

# HAMBLEDON PARISH COUNCIL

## MINUTES

of the meeting of the Parish Council held on 12 August 2015 in the Village Hall

Present: John Anderson (Chairman), Mary Grove, Karen Jones, Mike Parry, Paul Pattinson and Stewart Payne; Jane Woolley (clerk); Cllr. Nicholas Holder (from 20.50); and five members of the public

Apologies: Philip Underwood

### QUESTION TIME

#### Orchard Farm

Noted and **agreed** to questions relating to Orchard Farm being taken under that agenda item. Noted that the owner of Tigbourne Court had raised specific matters with the Chairman outside the meeting which she felt were adversely impacting on her property; that the Chairman had undertaken to raise those directly relating to ownership of the Orchard Farm land with ERHA; and that others were best raised with Waverley as the local planning authority.

### FORMAL BUSINESS

#### 1. MINUTES

The minutes of the meeting held on 30 June 2015 were **agreed** and signed.

#### 2. MATTERS ARISING

There were none.

#### 3. REPORTS BY WAVERLEY BOROUGH COUNCILLORS

Deferred pending the arrival of Cllr. Holder.

#### 4. FINANCE

##### Cheques

**Confirmed** the following

- |  |         |
|--|---------|
| - Peter Woolley: first cut, Hambledon Hurst grass        | £ 72.00 |
| - C J Rapley: verge /hedge cutting (localism initiative) | £420.00 |
| - Norris & Gardiner: cricket green cutting, June         | £205.94 |

**Agreed** and signed the following

- |   |         |
|---|---------|
| - Hambledon Heritage Society: booklets for Welcome Pack           | £ 9.00  |
| - Tim Coleman: July maintenance; replacement signage, Church Lane | £190.00 |
| - Jane Woolley: stationery  | £ 17.73 |
| - NALC: Good Councillor's Guide                                   | £ 21.44 |

- BDO: audit fee, 2015 £120.00
- Workstation: photocopying and ink £102.97
- Norris & Gardiner: cricket green cutting, July £308.92

Henry Smith Charity

Noted that the 2015 grant (£2,000) has been received and authorised its transfer to the deposit account.

Audit, 2015

**Approved** and accepted the annual return for 2014-5 which had now been signed off by the external auditor.

5. PLANNING

Planning applications

- WA15/12167, Nightingales, Vann Lane: Certificate of Lawfulness for the erection of a dwelling and garage following demolition of existing dwelling and outbuildings - **endorsed** the Planning Committee's decision not to object subject to Waverley confirming that all planning policies were met.

- WA15/1297, Hambledon House, Vann Lane: Certificate of Lawfulness for use of an outbuilding as an independent dwelling – **confirmed** the comments of the Planning Committee that evidence had been submitted to show that the outbuilding changed from “ancillary accommodation” to residential use in 2009, since when it had remained an independent, but now rented, residential dwelling; that as now presented this was a retrospective application; and that it should be subjected to close legal scrutiny by Waverley to determine whether it did meet criteria for the exemption that was currently being sought. Also noted Cllr. Holder's subsequent comment that permission was likely to be granted but that an arrangement would have to be made with the applicant for the recovery of unpaid Council Tax on the property.

- WA15/1383, The Old Rectory, Hambledon Road: roof extension/dormer windows and alterations to existing integral garage to provide habitable accommodation – **confirmed** the Planning Committee's decision not to object.

6 Hydestile Cottages

Noted that Cllr. Holder's advice was awaited as to how Waverley was likely to deal with the application for a Certificate of Lawfulness to station a mobile home occupied 'incidental' to the residential use of the main dwelling house.

Orchard Farm

Noted that, in response to the many comments made on the original proposals, ERHA had adjusted the layout to move the development further up the site but that the number of proposed dwellings remained the same; that it had commissioned a detailed drainage report on which the Parish Council, drawing on the technical expertise of two of its members, had raised various queries but was as yet not mindful to seek independent advice; that a representative group of Hambledon Park residents and members of the Parish Council Planning Committee would be receiving a further up-date of work in progress from EHRA at the end of the month; and that a planning application was unlikely to be submitted until later in the year.

Also noted that ERHA had been asked to develop a strategy for the freehold ownership, the management and the use of the land which it was gifting to the village which would, inter alia, prevent development on it in perpetuity, include provisions for management costs and obviate the freehold owner from public liability.

The Chairman stressed that the Parish Council had taken up with EHRA all those major issues that villagers had raised and which needed to be addressed and that those issues would

also determine a rigorous scrutiny of the planning application when it was submitted. Members of the public thanked the Parish Council for these helpful reassurances.

