

BROCKHAM
PARISH COUNCIL MEETING — DRAFT MINUTES
13 October 2026

Venue: The Pavilion, Brockham Recreation Ground
Date: 13 October 2026
Time: 19:30

Present
Cllr Karen Gargani (KG), Chair
Cllr David Challenger (DC)
Cllr Noel Humphrey (NH), from 20:30
Cllr Simon Hetzel (SH)
Apologies
Cllr Gary Evans (GE)
Cllr Roshie Watkins (RW)
Cllr Ross Lane (RL)

In attendance
L Mann (Clerk) (LM)
Apologies
MVDC Cllr S Budd (SB)
MVDC Cllr P Keay (PK)
MVDC Cllr P Potter (PP)
SCC Cllr H Clack (HC)
Public:
2 residents

Ref	Agenda item	Who
26/10-001	**To receive apologies for absence**	
	Apologies were received and accepted from Cllrs Ross Lane , Gary Evans and Roshie Watkins; MVDC Cllrs Paula Keay, Paul Potter and Simon Budd; and SCC Cllr Helyn Clack.	
26/10-002	**Code of Members' Conduct - Declaration of Interest**	
	No interests were declared.	
26/10-003	**Public Session**	
	Residents of Wheelers Lane attended to discuss the planning application for nine homes on land off Wheelers Lane. They had formed a group to oppose the proposal. The Council encouraged each resident to submit individual comments and, if helpful, copy them to the Clerk. Action: the Parish Council to consider and submit a formal representation. Residents raised concerns about flood risk, the site's Green Belt or Grey Belt status, environmental impacts and the accuracy of the boundary shown on the developer's plan. They had met the developer's planning consultant, who advised that no development beyond the nine proposed homes was planned. Residents were undertaking substantial work to prepare their objections.	PC
26/10-004	**Approval of Previous Minutes**	
	The minutes of the meeting held on 9 September 2026 were approved and signed by DC.	
26/10-005	**Chair's Update**	
	The Chair expressed her sadness at the recent death of a well-loved and respected member of the community. The funeral would take place on Friday, with a private service at the crematorium. The Chair clarified her involvement with Betchworth United Charity. The charity was established to identify beneficiaries across the three parishes of Betchworth, Brockham and Buckland. Historically, the Chair of the Parish Council has been involved; Karen Gargani therefore serves in this capacity.	KG / DC

	As reported in the recent Parish News, the Parish Council has been using community funds for projects benefiting the whole village, including: The recreation ground car park has been resurfaced, attracting considerable positive feedback. The Parish Council hopes parents will be encouraged to use the car park for the school run. It was noted that the car park sign had been knocked down and might need replacing. Action: KG to contact Brockham Recreation Ground Trust. Renovation work is being undertaken on Old Coach Road. The Parish Council is working with MVDC, the road owner, and contributing financially to ensure that the road is safe for users. DC and KG are in ongoing discussions with Brockham Village Hall Trust to determine how the hall's toilet facilities could be improved. The telephone box by the Spar is in disrepair and, following inspection, requires more than repainting. KG is researching options for the work. As it is listed by MVDC as a heritage asset, it must be maintained. A new defibrillator has been purchased and will be installed once the work is complete. The other telephone box in Middle Street, which also houses a defibrillator, could potentially be replaced with a more attractive box. Options will be investigated. Footpath works would be covered later in the agenda. The restoration of the chalk grasslands is continuing, with sheep arriving this week. KG remains one of the caretaker for the site and livestock.	
26/10-006	**District and County Councillor Update**	
	No update was available, and no District or County Councillors were in attendance.	
26/10-007	**Green Spaces**	
	Playground RL had been following up several items with the contractor. It remains to be confirmed whether these have been completed. New whips need to be planted on Elizabeth Bailey Field (KG). Considerable clearance work has been completed on site, and the willow tree required a substantial trim for safety reasons. The fallen branch has since been removed. Residents are walking through the planted boundary hedge rather than using the paths, which is damaging the hedge line. Action: The fly-tipped goalpost and netball posts need to be removed by the MVDC JET team for a fee. It was agreed that the planter scheme was working well. The Clerk confirmed that planter caretakers submit expense claims when required. The winner of the recent planter competition had been selected but had not yet received a prize. It was agreed that a garden-centre gift voucher would be appropriate. Action: the Clerk to contact RL to confirm the winner and arrange the prize. **Bonfire tree application and works** The Parish Council initially agreed to submit, on behalf of the Bonfire Committee, a request for safety work to two trees close to heat sources. Reductions to a further four	RL / KG / LM LM LM

