

HAMBLEDON PARISH COUNCIL

MINUTES

of the meeting of the Parish Council held on 8 December 2015 in the Village Hall

Present: John Anderson (Chairman), Mary Grove, Karen Jones, Mike Parry, Paul Pattinson and Philip Underwood; Cllrs. Anna James and Nick Holder; approx. 20 members of the public (for question time); and Jane Woolley (clerk)

Apologies: Stewart Payne

QUESTION TIME

As all questions were about the Hambledon House application for a Premises Licence they are summarised, together with responses, in minute 7 below.

FORMAL BUSINESS

1. MINUTES

The minutes of the meeting held on 28 October 2015 were **agreed** and signed.

2. DECLARATIONS OF INTEREST

Chairman: Director, Hambledon Village Shop; Trustee, Hambledon Almshouses, tenant (land) of Vanessa Swarbreck, Hambledon House

Mike Parry: Trustee, Hambledon Almshouses

Karen Jones: Trustee, Hambledon Almshouses

Mary Grove: Member, Village Hall Committee; Trustee, Hambledon Football Club.

3. REPORTS BY WAVERLEY BOROUGH COUNCILLORS

Cllr. Holder thanked the Parish Council for arranging leaf clearance at the top of Church Lane by Waverley Borough Council.

4. FINANCE

Financial statement/money off deposit

Noted the balance in the current account and **agreed** a transfer of £6,000 from the deposit account to cover projected expenditure for the remainder of the year.

Cheques

Confirmed the following -

Imperative Training: defibrillator (S.137)

£1386.00

Agreed and signed the following -

Gavin Jones Maintenance: cricket green cutting, October	£ 205.94
Tim Coleman: October/November maintenance	£ 360.00
CPRE: annual subscription	£ 36.00
Citizens Advice: annual grant (S.137)	£ 100.00
Workstation: ink	£ 34.63
Village hall: room hire, 2016	£ 248.00
C J Rapley: hedging/ditching (localism initiative)	£ 654.00

Audit arrangements

On consideration of the previously circulated note **agreed** to opt in to the new audit arrangements wef April 2017 and to include £100 in the 2016-7 budget to cover the fee.

Budget, 2016-7

On consideration of the previously circulated draft noted that the SCA subscription had been included twice, that the correct amount was £30 and that total expenditure thereby reduced by £300; noted that the hire charge for the fete marquee had increased but **agreed** not to increase the grant given pressure on other items of expenditure and the expected ten per cent reductions in receipts from Waverley; and noted that the final draft would be available at the January meeting.

5. PLANNING

Planning applications

WA15/2087 – 1 Nutbourne Cottages, Roundals Lane: Certificate of Lawfulness for single-storey rear extension

WA15/2164 – Enton End Cotage, Station Lane: planning application for demolition, extensions and alterations

Endorsed the recommendations as set out in the previously circulated note (attached to the file copy of these minutes)

Decisions on recent applications

To note the following:

- WA15/1792 – Nightingales, Vann Lane: variation of condition to amend design of balconies: refused
- WA15/1955 - 11 Hydestile Cottages, Hambledon Road: change to size of first floor window: decision pending
- WA15/1965 - Certification of Lawfulness for existing use of The Greenhouse, Hambledon House as residential accommodation: decision pending
- WA15/1959 – Hemingway House, Rock Hill: two-storey extension: decision pending.

6. ORCHARD FARM

Up-dates from ERHA

- Drainage. SCC SuDS section saw significant advantage in the proposed alternative drainage solution (ie into the ditch on the far side of the A283) as this would benefit the wider area. Additional arrangements would be required with SCC highways who would have to carry out the work and maintain the subsequent culvert under the road.
- Highways. No further developments.
- Gifted land. Work was in progress on that part of the S106 that would propose how and at what point the contract transferring it to the Parish Council would be granted/completed. The S106 and an attached draft contract would form part of the outline planning application.
- Design. Work was in progress on housing layout and construction details.

Timetable

As part of their concern to get everything right before submitting an outline planning application, ERHA would be seeking a further meeting with Waverley planners in the new year on the proposed design. Thereafter it should be possible to agree dates for the ERHA drop-in session to enable villagers to look at the plans and documents and for the subsequent Parish Council-facilitated open meeting. These would not, therefore, take place on 12 and 20 January as previously suggested but on later dates to be announced on the web site and in the Parish Magazine before the end of January.

7. LICENSING

The following points were made during question time and the subsequent Parish Council discussions

7.1 The proposed premises licence at Hambledon House, to include permission for the playing of live and recorded music from 18.00 – midnight and the sale of alcohol from 11.00 – midnight, all throughout the year, on every day of the week other than Sundays and all in the grounds, not the house, was strongly opposed, in particular but not exclusively because:

- Hambledon House is a residential property, surrounded by other residential properties, in the heart of the village from which, due to its geographical location, noise travels a great distance;
- as such it is a completely unacceptable venue for what are to all intents and purposes commercial events, as advertised on various web sites;
- the all-night commercial event held in July 2015 equated to a public nuisance which neither the police nor Waverley were in a position to control and which demonstrated the property owners complete disregard for the well-being of their neighbours;
- there was a real danger of Hambledon House gaining a reputation as a rural party venue – events could become weekly occurrences, particularly during the peak wedding season;
- the roads leading to Hambledon House are country lanes and totally unsuitable for the traffic that would be generated by commercial events;
- the property is in the wrong location to support such an application.