#### Land opposite the Merry Harriers

Noted that the application for the development on the site of four affordable and two open market houses had been rejected by Waverley on account of the bulk of the scheme, its failure to provide affordable housing within the meaning of the NPPF, inadequate vehicle access, the displacement of parking spaces which could threaten the future of the only pub in the village and the environmental unsustainability of the site; that it was not known whether the applicant would be appealing; and that the Officers' full report could be viewed on the Waverley web site or via the Clerk.

#### Hambledon House "event", 25-26 July

On consideration of the previously circulated report, noted that the Planning Contravention Notice was likely to be hand-delivered during the current week and that advertising a property as a B&B did not in itself contravene planning regulations.

#### Briefing on the Waverley Local Plan, 6 July

On an oral report by the Chairman, who had attended the meeting, noted that this had summarised issues arising from the Inspector's rejection of the initial Core Strategy, work in progress to address them and a proposed timetable for work still to be done with a view to submitting the new Plan for examination in April 2016. [Note: a copy of the papers issued for the briefing have been placed on circulation.] Also noted that the list of available sites that Waverley can use to satisfy its five-year supply of housing had yet to be finalised but at present did not envisage any development within Hambledon.

## 6. A COMMUNITY PLAN FOR HAMBLEDON

On consideration of the previously circulated report, **agreed** to proceed with a Community Plan and accompanying brief Village Design Statement; that the Clerk should outline a plan of work, based on that used for production of the 2003 Parish Plan, for consideration at the next meeting; and that, at that stage, consideration should be given to seeking further professional advice (for which there would be a charge).

Noted that the numerous reasons for not proceeding with a Neighbourhood Plan had been professionally endorsed, including the fact that it could not result in Hambledon having to absorb development proposed in adjacent villages' Neighbourhood Plans; and that these were not being produced by some other small villages in Waverley.

## 7. VILLAGE MATTERS

### Police

Noted that Tracey Taylor had moved to a new post within Surrey Police, that her successor as Neighbourhood Police Office for Hambledon had yet to be advised and that she had been sent a note thanking her on behalf of the whole village for her support during the past five years.

### Highways and village maintenance

Noted that Colin Rapley had recently trimmed hedges/verges through the village as part of the localism initiative; that a detailed programme of ditch and other clearances would be undertaken during the winter; and that this might include the ditch opposite Cherryhurst. Noted that gullies along Wormley Lane appeared not to have been jetted and **agreed** to pursue this with SCC Highways.

Noted that a 40 mph speed reminder sign had been knocked down along the Hambledon Road and that one of the notices was missing and **agreed** that this should be followed up by Tim Coleman and SCC Highways as appropriate.

Noted the recent serious accident at the Hydestile Crossroads which had required attendance by the police and an ambulance.

#### Defibrillator

Noted that an application for the purchase of a second AED had been submitted by the Parish Council to the Hambledon Community Fund and that the outcome should be known early in October.

### 8. VILLAGE ORGANISATIONS

#### Almshouses

Noted that work on No. 1 was likely to be completed within four weeks and that the possibility of creating a lay-by from the existing loading bay remained under review.

#### Nursery School

Noted that a grant from the Hall Hunter Partnership Charity Foundation of £4,000 towards the cost of the new windows had significantly reduced the amount which the School had had to contribute from its reserves.

#### Village Hall

Noted that fund-raising or grants were being considered to obviate the need to draw on reserves for the full cost of replacement windows.

#### Village Shop

Noted and congratulated the shop on the outstanding success of the Community Share offer. Noted that the trading loss reported at the recent AGM would be further reviewed at the end of August; the acquisition of the new EPOS till; the receipt of a Post Office Community Service award; and that the presentation to the shop by the Lord Lieutenant for Surrey of the Queen's Award for Voluntary Service would be on 19 September.

### 9. CORRESPONDENCE

#### Guildford Park and Ride bus service.

Noted that SCC was consulting on a proposal to replace free concessionary travel with a £1 day return fare; **agreed** that this was a small price to pay for safeguarding a valuable service; and noted that details of the consultation would be posted on the village web site.

Surrey Hills sponsored walk. **Agreed** to circulate the invitation to join the Mayor of Waverley in two 12-mile walks along the Greensand Way on 13 and 20 September to Parish Councillors and the Hambledon Ramblers and to promote the events via the Parish Magazine and the village web site.

### 10. OTHER BUSINESS

#### Borough Councillors' report

Noted Cllr. Holder's report that the list of available sites that Waverley can use to satisfy its five-year supply of housing was likely to be known during October.

#### Dates of future meetings.

**Agreed** to change the 27 October meeting date to Wednesday 28 October

The Chairman closed the meeting at 21.10

**Date of next meeting: Tuesday 22 September**