

HAMBLEDON PARISH COUNCIL

MINUTES

of the meeting of the Parish Council held on 21 June 2016 in the Village Hall

Present: John Anderson (Chairman), Mary Grove, Karen Jones, Mike Parry, Stewart Payne and Philip Underwood; Jane Woolley (clerk); and one member of the public

Apologies: Paul Pattinson; Cllr. Nicholas Holder

1. MINUTES

The minutes of the meeting held on 17 May 2016 were **agreed** and signed.

2. DECLARATIONS OF INTEREST

Chairman: Director, Hambledon Village Shop; Trustee, Hambledon Almshouses; Trustee, Hambledon Football Club

Mike Parry: Trustee, Hambledon Almshouses

Stewart Payne: Trustee, Hambledon Nursery School

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

3. FINANCE

Financial statement

Noted that the current account was in credit.

Cheques

Agreed and signed the following

- Tim Coleman: May maintenance	£180.00
- Gavin Jones Maintenance: April and May Cricket Green cuts	£411.88

Annual accounts, 2015-6

Signed off the accounts following completion of the internal audit and completed the annual governance statement. **Confirmed** that the internal audit had been carried out in accordance with Audit Commission criteria.

4. PLANNING

Planning applications

Noted the report (attached to the file copy of these minutes) as it related to the following applications

- WA16/0820: Hambledon House workshops – erection of 6 dwellings following demolition of existing commercial buildings

- WA16/0897: The Gate House, Salt Lane – extension to ancillary outbuilding.

WA16/1027: Cedar Keys, Lane End – extensions/alterations. Noted the recent amendments which removed the windows in the upper floor which would have overlooked two immediately adjacent properties; noted that there was no previous planning history, that the

proposed increase appeared to be within Waverley's 40 per cent limit and that materials were in keeping; and **agreed** to support the current application.

Noted receipt of two applications which had not been sent to the Parish Council at the time of their registration and on which comments were required before the next meeting; and **agreed** to endeavor to meet the necessary deadlines by seeking all Councillors' views electronically.

Decisions on recent applications

WA16/0386: Beech Hill, Woodlands Road – construction of swimming pool. Full permission.

Orchard Farm

Noted that ERHA still hoped to submit a detailed application by end June/early July.

Noted that ERHA had received a request from the owners of Tigbourne Court to purchase a strip of land approx. 5m. wide that ran parallel to the southern boundary and had sought the views of the Parish Council on this proposal, given that the land formed part of that which ERHA planned to covenant to the village for use as public open space. Noted that the sale would bring the boundary very close to the swale whose long-term maintenance was an essential pre-requisite to the successful drainage of the entire site; suggested that ERHA should seek the views of its drainage consultants on the proposal; and **recommended** that, if a sale did go ahead, it should be conditional on ERHA retaining access rights across the sold land.

Freedom of Information. Noted that a request had been made on 17 June for all documentation between the Parish Council and ERHA relating to the proposed development at Orchard Farm; that a response had to be provided within 21 working days; and that the Clerk was seeking legal advice from the Surrey and Sussex Association of Local Councils.

Dunsfold Park

Noted the (previously circulated) report and that Stewart Payne was awaiting a reply from Michael Sutcliffe (POW) about a possible Hambledon/Busbridge public meeting and/or an invitation to him to attend a future meeting of Hambledon Parish Council.

Farm Cottage, Malthouse Lane

Noted that Historic England had decided to carry out a detailed assessment arising from the request that the property be listed.

5. WAVERLEY LOCAL PLAN

Noted the (previously circulated) report and the subsequent Waverley press release that the draft would be considered by the Joint Overview and Scrutiny Committee on 27 June and by the full Council on 19 July.

6. PARISH PLAN

Noted volunteers to date and suggestions for others; that Robin Knibb was proposing to contact members of the steering group that had prepared the previous plan; that an article on the village web site might also encourage volunteers to come forward; and that Stewart Payne would be happy to help with its preparation.

7. VILLAGE MATTERS

Highways

Noted the somewhat unhelpful reply received to the latest reminder about outstanding drainage work and that SCC had yet to allocate available funds to projects scheduled to be

carried out during the year. **Agreed** that, although it would be sensible to put work in Upper Vann Lane on hold until Thames Water had completed major mains renewals in Upper Vann Lane and Vann Lane during July/August, pressure should be maintained to get the crushed culvert at the junction repaired.

Noted that all other outstanding SCC highways matters remained on hold.

Noted but **agreed**, on this occasion, not to take up an offer from Paul Redmond, Waverley Borough Council, to help in dealing with matters of local concern.

SCC review of community bus services

Noted Stewart Payne's report on a proposed meeting to review the future, and possible integration, of the 503 and 523 (Milford Hospital/Leithfield Park) bus services, with the involvement of both Hambledon and Busbridge's Waverley Ward Councillors, Busbridge Parish Council Chairman and SCC's bus service planning manager.