	trees were subsequently requested. The full application has been submitted to the MVDC planning team and a tree surgeon booked. All six trees are owned by MVDC and are within the conservation area. Subject to approval, the work will be carried out during the week commencing 24 October. A resident asked about the condition of a bench on Smithers Green, which had fallen into disrepair. The resident would send photographs to the Clerk for assessment.	
26/10-008	**Infrastructure**	
	Remembrance Sunday Road closure On MVDC's advice, one road-closure application had been submitted rather than the two preferred by the RBL team. The process had been particularly challenging this year, with stringent requirements from MVDC and Surrey County Council. A response was awaited. **Highways** There had been extensive correspondence about vehicles parking in Middle Street near the doctors' surgery, in Wheelers Lane near the school and church, and in Brockham Green. SH had been liaising with Surrey Highways and MVDC and would continue to do so. Yellow lines in the conservation area were generally opposed as being out of keeping with the village. As the vehicles were generally parked legally, it was unclear what action could be taken. SH would ask the Highways team what options were available. KG had recently spoken to the GP practice manager. Patients appeared to struggle to park at busy times, partly because staff also used the car park. Two off-site staff spaces existed, but the signage might have been lost; this would be investigated. A resident had reported subsidence on Red Lane. Lighting: a resident had requested that the streetlight in Hillside Gardens be removed or switched off as it was considered unnecessary. This could be requested through the portal. Ditch – on Brockham Lane there were ongoing issues with ditch clearance and a blocked culvert. The ditch was full of leaves and silt. Surrey County Council cleared debris arising from the earlier footpath improvement works and advised that responsibility for the remaining issue lay with the landowner. Action: the Parish Council to write to the Big Field Committee regarding the bridge and silt. Action: the Clerk to request half of the shared ditch-cutting costs from BBFC.	SH / LM
26/10-009	**Planning (Appendix B)**	
	Determined applications The decisions on the applications listed in Appendix B were noted. **Pending applications** The pending applications listed in Appendix B were noted. A letter of representation will be prepared and submitted regarding the development on Wheelers Lane. **Other planning applications** SH had visited Long Cottage on the Green. The residents had discovered that large cracks in their house were likely to have been caused by the oak tree on the Green directly in front of the property. The tree had been planted by Brockham Parish Council in 1977. The resident was liaising with MVDC tree officers. The insurer's surveyor had agreed that the necessary remedial work, whether underpinning or a root barrier, would be covered. **Providence Cottages Garden and Fence** As stated at the September meeting, this was a dispute between residents. **Footpath A45**	SH / LM

	The recent resurfacing of Footpath A45 had been very successful. A resident had raised concerns about cyclists and horse riders using the route. Signs identify it as a footpath, and the Clerk had notified Surrey Rights of Way of its possible misuse. Work had begun to reclaim the Brockham Lane pavement from the encroaching grass verge, providing pedestrians with more space.	
26/10-010	**Finance Matters (Appendix)**	
	Income and expenditure for September were noted. Bank statement and reconciliation for the same period were reviewed and signed. Administration: The 2025/26 Community Infrastructure Levy Report was reviewed and signed by Karen Gargani. ACTION: It would be submitted to MVDC and uploaded to the website.	LM
26/10-011	**Clerk's Update**	
	The In Your Area crime update was shared (Appendix A). The next full Council meeting would be held on 10 November 2026.	
26/10-012	**Urgent matters at the Chair's discretion for noting and inclusion on a future agenda**	
	The Chair formally thanked BERT for its excellent annual ditch-clearance work. The Parish Council also recorded its disappointment at having been excluded from the recent standard meeting and AGM of the Brockham Big Field Committee.	
26/10-013	**Closure of meeting**	
	There being no further business, the Chair closed the meeting.	

APPENDIX

ACTION POINTS

Ref	Action point	Owner
26/10-003	Consider and submit a letter of representation on the Wheelers Lane housing application.	PC
26/10-005	Contact Brockham Recreation Ground Trust about the damaged car park sign.	KG
26/10-007	Confirm the planter competition winner with RL and arrange the prize.	LM
26/10-008	Continue liaison with Surrey Highways and MVDC regarding parking concerns.	SH
26/10-008	Write to the Big Field Committee regarding the bridge and silt.	LM
26/10-008	Request half of the shared ditch-cutting costs from BBFC.	LM

POLICE UPDATE

Surrey Police Dorking Rural East Local Priorities Priority Issued: June 2026 (APPENDIX A)
Tackling Rural Retail crime
Rural Burglaries
Livestock Worrying
Upcoming Events - Meet some of your local team, who are ready to listen to concerns and provide crime prevention advice.