7.2 It was noted that most members of the public present at the meeting would like to attend the application hearing.

7.3 Business premises such as the Merry Harriers or Clockbarn Farm appeared to be treated differently from private residences (qv the prohibition of the outdoor playing of live or recorded music).

7.4 As a private residence, there was nothing in law to prevent the holding of events at Hambledon House. They could, however, be controlled by a premises licence and/or the owners could apply for Temporary Events Notices (TENs), said to be less prescriptive. The former was generally felt to be preferable, providing conditions (and in particular those relating to the prevention of public nuisance, especially noise) could be agreed that were acceptable to both sides.

7.5 There were a lot of points on which the Parish Council felt that it needed clarification and/or better particulars of information so far available to it. It was therefore **agreed** that legal advice should be sought, particularly as regards conditions to be applied to a premises licence, and that consideration should be given to the legal adviser representing the Parish Council and the village at the hearing, currently scheduled for 4 January. Further consideration would be given to cost implications once these were known.

7.6 It was also **agreed**

- that Cllr. Holder and the Chairman of the Parish Council would visit Mrs Swarbreck to ask for further information about future activities at Hambledon House;

- that the Parish Council would make representations to Waverley stating that the holding of commercial events at Hambledon House was totally inappropriate and that if a licence were granted the Parish Council would insist on stringent conditions and was taking legal advice as to what these might be; and requesting that the hearing be deferred to allow sufficient time properly to prepare for a matter that had serious implications for the whole village;
- that the Clerk should investigate potential sources of legal advice and keep all interested members of the public informed of further progress.

8. COMMUNITY PLAN AND VILLAGE DESIGN STATEMENT (VDS)

Noted the previously circulated report and that an explanatory article, including a call for volunteers, would appear in the January Parish Magazine and on the web site.

9. VILLAGE MATTERS

Police

Noted that no crime had been reported since the last meeting; that, for operational reasons, no replacement Neighbourhood Specialist Officer had been appointed for Godalming's villages; and that the point of contact for Hambledon would remain Police Community Support Officer Dave Boxall.

Highways

Noted that, as part of the localism initiative, Colin Rapley had cleared ditches/drains at the top of Wormley Lane and cut back hedges at the Lane End/A283 junction; that there would be a further leaf clearance in the new year; that he was providing an estimate for clearing the A283 footpath from the Lane End crossroads to Northbridge Farm; and that his estimates for carrying out work in 2016-7, similar to that undertaken in 2015-6, had been requested to facilitate an early application for funds from Surrey County Council (SCC).

Noted that resurfacing Woodlands Road and Church Lane was unlikely to feature in forthcoming programmes of work to be commissioned by SCC's Local Committee in Waverley; that it had been suggested that Cllr. Victoria Young might be able to finance essential remedial work from her SCC Councillor's allowance; that the local SCC highways engineer had provided an estimate of £30k; and that an appropriate request had been made to Cllr. Young.

Noted the possibility of filling in potholes at the entrance to the Hambledon Common car park as part of next year's localism initiative.

Footpaths

Noted that, following the transfer by Millgate Homes of a parcel of land in Hambledon Hurst to the Parish Council, an application to establish public footpath rights over Coleman's Copse to the land had been made to SCC; and that SCC's Local Committee in Waverley had recommended the making of a Map Modification Order.

Superfast broadband

Noted that 58 of a possible 201 properties on the Wormley exchange had so far responded to the Parish Council's questionnaire; that 73 of the 201 properties were classed as "hard-to-reach" (ie unable to receive superfast due to their distance from the BT cabinet at the Lane End crossroads); that Chiddingfold Parish Council was contemplating action on behalf of its hard-to-reach properties; and that it was hoped to pursue matters at a meeting in the new year with Peter Martin, Deputy Leader, SCC and in charge of its negotiations with BT.

Defibrillator

On consideration of the previously circulated note, **agreed** that Mary Grove should represent the Parish Council on the steering group and noted John Stoneham's interest in the project.

Village Fete

Noted the recent successful meeting of organisers on 19 November and that there would be a further meeting in March; that, to help cover increased costs, sponsors were being sought; and that the beneficiaries would be the Cricket and Football Clubs, together (if profits were sufficient) with the Cricket Green Trust.

10. VILLAGE ORGANISATIONS

Village Shop

Noted that the connecting door was now in place between the deli area and the store room and that a new sink and a dishwasher had been installed; that a volunteers party would be held on 16 December; and that the Management Committee would be meeting on 10 December.

11. OUTSIDE MEETINGS

Waverley meeting with Town and Parish Councils, 30 November

Noted that agenda items had included up-dates on the Waverley local plan; next year's budgets; the Housing and Planning Bill; and Waverley's health and well-being strategy. Also noted that Cllr. Holder would report back to the Parish Council following the next meeting of Waverley's Overview and Scrutiny Committee which would receive an up-date on the current and predicted range of affordable housing options.

12. CORRESPONDENCE

There was none.

The Chairman closed the meeting at 22.50

Date of next meeting: Tuesday 12 January 2016