

HAMBLEDON PARISH COUNCIL MINUTES

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Hambledon Parish Council meeting on Tuesday 2nd April 2019 at Hambledon Village Hall at commencing at 20:00 hours.

Present

Cllr John Anderson (Chairman), Cllr Paul Pattinson, Cllr Mary Grove, Cllr Sean Sinnott, Cllr Phillip Underwood, Cllr Stewart Payne, Cllr Mike Parry, Cllr Nicholas Holder (WBC), Julie Flenley (Clerk).

AGENDA

Questions commenced at 8.00pm

1. Questions from Members of the Public (all comments relate to Orchard Farm – WA/2019/0296). There were 10 members of the public present and their comments were as follows:

Comments included; that the development was on greenbelt land and that once the land was developed, it could not be returned to greenbelt. Furthermore, the housing was not necessary for Hambledon.

The Parish Council had a responsibility to protect the greenbelt from developments such as this. Hambledon Parish Council needed to ask for a guarantee that houses will go to Hambledon residents. The circumstances in the 2016 at Waverley Brough Council Planning meeting where questioned where it appeared that Hambledon Parish Council was not going to support the application and then did so.

The application was a great improvement from the 2016 application on the site and that Hambledon needed more affordable housing.

The development was only going to get larger. How 'sticky' would a covenant over the adjoining land would be to prevent future development on the adjacent land.

Another member supported the application and had revisited the inspectors report from the 2016 application. Tigborne Court was the only historical building referred to by the Inspector, and that it was not given any great credence. The new application has even less of an impact on the historical environment.

Drainage was certainly an issue - that no one technically qualified to comment had been approached to offer views.

Sight lines exiting Wormley Lane were dangerous; Highways (Statutory Consultee) needed to input measures to increase visibility and access.

Hambledon was noted as having a vibrant community with its own identity – the scheme is modest and that it is unfortunate that affordable housing has to be supported by the developers need for market housing. The need for affordable housing has almost certainly risen since the 2016 survey was completed.

There was support for Hambledon Parish Council's draft response document.

Cllr Nick Holder noted that the land could be classified as previously developed land and brownfield due to the farm buildings present on the site. He had contacted ERHA regarding the drainage and they had proposed twin pipes under the A283 and in the bell mouth at Lane End together with swales which they had stated should resolve the drainage issues. He had met with Paul Smith who was worried about drainage and had discussed with him that English Rural

Housing Associated (ERHA) were investigating measures including twin pipes and swales to prevent water flowing further down the A283. He noted that ERHA had agreed to safeguarding of the adjacent land to prevent any further development outside the red line area.

Cllr Anderson thanked attendees for their comments. He appreciated the issues raised, of both the concerns and support. He reiterated that Waverley Borough Council would comment on the planning issues. The key concerns regarding the application were over drainage, which needed to be resolved, and the adjacent land. Hambledon Parish Council had written to ERHA on 22nd March 2019 regarding the safeguarding of the land and received a response on 29th March.

It was noted that the use of the housing prioritised first by people with Hambledon connections was previously safeguard by means of a Section 106 agreement and it was noted that this was a condition of the current application.

Questions closed at 8.28pm

2. Apologies for Absence – Cllr Victoria Young, Cllr Anna James.
3. Draft Minutes of the Parish Council Meeting held on 5th March 2019 were agreed and signed by the Chairman.
4. Declaration of Interests.
 - Cllr John Anderson: Trustee, Hambledon Almshouses; Trustee, Hambledon Football Club
 - Cllr Paul Pattinson: Trustee, Hambledon Almshouses
 - Cllr Mary Grove: Member, Village Hall Committee; Trustee, Hambledon Football Club
 - Cllr Sean Sinnott: Member of the Management Committee, Hambledon Village Shop; Member of the Management Committee, Hambledon Festival Association
 - Cllr Mike Parry: Trustee, Hambledon Almshouses
 - Cllr Phillip Underwood: Member of the Parochial Church Council, Hambledon Parish Church
 - Cllr Stewart Payne: Trustee and Parish Council representative, Hambledon Nursery School
5. Brief Verbal Report from the County Councillor on matters from Surrey County Council affecting this Parish. Cllr Victoria Young was not present at this meeting.
6. Brief Verbal Report from the Borough Councillors on matters from Waverley Borough Council affecting this Parish. Cllr Nicholas Holder updated at item 9.

7. Finance

7.1 Verbal update Hambledon Parish Council:

The Clerk and RFO also confirmed that the last tranche of Localism Funding totalling £150 had been paid. There is no Highways and Localism Funding available for 2019/2020.

