

EF25-066 MANOR FRUIT FARM

(i) To discuss the building consent request from The Therapy Garden

The Therapy Garden are requesting permission for a small, lean-to greenhouse which will be placed next to one of the existing out buildings and will be made of Perspex and either aluminium or plastic frame and will have a shelving unit – This will NOT be a walk in structure. This is purely for the students to use to store and propagate house plants rather than inside on the office shelves. This will not be constructed as a permanent structure and could be moved around the site as required.

Matters for consideration

Do the committee agree to the grant permission to the Therapy Garden for the lean to shed?

(ii) To hear an update from the MFF working group

1. Entrance Signage

The Working Group has reviewed the proposed new entrance signage for Manor Fruit Farm (MFF). Members confirmed general satisfaction with the design concept and are awaiting updated quotations for:

- The main entrance sign
- A directional sign within the site

The agreed order of organisation names on the main sign will be:

1. Manor Fruit Farm
2. Normandy Parish Council
3. Bowling Club
4. Café and Shop
5. Guildford Archery Club
6. Therapy Garden

Village Hall

In addition, a smaller secondary sign is proposed to be located part-way between the height barrier and the turning to the Bowling Club. This sign would provide supplementary direction and clarity for visitors. Draft wording and design details are to be developed.

2. Car Parking, Access and Safety

2.1 Parking on the Entrance Road

To discourage parking along the entrance road during busy periods, the following options are proposed for discussion:

- Installation of double yellow lines on both sides of the entrance road

- Permanent “No Parking” signage along the roadway
- Signage at the main car park advising that, if full, alternative parking is available at Hunts Hill and Scout Hut

These measures are intended to maintain safe access for emergency vehicles, improve visibility, and reduce congestion.

2.2 Seasonal Parking Area (Near Container)

Residents have been informed of the arrangements regarding seasonal parking on the grassed area near the container:

- Residents must contact the Clerk in advance of events requiring additional parking.
- Parking must be managed by a designated parking attendant.
- Vehicles must maintain a minimum distance of 10 metres from the Peace Garden trees.
- Ground conditions must be checked in advance.
- Any damage must be repaired.
- Access keys are issued for the event only and must be returned promptly to the Clerk.

These measures reflect the dual use of the area as open pedestrian space, including use by dog walkers, and aim to protect both safety and landscaping.

2.3 General Car Park Capacity

It was noted that there are regular occasions when the main car park is at or near full capacity. A resident raised concerns regarding vans that are periodically parked at MFF and the basis on which permission has been granted.

Councillors agreed to investigate:

- The nature of any permissions granted
- Whether continued parking of these vehicles remains appropriate
- Whether alternative arrangements should be required, given current capacity pressures

3. Height Barrier

Neil Brown (Shop and Café) raised concerns regarding the height barrier being left open. Issues identified include:

- Delivery drivers and other users failing to close and secure the barrier
- The barrier being heavy and cumbersome
- The need to stop, exit vehicles multiple times, and manually lock/unlock the mechanism

Alternative options discussed:

- Electrically operated height barrier
- Fob-operated access system
- A barrier that locks automatically once pushed shut

Electronic solutions were not supported by the Therapy Garden due to concerns about maintenance and repair costs.

Neil Brown has agreed to research practical and cost-effective alternatives and will report back to Council with detailed proposals.

4. Normandy Village Hall (NVH) – Pathway Concerns

Representatives of Normandy Village Hall have raised concerns regarding use of the pathway running along the edge of the Village Hall site by individuals who are not hall users. They consider this to present a potential safety risk and wish to discourage non-hall users from accessing the path. It was suggested that NVH may bring forward a proposal to alter the pathway alignment on the Village Hall side so that it better aligns with the path on the Green side of the road. The intention would be to encourage those accessing the play area to use the alternative route.

NVH also suggested that the Parish Council should fund works to the pathway on NVH land.

Although no formal written request has yet been received, the Working Group considers it appropriate for the Council to discuss in principle:

- Whether the Parish Council should fund works on privately owned land
- Under what circumstances such funding might be justified
- The wider implications for precedent

In connection with the broader relationship between NVH and the Parish Council, the Assistant Clerk and Cllr Mitchell have reviewed:

- The NVH Agreement with Guildford Borough Council relating to the sale of the land
- Relevant Land Registry documentation

Notable information from the land registry document include;

1. NVH – Rights of Access and Use

1.1 Access to Road and Verges

*NVH has the right, upon giving **one week's written notice**, to access the road and verges in order to:*

- *Repair, maintain, renew or otherwise service media serving NVH;*
- *Carry out inspections, repairs or alterations to NVH land, buildings or associated structures.*

1.2 Right of Way Over Access Road and Paths

NVH has the right of way over the access road and paths for all purposes connected with the use of the Village Hall (VH), subject to:

- *Payment of the appropriate proportion of costs in accordance with the **Deed of Covenant**;*
- *Acceptance that the Transferor (typically **GBC**, as named in the document — not expressly stated as including any successor owner/occupier and therefore not assumed to include NPC) may alter the routes at their own expense.*

1.3 Use of the Car Park

NVH has the right to use the car park for purposes connected with NVH use, subject to:

- *Payment of the appropriate proportion of costs in accordance with the **Deed of Covenant**;*
- *Acceptance that the Transferor (typically **GBC**, as named — not stated as including successor owner/occupier and therefore not assumed to include NPC) may alter the layout or routes at their own expense.*

In addition:

- *The car park may only be used for parking vehicles associated with the use of NVH*

2. Rights of NPC (and Other Relevant Organisations)

2.1 Access to NVH Land

*NPC (and, where necessary, other relevant users such as archery and bowling clubs) have the right, upon giving **one week's written notice** (except in emergencies), to enter NVH land in order to:*

- *Maintain, repair, renew or service media;*
- *Undertake necessary construction works, alterations or decorations on the remaining MFF land.*

Any damage caused to NVH land during such works must be made good by NPC (or the organisation carrying out the works).

3. Trustee Provision

*NVH is required to have a representative of the Transferor (identified as **GBC** in the document — not stated as including a subsequent owner/occupier and therefore not assumed to include NPC) appointed as a permanent Trustee.*

4. Restrictions and Covenants Affecting NVH

NVH is subject to the following restrictions:

- *The access road must not be obstructed.*
- *The property must not be used for any noisy or obnoxious activity, nor for any illegal or immoral purpose.*
- *The property must not be used in any way that may become a nuisance to:*
 - *The Transferor;*
 - *NPC or other MFF residents;*
 - *The owners or occupiers of adjoining or neighbouring property (including successors in title).*

(iii) Motorbike group

Verbal update from Cllr McCrow

(iv) Entrance Sign

Both Cllr Michell and the Assistant Clerk met with Jon Pick to discuss the placement of the main sign and created a mock up to understand the height.

The Assistant Clerk has received the following proposal from AJ signs

- Option A the Modular system is truly a one sign that is double sided. This is the most economical option.
£1,126.53+VAT – Supply only
2 x Optional decorative Finial to top of each post (usually £50+VAT) **£0**
Optional Installation by AJ signs - **£788.50+VAT**

Further quotes have been sought but have not been received.

Our proposal A - 1 Double sided Modular sign
with text on both sides
to be clear there would just be the one sign
Installed at right angles to the road to
be viewed from both directions

This is the most cost effective option
and provides a sign that looks a step
above posts and panels.

