over and above those identified for safeguarding in the SADPD should this be justified:

- > *Moreover, further releases of Green Belt sites, over and above those identified in the SADPD, would likely be more harmful in Green Belt or landscape terms, be less accessible and thus not as sustainably located, and have greater landscape and other effects than the sites currently included in the plan.*

- > *I consider that with the safeguarded land it proposes to designate, the SADPD ensures that development needs could be met well beyond the Plan period, insofar as is reasonable and practicable.*

3. JOINT STUDY ON THE FUTURE INFRASTRUCTURE REQUIREMENTS OF THE EAST OF WOKING

At a Council meeting on the 3rd December 2020 Woking Council adopted a motion that the Council calls for a joint study with other authorities and partners on the future infrastructure requirements of the east of Woking based on both current and future demand. The terms were agreed at the Executive meeting held on 4th February 2021.

The first phase involved updating four key infrastructure areas - transport, education, flooding and health.

In this Phase One Woking Borough Council (Planning Policy Team) issued two draft reports.

- i) Local Development Framework Infrastructure Capacity Study and Delivery Plan DRAFT 2021 Review; and
- ii) DRAFT Infrastructure Delivery Plan 2021 Review – Extract of Byfleet and West Byfleet Infrastructure Capacity and Requirements.

The RA and Forum Task Groups submitted responses on the above documents and discussed them in subsequent Zoom meetings with WBC and SCC. We received responses on our concerns regarding Education, Transport and Flooding from the relevant stakeholders. The draft reports with minor amendments were agreed by full Council on 14th October 2021.

Phase Two provided an update on the remaining themes being Social and Community infrastructure; Public Services (including emergency services); Utilities; and Green Infrastructure. The RA responded on the draft papers and subsequently the RA and PNF participated in Zoom discussions with WBC. The papers went before full Council on Thursday 10th February and was adopted.

Again the point was made that new development and the necessary improvements to infrastructure to support it must happen concurrently.

4. WEST BYFLEET VILLAGE CENTRE REDEVELOPMENT

The Liaison Group last met on the 31st January.

Progress Report

- > The new name is Botanical Place
- > The demolition is now complete and Squibb have vacated the site
- > The sub-station is now de-commissioned and ready for demolition
- > Car Park closed on 31 August 2021 and spaces relocated in Station car park
- > Library closed on 20th August 2021 and the replacement in the Old Sorting Office is open. It needs to be used more.
- > The hoardings will in due course be made more attractive and will include visual presentations of the end development. Currently information boards have been installed
- > The main contractor has yet to be appointed but they are in advanced discussions with their preferred candidate. Negotiations on the pre contract services agreement are proceeding but I am advised that this is more about design considerations and there is still a long way to go. Given how the construction sector is currently positioned with labour shortages; inflation and supply chain issues this is all rather disappointing.
- > RVG have acquired 17-19 Old Woking Road which will serve as sales/marketing suite.

Hopefully at the next meeting of the Liaison Group there will be more positive progress to report.

Background

The liaison group comprising representatives from:

- > WBNF
- > WBBA
- > RA
- > COUNCILLORS

have been meeting with the developer and Keeble Brown on a regular basis. These discussions have been very helpful and constructive. There were also a number of Zoom consultation meetings with the community which have been well supported with many questions addressed. The overall feedback from the community and from the posts on Facebook were supportive and the spirit of involvement is appreciated.

Applications to date:

- a) **PLAN/2020/0753 - Approved**
- b) **PLAN/2020/0619 and PLAN/2020/0801 - Approved**
- c) **PLAN/2021/0059 - Detailed Planning Application. Validated.**

The Planning Application for the Reserved Matters came before the Planning Committee on 6th April 2021. After discussion the Application received unanimous support.

5. Wisley Airfield Garden Village

A separate report was circulated with the May 2021 Report. A planning submission was expected in September but the date has now been moved back to Spring 2022. I have circulated the December 2021 newsletter.

The Planning application for the construction of a round-about and a stub road was rejected by Guildford Planning Committee against the advise of Planning Officers.

APPROVED

6. PLAN/2021/1307

Address: 143 Station Road West Byfleet Surrey KT14 6DU

Certificate of Proposed Lawful Development for erection of flat roof rear dormer and outrigger dormer and two front facing velux skylights

7. PLAN/2021/1213

Address: Pyrford Golf Club Warren Lane Pyrford Woking Surrey GU22 8XR

Erection of single storey side extensions, external alterations, alterations to fenestration, new entrance lobby within existing porch, installation of flue, erection of pergola structures, amendments to car parking layout, landscaping and associated works.

