

HAMBLEDON PARISH COUNCIL

The next meeting of the Parish Council will be held on Tuesday 21 June at 20.00
in the Village Hall

AGENDA

QUESTION TIME

Members of the public who wish to raise any matters with the Parish Council are invited to attend between 20.00 and 20.15 when there will be an opportunity for them briefly to address the meeting.

FORMAL BUSINESS

1. MINUTES of the meeting held on 17 May 2016
2. DECLARATIONS OF INTEREST
3. FINANCE
Financial statement
Cheques for signature
Tim Coleman – May maintenance £180.00
Norris & Gardiner – cricket green cutting, April /May
Workstation –
Annual accounts, 2015-6
To sign off the accounts following completion of the internal audit and to complete the annual governance statement
To confirm that the internal audit has been carried out in accordance with Audit Commission criteria.
4. PLANNING
Planning applications
Report attached
Decisions on recent applications
WA16/0386: Beech Hill, Woodlands Road, construction of outdoor swimming pool – full permission
Orchard Farm
Oral report
Dunsfold Park
Report attached
Farm Cottage
Oral report.
5. WAVERLEY LOCAL PLAN
Report attached.
6. PARISH PLAN
Oral report.

7. VILLAGE MATTERS
Highways
SCC matters outstanding (seven items): oral reports
WBC offer of walk-about: oral report
Bus services
Oral report
Assets of Community Value
Oral report
Defibrillator at Hambledon Village Shop
Oral report
Village Fete and associated activities
Oral report
Other village matters
Oral reports as required.
8. VILLAGE ORGANISATIONS
Almshouses Nursery School Village Hall Village Shop
Oakhurst Cottage
9. CORRESPONDENCE
10. OTHER BUSINESS

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

DUNSFOLD PARK

1. Preserve our Waverley (POW) is a local action group that opposes the proposed new town at Dunsfold Park. One of its members, Michael Sutcliffe, has been in touch with, first John Anderson, and subsequently Stewart Payne about the possibility of organising a public meeting in Hambledon/Busbridge to generate support and publicity for POW's campaign. Stewart has responded that he would be happy to discuss the idea in more detail and further developments will be reported orally on 21 June.

2. During a report on Waverley's forthcoming Local Plan at the recent joint meeting with Town and Parish Councils (see agenda item 5) it was stated by the Chief Planning Officer that "most [Waverley] residents supported housing at Dunsfold aerodrome". John Anderson subsequently e-mailed Cllr. Potts, Chairman of Waverley Borough Council, asking how Waverley planned to justify that the current proposal to build 1,800 homes at Dunsfold Park was sustainable, given that the Secretary of State for Communities and Local Government had supported the Planning Inspectorate's decision to refuse a similar scheme in 2009 on the grounds that it was environmentally unsustainable.

In her reply Cllr. Potts referred to changes in planning legislation that had occurred since 2009 including publication in 2012 of the National Planning Policy Framework with its emphasis on the delivery of housing to meet objectively assessed need and its presumption in favour of sustainable development. Dunsfold Park's impact on the highway network would be assessed against an infrastructure delivery plan; mitigation measures put forward by the developer would be evaluated; but ultimately Waverley would need to decide whether, under the full NPPF framework of policies, the development was acceptable.

The foregoing exchange of e-mails has been forwarded to the Chairman of the Joint Parishes group for information.

3. The Surrey Highways transport assessment report has now been received by Waverley Officers and will be analysed/discussed over the next few weeks. Once it and the draft of Part I of the new Waverley Local Plan have been published, there will be a further meeting of the Joint Parishes to consider a response if, as expected, the latter includes a substantial number of houses at Dunsfold aerodrome.

WAVERLEY LOCAL PLAN

The Chairman and the Clerk attended Waverley's meeting with Town and Parish Councils on 31 May when one of the agenda items was the forthcoming Local Plan. Currently, the timetable for its production is as follows:

- July/August: publication of Part I (to include strategic development policies and sites) and a timetable for publication of Part II (more detailed non-strategic policies)
- thereafter: six weeks' public consultation
- November: submission to central government for examination
- 2017: examination and adoption.

Part I will include how housing is to be distributed across Waverley, based on 519 new homes per year (the figure shown by Waverley's final Strategic Housing Market Assessment).

There was considerable discussion about what constituted a "strategic site". Waverley's definition is "one with the potential to deliver at least 100 additional homes" and they maintain that this will be accepted by central government. A lot of disquiet was expressed by Town and large Parish Councils as "strategic sites" fall without the scope of Neighbourhood Plans.

Waverley's Strategic Housing Land Availability Assessment, which will be published alongside the draft Local Plan, includes all sites assessed, their potential housing yield and whether they have been accepted or rejected. None of these is in Hambledon.

Jane Woolley
13.6.16