Assets of Community Value (ACVs)

Agreed that the Clerk should ascertain from Waverley how long it took to obtain an ACV registration in case the need for an urgent need for an application ever arose.

Defibrillator

Noted that the AED at the Village Shop was now installed.

Village Fete/The Queen's Bench

Congratulated Philip Underwood on his organisation of an extremely successful fete and noted that the financial outcome would be reported to the next meeting.

Noted the excellent PR that was resulting from the filmed interview which Stewart Payne had conducted with Louis de Bernieres on the occasion of the fete; that it was already embedded in various web sites (including those of the local newspapers); and that it was attracting numerous hits on the village web site. Thanked and congratulated everyone who had initiated and implemented the project.

Agreed that it would be appropriate to bring the attention of the bench to the Queen and that the Chairman and Vice-Chairman should organise an appropriate letter and accompanying photographs to send to Buckingham Palace. Also **agreed** that the bench should be itemised on the Parish Council's insurance policy.

8. VILLAGE ORGANISATIONS

Almshouses

Noted that a Renewable Heating Initiative funding application had realised £4k. over a seven-year period for the newly refurbished Almshouse no. 1 and that a similar application was now being made in respect of Almshouse no. 2.

Nursery School

Noted that the school would be funding the replacement of the remaining (aluminium) windows during the summer and the problems that had occurred from the pub's use of the school car park.

Village Hall

No initiatives additional to those reported at the last meeting.

Village Shop

Noted sales were good; that a notice had been posted in the Shop advising that the AGM would be held on 7 July (and queried whether this should be given wider publicity); and that a new accountant was being recruited. Congratulated the manager and other key players on their hard work during recent months and noted that there were now over 60 volunteers.

Oakhurst Cottage

Noted that the advisory committee had met on 13 June when the NT had advised that visitor numbers were down year-on-year; that it was therefore hoped to keep the cottage open

during repair work to be carried out in August/September; that this work would inevitably create dust; and that the NT hoped that volunteer guides would come in in advance of their three-hour-plus shifts to do essential cleaning as the NT was unable to pay for cleaners. Noted that this was unlikely to be well-received by the volunteers.

9. CORRESPONDENCE

Waverley Borough Council: notification of joint meeting with Town/Parish Councils, 19 September.

The Chairman closed the meeting at 21.30

Date of next meeting: Tuesday 26 July 2016

PLANNING APPLICATIONS

WA16/0820: Hambledon House workshops – demolition/erection of six dwellings. With the agreement of all Councillors, the following comments were sent to Waverley on 9 June:

1. The existing buildings on the proposed development site are unusable and need to be demolished. Nonetheless, units providing employment opportunities would benefit the village and the Parish Council would welcome the provision, within the development, of an element of space that could be utilised for small craft workshops (as opposed to light industrial activity) – as used to be the case and for which planning permission was granted in 1979, 1982 and 1991.
2. The Parish Council maintains its support for small-scale development within the village that will provide much needed affordable/starter/small homes. The present site offers just such an opportunity and the proposed inclusion of two starter homes is strongly supported. However, it is appreciated that any permissions given in respect of this site will depend on Waverley's agreement that they constitute very special circumstances that allow development within the Green Belt.
3. The Parish Council has not seen the drawings that accompanied the pre-application submission; and no clear calculations, no design details and no reference to materials (other than that they will be local) are included in the planning application. Such information and drawings as are provided represent over-development within the curtilage. The roof heights should be lowered (they are currently almost double that of the existing buildings) and the bulk and massing need to be reduced. This could be achieved either by reducing the number of houses from six to four or by extending development beyond the existing footprint.
4. A holistic solution to the entire site is needed. A prime requirement should be the demolition of all redundant structures, sheds, caravans, containers, etc – with the exception of the agricultural barn (which should be the subject of a condition preventing its development/change of use). This could facilitate a development of six small houses (two of which would be starter homes) on a smaller and more spacious scale than that presently envisaged.
5. Whatever planning permission may be granted, it should be accompanied by a condition that the houses will be sold on the open market and will not remain part of the Hambledon House estate.
6. The statement in the pre-application advice that “the proposal would introduce dwellings in an isolated area” is not correct. The site is centrally located within the village, close to the village shop, half a mile from the A283 (with its hourly bus service) and a mile from Witley station.
7. The site currently generates no commercial traffic movements but the Parish Council queries whether the access onto Vann Lane will support the domestic traffic resulting from the proposed development. Poor access and visibility onto Vann Lane was cited as a likely ground for objection by Surrey Highways when the site was turned down in 2011 by Waverley as a possible candidate for affordable housing.

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WA16/0897: The Gate House, Salt Lane – extension to ancillary outbuilding. The Council is invited to endorse the recommendation of the planning committee that, given that the application is to provide accommodation ancillary to that of the main dwelling, the Parish Council has no objection.

WA16/1027: Cedar Keys, Lane End – extensions/alterations. For consideration at the meeting on 21 June.

Jane Woolley
13.6.16