8. PLAN/2021/1131

Address: 7 Bray Gardens Pyrford Woking Surrey GU22 8RX

Erection of two storey side and rear extensions, erection of 2x rear dormer windows and insertion of front and side rooflights to facilitate accommodation in the roof space, installation of replacement windows, installation of solar panels and alterations to external materials following demolition of single storey rear extension and side conservatory.

PNF Objected

APPROVED - Subject to Legal Agreement

9. PLAN/2021/0872

Address: Lee Place Hazel Road West Byfleet Surrey KT14 6JJ
Erection of detached dwelling on land west of Lee Place.

PNF Objected

10. PLAN/2021/1038

Address: Cherrywood Blackdown Avenue Pyrford Woking Surrey GU22 8QG
Erection of part two storey and part single storey side extension to existing dwelling (planning permission PLAN/2020/0863 granted 25/02/2021) and creation of new dwelling with associated parking and amenity space.

PNF Objected

REFUSED

11. PLAN/2021/1308

Address: 1 Lovelace Drive Pyrford Woking Surrey GU22 8QU
Erection of a detached two-storey house with rooms in the roofspace, dormer windows and integral garage following demolition of existing house (amended description).

WITHDRAWN

None

UNDER CONSIDERATION

12. PLAN/2021/0654

Address: Hawthorn Elmstead Road West Byfleet Surrey KT14 6JB
Erection of first floor extension, two storey rear extension and single storey front extension to create a two storey dwelling. Erection of car port and external alterations

Pending Consideration

Comments by 9th July

13. PLAN/2021/0793

Address: Units 1B and 2 Wey Retail Park Royston Road Byfleet West Byfleet Surrey KT14 7NP
Proposed amalgamation of Units 1b and 2 to include physical works to create a new, single unit within Use Class E (including for the sale of food and non-food goods) with the installation of a mezzanine floor; alterations to car park layout; and associated works.

Pending Consideration

Comments by 12th August

The RA has written to express concern

14. PLAN/2021/1044

Address: 25 Wexfenne Gardens Pyrford Woking Surrey GU22 8TX
Erection of two storey side extension and erection of detached garage to frontage

Pending Consideration

Comments by 27th October

15. PLAN/2021/1110

Address: Manor House Mill Lane Byfleet West Byfleet Surrey KT14 7RS

Erection of an outbuilding including an indoor swimming pool and gym and associated landscaping works and pergolas, following demolition of existing outbuilding.

Pending Consideration

Comments by 24th November

16. PLAN/2021/0756

Address: The Brambles Pyrford Road Woking Surrey GU22 8UQ

Outline application (all matters reserved) for a new residential development of 26 dwellings, with associated access, parking and landscaping.

Pending Consideration

Comments by 25th November

PNF had a special Committee meeting on Friday 12th November to discuss this application and decided to oppose it.

The RA should also oppose it for the following reasons including what I have reported in 2 above:

- a) The SADPD has been adopted.
- b) The Inspector has agreed the sites to be released from Green Belt.
- c) The inspector is satisfied that the release of these sites will enable WBC to meet its housing targets both quantitatively and qualitatively up to 2027 and possibly beyond.
- d) The inspector appears cautious regarding the benefit of further releases.
- e) In these circumstances to support a further residential building on Green Belt would appear quite unnecessary and possibly counter productive.
- f) Given how both PNF and the RA have campaigned it will send out a confusing policy message should we not object.
- g) The green belt side of Pyrford Road forms a "buffer" for Pyrford village which will be lost with this development."
- h) Currently in view of all of the above it is clear to me that there are NO exceptional circumstances to justify the release of this land from Green Belt for residential development.

17. PLAN/2021/1289

Address: 123 Old Woking Road Woking Surrey GU22 8PF

Erection of 3x sets of entrance gates and piers to front and side boundaries, erection of 1.8m high fence to front boundary and 1.5m high fence to side boundary and alterations to existing accesses (part retrospective)

Pending Consideration

Comments by 31st December 2021

18. PLAN/2021/1245

Address: Byfleet Lawn Tennis Club Pyrford Road Woking Surrey GU22 8UQ

Installation of floodlighting to serve two outdoor tennis courts, No. 4 and 5.