Event	Date	Time	Details	Location
Mole Valley "Meet the Beat" @ Brockham	22 October 2026	5:00 pm	Meeting	The Village Green, Brockham

Mole Valley "Meet the Beat" @ Dorking	29 November 2026	10:00 am	Meeting	Outside Waitrose, Dorking
Mole Valley "Meet the Beat" @ Hookwood	15 December 2026	11:00 am	Meeting	Hookwood Tesco Express

PLANNING (B)

Application	Reference	Address	Proposal	Date	Status	Decision
MO/2026/01405	EC/2026/01408	CHURCH COTTAGE BROCKHAM GREEN BROCKHAM RH3 7JR	Replace existing timber and crittall windows with white high timber effect PVCu windows.	25/08/2026	Live	PENDING
MO/2026/01438	PP/2026/01324	Kiln Lane Nurseries, Kiln Lane, Brockham, Betchworth, Surrey, RH3 7LX	Variation of condition 2 and 16 for planning permission of MO/2024/1902 for the demolition of existing buildings and erection of 4 No. dwellings (2x3-bedroom and 2x2-bedroom bungalows) along with ancillary parking and amenity space to allow for changes made to the internal layouts and elevational treatment of all four dwellings, and re-orientation of plot 1, and the variation of condition 16 to substitute the previously approved site plan with a revised site plan.	01/09/2026	Live	PENDING
MO/2026/01319	PP/2026/01215	BROOME HILLS MILL HILL LANE BROCKHAM RH3 7LR	Erection of a garage and store with office/store over and associated development.	11/08/2026	Live	PENDING
MO/2026/01085	HC/2026/01182	2 THE BOROUGH BROCKHAM RH3 7NB	Submission of details pursuant to Conditions 3 and 4 of planning permission MO/2026/00404 for the demolition of partially enclosed timber pergola and garden store and the erection of a detached single garage with garden store, extension to driveway and installation of a 5 bar timber gate and reduction in ground levels.	30/07/2026	Determined	CONDITIONS APPROVED
MO/2026/01360	PP/2026/01161	WHEELERS LANE NURSERIES WHEELERS LANE BROCKHAM RH3 7HJ	Demolition of existing buildings and erection of 1 No. dwelling with detached car port with associated parking, landscaping and alterations to access.	03/08/2026	Live	PENDING
MO/2026/01454	PP/2026/01147	LAND WEST OF WHEELERS LANE BROCKHAM RH3 7HJ	Erection of 9 No. dwellings with associated parking, landscaping, drainage and access.	31/07/2026	Live	PENDING
MO/2026/01171	PP/2026/01049	ROSEMARY COTTAGE	Please note amended description: Demolition of single storey side extension	18/08/	Live	PENDING

		REIGATE ROAD BETCHWORTH RH3 7HB	and erection of a two storey side and rear extension and fenestration alterations.	2026		
MO/2026/01167	PP/2026/01034	82 BROCKHAM LANE BROCKHAM RH3 7EH	PLEASE NOTE: Amended description. Demolition of existing single and two storey rear extensions and front porch and erection of a part single, part two storey rear extension, a single storey front loggia and the addition of a rooflight to the front elevation.	13/07/2026	Live	PENDING
MO/2026/01164	PP/2026/01015	7 CASTLE GARDENS BROCKHAM RH4 1NY	Removal of existing single storey rear element and erection of a single storey front extension with side conservatory infill between house and existing garage; removal of chimneys and replace roof with addition of gable end to rear; installation of Air Source Heat Pump; engineering operations to alter the existing rear terraces including landscaping throughout the site and raised ground levels to allow step-free access.	09/07/2026	Live	PENDING
MO/2026/01076	EC/2026/00964	BIRCH COTTAGE BROCKHAM GREEN BROCKHAM RH3 7JN	Closing up of existing vehicular access and the creation of a new vehicular access	08/06/2026	Live	PENDING
MO/2026/01048	PP/2026/00812	DORKING ANGLING SOCIETY REIGATE ROAD BETCHWORTH RH3 7ET	Erection of new entrance gate and fencing to fishery.	05/06/2026	Live	PENDING
MO/2026/00923	PP/2026/00790	BYFIELD WHEELERS LANE BROCKHAM RH3 7HJ	Erection of single storey link extension between house and garage, first floor front extension to replace existing dormer over existing cat-slide roof, porch extension and associated changes to fenestration.	29/05/2026	Live	PENDING