Pending Consideration

Comments by 21st December 2021

19. PLAN/2021/1104

Address: Manor House Mill Lane Byfleet West Byfleet Surrey KT14 7RS

Construction of a 9 bay garage building and a 6 bay Estate management building and hardstanding yard area with associated fencing and landscaping, following demolition of an existing stables building.

Pending Consideration

Comments by 8th January 2022

20. PLAN/2021/1278

Address: Ashley House, Elmstead Road West Byfleet Surrey KT14 6JB

Erection of a two storey side extension, single storey side, single storey and part first floor rear extensions following the demolition of the existing double garage. Fenestration alterations throughout.

Erection of a front porch and 2No front dormers. Erection of front boundary fence and the replacement of the existing entrance gates.

Pending Consideration

Comments by 7th January 2022

21. PLAN/2021/1374

Address: Sampford, Elmstead Road West Byfleet Surrey KT14 6JB

Erection of a part two-storey, part single-storey front extension incorporating side rooflights together with associated alterations to the main roof including a front rooflight

Pending Consideration

Comments by 25th January 2022

22. PLAN/2021/1284

Address: High Pines Pyrford Woods Pyrford Woking Surrey GU22 8QL

rection of a two storey front extension, first floor side extension above garage with front and rear dormer, single storey rear extension following demolition of existing conservatory. Alterations to exterior and fenestration. (Amended Description and Plans).

Pending Consideration

Comments by 18th January 2022

23. PLAN/2021/1355

Address: Marchmont, Hollybank Road West Byfleet Surrey KT14 6JD

Erection of a new dwelling following the demolition of the existing dwelling

Pending Consideration

Comments by 27th January 2022

PNF have Objected

24. PLAN/2022/0021

Address: 154 Old Woking Road, Woking, Surrey, GU22 8LE

Prior notification for a single storey rear extension to extend a maximum depth of 8m, maximum height of 2.97m and a maximum height of eaves of 2.50m

Pending Consideration

Comments by 1st February 2022

25. PLAN/2022/0022

Address: The Old House Pyrford Road Woking Surrey GU22 8UE

Proposed Detached Oak Framed Boat House.

Pending Consideration

Comments by 3rd February 2022

26. PLAN/2022/0018

Address: The Old House Pyrford Road Woking Surrey GU22 8UE

Demolition of existing stables/storage building and replacement with detached oak framed garage/storage Barn.

Pending Consideration

Comments by 4th February 2022

27. PLAN/2021/1178

Address: 59 Boltons Lane Pyrford Woking Surrey GU22 8TN

Erection of part two storey (with habitable loft room), part single storey side extension with construction of rear dormer. Erection of new detached garage.

Pending Consideration

Comments by 1st February 2022

NEW
None

OTHERS

37. PLAN/2021/0047

Consultation

Ward - Horsell East And Woodham

Proposal:

Formal consultation from Guildford Borough Council for Hybrid planning application for the redevelopment of part of the allocated site for the Slyfield Area Regeneration Project for a mixed-use development (known as Weyside Urban Village) comprising: A.Outline planning approval for the demolition of existing buildings and infrastructure and outline planning permission for up to 1550 dwellings; local centre comprising up to 1800 sqm of retail (inc. convenience store), healthcare,community, nursery and flexible employment uses (Use Class E); up to 500 sqm of flexible community facilities (Use Classes E/F1/F2); upto 6,600 sqm of flexible employment space (Use Classes E/B2/B8); up to 30,000 sqm for new Council Depot Site (Use Classes E/B8); 6 Gypsy and Traveller pitches (Use Class C3); and associated road infrastructure, landscaping including Sustainable Drainage Systems) and amenity space. B.Full planning permission for the development of primary and secondary site accesses, internal access roads and associated landscaping. C.Full planning permission for engineering operations associated with remediation and infrastructure, including primary and secondary substations; utilities and drainage (including Sustainable Drainage Systems).

Pending Consideration

38. RU.21/0207

Address: Land West of Byfleet Road (rear of 98-138 Byfleet Road) New Haw KT15 3LA
Redevelopment of the site to provide industrial, storage and distribution (Class E(g)/B2/B8) floorspace, with ancillary office accommodation, associated parking, landscaping and infrastructure works

This will employ 545 full-time staff with 362 parking spaces. Green field site.

The RA have **OBJECTED** - Green Space/Open Land and Traffic. Suggested that they undertake an Infrastructure Study as is being done by WBC.

Ref:SJCD/RA/Planning Report/February 2022

MEMBERSHIP SECRETARY'S REPORT - COMMITTEE MEETING 16 FEBRUARY 2022

KEY POINTS 2022 YEAR

The next **Drop In**, at which Street Reps are invited to attend to collect Issue 169 for distribution to members, will take place on **Saturday 19 March**. Helpers to set the tables etc are welcome from 1pm, and Street Reps are invited to attend from 2-4pm. Location is the Cornerstone Centre, St Johns Church, West Byfleet.

Membership Subscriptions

We would not expect many subscriptions to be paid until distribution of the first newsletter in March.

2022	Subscriptions banked and allocated on database	Subscriptions banked but not yet entered	Subscriptions held in cash by VR	2021 Totals year to date	2020	2019
	£	£	£	£	£	£
Byfleet	57.50	0	0	2744.5	1725	2,765
West Byfleet	155	0	0	4845	3584	4,812
Pyrford	180	0	0	4930	3972	4,613
TOTAL			0	12519.5	9281	12190

Membership Numbers

For the benefit of new members to the Committee, there are different membership statuses – New, Current, Grace.

“Grace” = Existing members currently have 3 years in which to pay a subscription before they are removed as members. (Prior to the pandemic the period of non-payment had been 2 years, but it was increased to reflect the difficulties that we have had in collection of subs in 2020 & 2021.)

	2022	2021	2020	2019	Members paid in 2021¹
Byfleet	568	573	561	576	393
West Byfleet ¹	835 ²	802	781	793	596
Pyrford	961	992	1,039	1,089	666
“Other”	19	19	18	11	
TOTAL	2383	2,386	2,399	2,469	1,655

Copies of Issue 169 to be printed:

	Members	Events	Extras	Total	Previous
Byfleet	600	100	50	750	850
West Byfleet	850	100	50	1000	1000
Pyrford	1000	100	50	1150	1200
Spare				100	150
TOTAL				3000	3200

¹ £1 from each subscription paid during the year is funded to the respective Village Neighbourhood Forum where a Plan has been approved.

² This figure is provisional and is overstated (Currently being investigated)

BYFLEET, WEST BYFLEET & PYRFORD RESIDENTS' ASSOCIATION

Email addresses:

It continues to be an important focus in 2022 to increase the number of email addresses that we hold on the membership database.

	2022	2021	2020	2019	2018
Byfleet	302	304	271	262	267
West Byfleet	526	522	491	429	305
Pyrford	544	551	488	452	421
TOTAL	1,372	1,377	1,250	1,143	993
Percentage of Members	58%	55%	52%	46%	35%

Membership Team changes

Byfleet Village Membership Officer

This role continues to be vacant and is being carried by me.

Isabelle David
RA Membership Secretary
members@the-residents.org

RA Editor's Report – 13.02.22

- **Issue 169 Update**
 - Updated timeline to produce Issue 169
 - Publication date for Issue 169 is now 19th March
 - Drop-in organised for Saturday 19th March at Byfleet Village Hall (hall to be booked from 13:00 for setup)
 - Lots of articles and reports received (thanks to those that have submitted)
 - Draft copy of Issue 169 completed with lots of great articles and reports – just need some final edits and still waiting for some reports and I have a few small spaces to fill with photos, articles, info, etc.....
 - I will be sending PDF copies of their articles to external authors for review and approval
 - Need Some Ideas for Page 1
 - Plan to send out for Proof Reading around the 17.02.
 - **At time of Writing this report (13.02.22)**
 - **I am still waiting for: -**
 - West Byfleet Forum Report??
 - West Byfleet Medical Centre Article – due 17/02
 - Keeble Brown Botanical Place??
 - Sanway Flood Elevation Report – due 20/2
 - Life Story Article – Broadoaks Development
 - Some New Committee Members Photos??
 - Ian David Carol and John
 - Pyrford AGM Summary – due 23/02
 - Pyrford Flower Show – due 20/2

Resident Newsletter Issue 169 Timetable – 19th March Deadline

FULL PRINT RUN - ISSUE 169

2022	Activity/Task	Owners	Status
Thursday 3rd February	Deadline for Village Reps Reports and External Articles	Village Reps and External Authors	Done
Monday 7th February	Finalise layout and publish Draft (1) Village + Forum Reports, AGM Report, External Articles Drop Box	Robert	Done
Wednesday 9th February	Final Draft (1) Ready and Published in Drop Box	Gareth (Layout)	Done
Wednesday 9th February	Deadline for Adverts	Isabelle David	Done
Friday 11th February	Final Draft (2) Ready with Adverts Published in Drop Box	Gareth (Layout)	Done
Tuesday 15th February	Review Draft (2) make any changes and send to Gareth Drop Box Draft (2)	Robert	
Thursday 17th February	Send out PDF (Draft 2) version for proof reading	Robert	
Tuesday 22nd February	Deadline for responses from proof-readers	Proof-readers	
Wednesday 23rd February	Complete changes/updates from the proof-readers Create and Finalise Draft (3)	Gareth (Layout) Robert	
Friday 25th February	Send Draft (3) out to RA Committee	Robert	
Thursday 3rd March	Final Deadline for last minute minor changes and updates	RA Committee	
Friday 4th March	Final edits and changes RA Committee Draft (4)	Robert Gareth (Layout)	
Tuesday 8th March	Final Version to Stag Printing	Robert/Gareth	
Tuesday 8th March	Print Run	Stag Printing	
Wednesday 16th March	Web Version (Printer Friendly)	Gareth (Layout)	
Friday 18th March	Load Issue 169 to RA Website	Anita Flavell	
Saturday 19th March	Delivery of Issue 169 from Printers	Stag Printing	
Saturday 19th March	Drop-in Distribution of Issue 169	RA Drop-In	

Byfleet, West Byfleet & Pyrford Residents' Association.

Health & Wellbeing Update - February 2022.

WBHC news:

WBHC refurbishment & expansion into 2nd floor (currently empty) is anticipated to start before summer 2022. Plans include air conditioning, improving building security (CCTV, swipe cards and GP panic buttons) & 4 additional treatment rooms for clinical staff shared between all 3 practices (phlebotomy, social prescriber etc).

No patient disruption anticipated - work evenings and weekends.

Timeframe TBC.

Patient Participation Group. Consists of c. 20 people for patient experience feedback with aim of improving patient service. Quarterly meetings have been paused due to CV-19, but hope to start up again. Start date TBC. PPG is currently trying to recruit new members.

If you, or you know anyone who may be interested, please ask them to send their CV to their Practice Manager.

Car Park Still getting complaints there is a 20 minute grace period to input car reg. No fines after 6:60pm and bank holidays.

Appointment booking. Difficulty securing an appointment still appears to be an issue for patients. Each practice operates their own booking systems.

Wey: Provides choice of F2F or telephone appt. This is set to continue post CV-19. (I'm told about 2/3 patients choose telephone, 1/2 choose F2F - Yes I know the maths doesn't add up!!!)

P. Bridges: Triage system with F2F if appropriate, either at the surgery, Woking, or St Peter's. PB started 'on the day' F2F appointments from Feb '22.

Madeira: Status TBC.

Practices anticipate complaints about doctors running late as patients present with more complex/multiple symptoms.

All 3 practices currently have similar FTE 'doctor:patient' ratio.

Charrington Manor Care Home

No decision yet on which medical practice chosen for residents. At time of writing, WBHC has not yet been approached by the Care Home management team.

I've been invited to visit the home. Anyone who fancies a look around, you are very welcome to join me!

Requests:

- * **Cllr. GE, please share contact details for WBC CEO Julie Fisher** - To understand WBC draft infrastructure plan for healthcare and impact on local residents.
- * **Cllr. GE, please share the summary of NW Surrey Alliance health services plan when available** - To understand top level plans / share with local health centre.

BYFLEET, WEST BYFLEET & PYRFORD RESIDENTS' ASSOCIATION

PYRFORD VR REPORT - 16 February 2022 (as of 14 February 2022)

A) MEMBERSHIP SUBSCRIPTIONS

So far £285 has been collected all bar £10 through the bank accounts. This compares favourably with last year up 356%.

Subs to 14 February 2022						
	Total	In database	To enter	No members	Average	
	£	£	£			£
Membership 958						
Paid Directly to Pyrford Collections	175	175	0	20	8.75	
Paid into Main Account	5	5	0	1	5.00	
Bank Balance to enter 2020 subs	95	0	95	9	10.56	
Cheques & cash to bank	10	0	10	2	5.00	
Totals	285	180	105	32	8.91	
Ytd to February 2021	80					
	356%					
2021 Members Subs	4,930			643	7.67	
% 2022 so far ccf 2021 outturn	5.8%			5.0%	116.2%	
Memberships Paid in Database		£	No	%	Av	
2019		4,568	772	80.6%	5.92	
2020		3,967	630	65.8%	6.30	
2021		4,930	643	67.1%	7.67	

B) STREET REP GAPS

There are a few streets in Pyrford without a Street Rep, such as:

Belmore Avenue	Norfolk Farm Close
Broomcroft Close	Old Woking Road
Broomcroft Drive	Orchard Lea Close
Coldharbour Road opposite School	Pine Tree Hill
Dorin Court	Pyrian Close
Hacketts Lane	Roughlands
Longridge Close	Rowley Close

D) MARSHAL PARADE DEVELOPMENT SAGA

Synergy Dentists opened on 14th January . So far there doesn't seem to have been a significant parking issue, though the VR will monitor, though there have been reports of parking on both sides of Coldharbour Road outside Townsend Cottages.

E) PLANNING APPLICATIONS

These are covered in more detail in both the Pyrford Neighbourhood Forum report and the RA Planning Report.

A decision on the outline planning application at The Brambles, Pyrford Road for 26 dwellings is awaited.

F) NEW PAVEMENT SURFACE ON PART OF LOVELACE DRIVE

If you go to the shops on Marshall Parade, you may well have noticed the significant improvement in the pavement surface along the shop end of Lovelace Drive. This work was funded by Cllr Liz Bowes out of her County Council Highway Allocation.

Andrew Grimshaw

BWBPRA Committee Byfleet Report 16th February 2022

Village Representative and Deputy (Byfleet): Eleanor Grady and Jean-Pierre Frossard

Association matters:

RA Subscriptions/ Street Reps/Drop-in

Coverage of village:

Total number of roads in Byfleet: 94

Number of roads with Street Rep: 71 (75%)

Number of active Street Reps: 29

Of which number stepped down since last report: 0

Of which new since the last report: 0

AMO Role

The AMO role for Byfleet remains vacant with Isabelle David very generously continuing to undertake the role for Byfleet.

Street Reps:

No change.

Subscriptions:

SRs have received a few envelopes. I have unbanked monies totalling gbp 30.

Spare copies of Issue 168 (and introductory letter) are being delivered to shops in Byfleet this week.

Issue 169

Articles given to Robert. I have photos of the WB Christmas Tree Festival at St John's if these are needed.

Byfleet Residents Neighbourhood Forum:

Due to self-isolation I was not able to take up Andrew Weiss' kind invitation to attend the BRNF AGM 7th Feb 2022. We emailed RA SRs regarding date and time of the AGM. We hope it went well.

Village Matters:

Annual Byfleet Parish Day 2022

- **16th July 2022.** Date for diary! The RA will have a stall. JP and I would love to have the company of as many of the Committee as possible or say hello in passing! We will have a table with posters advertising the RA Seed Share Scheme and The RA Orchard Project too.
- We have been offered a table in the Village Hall which hosts the Parish Day Horticultural Show to make some of our flyers and seeds available.

Other Village Events

- The Parish Day Committee and the Byfleet Amenities Group are holding a joint **Picnic on** Plough Green for the Jubilee on Friday **3rd June**. Details tbc.
- The Parish Day Committee are running an **Easter Eggsravaganza** in Byfleet Library on Saturday **2nd April**. Details to be confirmed - this is when the 'Royal Family' for 2022 will be selected.
- Byfleet Art Group will have an **Art Exhibition** on Saturday **April 23rd**, at the Catholic Church, Madeira Road, West Byfleet 10 am -4pm free entry.
- Byfleet Bowls Club are planning **Bowls Open Days** on **1st and 2nd May**. **29th May is their Big Bowls Weekend** and **16th July their 'Fun Day'** to coincide with Parish Day.
- **The RA Garden Seed Share annual launch – 12th March 2022** 11-2 . Stall outside Byfleet Library

Environment & Health and Well-being:

Street Trees : WBC/SERCO have sent us details annual Street Tree plantings for the last 3 winter seasons. Earlier data is not available from either party. We hope to share these listings with residents via the RA website. VRB has listings from the early 1990s from a former Byfleet Tree warden. We have been in dialogue with SECRO regarding the need for a wide range of tree species in the interests of biodiversity and pollution control.

Air Quality: A recent air quality monitoring report featured in the Woking News and Mail, highlighted concerning levels of pollution in Byfleet around the M25.

Water quality monitoring : We received a useful notice of a Conference held by The Rivers Trust . We posted a link on Byfleet Represents. We also sent an email to The Byfleet Anglers and Byfleet Boat Club. Byfleet Anglers reverted to say they were grateful to receive the link as had not been aware of the conference and were interested. The RA is clear that we are simply communicating what has come to our attention. We are not getting in the way of the process already in our place between our councillors and the EA.

The post read *'Hello everyone, The Residents' Association has been made aware of an online Conference to be held by The Rivers Trust in March 2022. We attach the link below, in case of interest, as we are aware of many local residents who use and are interested in the condition of the Wey and of our rivers and waterways in general.*

<https://www.riverstrust.org/.../rivers-trust..>'

Seed Share Scheme : We will hold a seasonal start of the scheme stall on Saturday 12th March between 11 and 2 outside Byfleet Library (or inside if raining!) Do pop along to support us! Free seeds and strawberry plants will be available. We will advertise on notice boards and Facebook in coming weeks.

If a location in WB and P would like to have a box of seeds available to residents over the summer in 2022 we can provide this while stocks last!

Orchard Project : We have included our project launch article in Issue 169. Questionnaire will go to members in this issue. Once we see the response we get, we will decide whether we need to publicise our need for database and graphic design help further.

Air Quality: A recent air quality monitoring report featured in the Woking News and Mail, highlighted concerning levels of pollution in Byfleet around the M25.

Opportunities to widen understanding of the RA/increase membership:

BCN - BCN will include an article on the RA in their spring edition. Isabelle is kindly drafting. They hope to have space in their summer edition for articles on the Seed Share Scheme and the Orchard Project.

Byfleet Parish Day -The RA is invited to include an article on its work for free in the event's brochure.

A.O.B.

Website We are asking the committee to consider some adjustments to the website 'Local Gardening Initiatives' drop down. We would like to rename this something like 'Nature, Horticulture and Gardening Initiatives' or 'The Environment, Horticulture and Gardening Initiatives'

We would like to add two new sections under this drop-down and add logos

1. The RA Orchard (Fruit Tree) Project
2. Village trees and Street Trees

Finance :

- Orchard Project Questionnaires (2600) - many thanks to the committee for expenditure approval (Approx gbp 314 including VAT)
- Request for approval for expenditure for Byfleet Parish Day Stall – email request 12.02.2022
- Could we consider securing quotations for large poster-size vinyl 'banners' for The RA Orchard Project and the RA Seed Share Project? These could be used each year at events and stalls.

Thank you, Jean-Pierre Frossard and Eleanor Grady - JPF/EMG 16.02.2022

Byfleet Residents Neighbourhood Forum

Report to RA Meeting, February 2022

1. AGM

Our AGM took place on 7th February 2022 at St Mary's Community Centre in Byfleet. There were 18 attendees. The meeting elected a new committee comprising.

Andrew Weiss, Chair. Tony Evans, Deputy Chair. Peter Ford, Treasurer, Lynn Cozens, Secretary.
Bruce Bovill, Claire Calder, Barry Jones, Paul Peters, Krista Rooney
Cllr Amanda Boote, Cllr Mary Bridgeman, Cllr Josh Brown.

Andrew Weiss brought the meeting up to date with progress, outlined a strategy for moving forward and set a first committee meeting date for 7th March. This will allow new members to familiarise themselves with the draft plan prior to setting new targets for updates.

Consultants have also been appointed to facilitate in the next stages of the submission process.

Welcome support and some guidance notes have been provided by Wade Pollard (Chair, West Byfleet Neighbourhood Forum) who also attended our AGM.

2. Community matters.

Most have been covered in the village rep report. Byfleet Manor has agreed to host Weybridge Apiary beehives on estate land and has also commenced work with a local Owl preservation group to place nesting boxes on estate land. A report on the biodiversity programme will be available for issue 170 of The Resident.

FP94 re-location has been referred to the planning inspectorate following appeals from The Ramblers, Open Spaces Society and Mr & Mrs Lovell (local residents)

Fiona Syrett has written to Stephanie Broadley concerning the WBC Joint Infrastructure Study on Flooding, specifically to request an answer to a question on why Byfleet was omitted from a report on historic fluvial flood events and seeking to have confirmation that this will be changed on publication when the SFRA is next updated. Strategy is to keep pressure on WBC to take Byfleet Flood prevention scheme off the 'on hold' list, currently there due to budget constraints.

3. Planning issues.

Nothing of note to report this month. We will have one committee member providing focus for future committee meetings and comment.

WBNF MONTHLY REPORT FOR FEBRUARY RA MEETING

1. MEETING ARRANGED FOR LATER THIS MONTH WITH JULIE FISHER TO DISCUSS A NEW COMMUNITY CENTRE
2. NEW BENCHES INSTALLED ON BIRCH GREEN
3. CONSULTING WITH RESIDENTS ON IMPROVEMENTS TO THE RECREATION GROUND
4. LATEST BOTANICAL PLACE LIAISON GROUP MEETING SUGGESTS SCHEME WILL COMPLETE IN SUMMER 2025. AWAITING CONFIRMATION AT NEXT MEETING
5. NOTED THE APPROVAL BY WOKING COUNCIL OF PART 2 OF THE 2021 REVIEW OF THE INFRASTRUCTURE CAPACITY STUDY AND DELIVERY PLAN
6. CHARRINGTON MANOR, THE NEW CARE HOME ON PARVIS ROAD OPENS THIS MONTH.
7. WORK HAS BEGUN CONVERTING PHOENIX HOUSE ON PYRFORD ROAD FROM OFFICES TO RESIDENTIAL ACCOMODATION
8. NOTED THAT THE LEADERS OF SURREY BOROUGHES HAVE PRODUCED A DOCUMENT: "SURREY 2050 PLACE AMBITION" BUT THAT THIS IS NOT A POLICY DOCUMENT
9. ARRANGING TO MEET THE LANDOWNER OF GB9 TO DISCUSS PROGRESS

**PNF Report FEBRUARY 2022
(As at 14/02/2022)**

FORUM AGM

The AGM is scheduled for Monday 21st at 20:00.

HERITAGE CONSERVATION ASSESSMENT

Work continues on the project with contact being made with key relevant bodies.

INFRASTRUCTURE EAST WOKING

The second report was approved at the Woking Borough Council Full Council on Thursday 10th February.

SIGNIFICANT PYRFORD PLANNING APPLICATIONS

Since the January report, the Forum has objected to no planning applications:-

The following cases of interest were decided:-

1) 1 Lovelace Drive– REFUSED

Erection of a detached two-storey house with rooms in the roofspace, dormer windows and integral garage following demolition of existing house (amended description) Proposed resurfacing of yard area (Amended Plans)

PNF objected to the application

2) Barnhouse Warren Lane - APPROVED

Erection of single-storey link extension to existing outbuilding

PNF did not object to the application even though in Green Belt

3) 7 Bray Gardens – APPROVED

Erection of two storey side and rear extensions, erection of 2x rear dormer windows and insertion of front and side rooflights to facilitate accommodation in the roof space, installation of replacement windows, installation of solar panels and alterations to external materials following demolition of single storey rear extension and side conservatory.

PNF objected to the application due to street scene

4) Pyrford Golf Club Warren Lane – APPROVED

Erection of single storey side extensions, external alterations, alterations to fenestration, new entrance lobby within existing porch, installation of flue, erection of pergola structures, amendments to car parking layout, landscaping and associated works

PNF did not object even though in Green Belt

The following appeal has been dismissed :-

5) 8 Townsend Cottage Coldharbour

Erection of a front Porch

The following applications are of note since the last report

6) Tynings Hazel Road (Oakcroft Road address)

Erection of a two storey replacement dwelling with accommodation in the roof space and a basement and erection of a detached garage with accommodation in the roof space following demolition of existing dwelling and garage.

The following key applications (not mentioned above) are still under consideration:-

Non-Green Belt:-

7) 45 Lincoln Drive

Insertion of 3No front, 1No side and 2No rear rooflights and 2No skylights (retrospective)

PNF objected

In Green Belt: -

8) The Brambles

Outline application (all matters reserved) for a new residential development of 26 dwellings, with associated access, parking and landscaping

PNF objected

9) Byfleet Lawn Tennis Club Pyrford Road

Installation of floodlighting to serve two outdoor tennis courts, No.

The following appeals are un-decided:-

10) Clubhouse Traditions Golf Club Pyrford Road (ENF 14 June 2021)

Appeal against Enforcement Notice

PNF objected to planning application for temporary storage

Andy Grimshaw
PNF Chair