The Clerk and RFO noted that there were a number of overspends over several budget heads and that new budget heads had been entered to cover unforeseen costs and money and that the 2018/19 budget had been altered to reflect this. In the main these costs reflected costs in connection with the new Clerk and Locum Clerk.

The Clerk and RFO stated that the balance in Hambledon Parish Council's current account remained £8,099.76.

The Hambledon Parish Council Reserve account remains unchanged at £3,345.

7.2 Payments approved:

- Surrey ALC, invoice for £235.54 for annual membership
- Joanna Cadman (locum clerk) invoice for £175 for February 2019
- Colin Rapley invoice no. 1568 for £150 for culverting on Vann Lane
- Abbey Bookbindery, invoice for £80 for binding minutes to be archived
- Workstation Godalming, invoice for £30 for stationary
- CPRE, invoice for £36 for annual membership

7.3 Henry Smith Charity

Invoices totalling £120 are to be paid on the account which, leave the balance of the Henry Smith Charity account at £2130.46. This concludes the spend on the HSC for 2017 financial year.

Action: Cllr Sinnott to meet with Clerk and RFO to discuss upcoming audit and accounts over the current financial year.

Action: Cllr Parry to liaise with Clerk and RFO with regards to maintenance spend over 2019/2020 due to budget cuts from Surrey County Council.

8. Planning Policy Update on Planning enforcement items

- **5 Hydestile Cottages (WA/2019/0171).** Cllr Grove gave an update on the current situation, which is still ongoing and would appear that incorrect piping has been used on the culverted driveway. Waverley Borough Council's Enforcement Team are evaluating the current situation pertaining to the application and Surrey County Council have been out to survey the driveway. Cllr Grove is liaising with both the tenants and the planning officers and enforcement teams at Waverley Borough to resolve the situation.

Action: Cllr Grove to monitor the situation and report as necessary.

9. New Planning Applications

- **WA/2019/0296 Orchard Farm, Wormley Lane, Hambledon, GU8 5TS. Erection of 9 dwellings including 7 affordable with associated vehicular access and parking following demolition of existing farm outbuildings and stables.**

The Chairman tabled the draft response paper to Waverley Borough Council. The meeting then went through the paper which makes the following points:

It was noted that the scale of the development was considerably smaller than the 2016 scheme. Hambledon Parish Council had approved the larger application in 2016, and that the current scheme, was smaller and was much more sensible and in keeping with Hambledon.

The 2016 scheme had a Section 106 agreement stating the houses were intended for people with Hambledon connections, and that this was again represented in the 2019 application, and that the market rental would be discounted.

They then went on to discuss the drainage, which is a fundamental issue as before and needed a satisfactory solution; ERHA suggested a solution which looked like it would be a good result, bearing in mind that the site size had been reduced. The implementation of swales to hold water back was an improvement, but there was no detailed information regarding how much the swales would hold, just the total volume which appears to be of a satisfactory capacity.

It was noted that ditches on the west of the A283 had been upgraded by Surrey County Council on the west side and New Road, which are maintained by Witley Parish Council. Due to the proposed new pipes and culverting under the A283 and around the bellmouth of New Road, Hambledon Parish Council feels now that drainage has been addressed, subject to agreement from Waverley Borough and Surrey County Councils. However, Hambledon Parish Council considered that in order to ensure all issues pertaining to drainage are addressed, a full Flood Risk Assessment needs to be undertaken and that the Sustainable Drainage Team at Surrey County Council needs to be involved in the site to address the water dispersion. It was also noted that Surrey County Council needed to commit to these proposals and the culverts and pipework to New Road and the A283.

He noted that traffic had not been a deciding factor in the 2016 application – Hambledon Parish Council would support introducing a 40mph speed limit along that particular stretch of the A283. Vegetation had already been cut back which would improve sight lines along Petworth Road but speeding and sight lines remain a concern.

The effect of the application on the setting of the historic environment of Tigborne Court was reduced because of the size and positioning of the houses would therefore have minimal impact on Tigborne Court.

The 2014 survey demonstrated a need for affordable housing within Hambledon. Affordable housing was a moot point in Surrey as the house prices were higher than those in other parts of the country. However, there was still a need for homes.

Regarding access to local services and amenities in relation to the site, it was felt that the site was regarded as part of the village and had access to the shop and also that there were essential services in the area, but that there was always a need for more. In relation to access to Witley Station, it was felt that the footpath FP144 should be upgraded to allow for better foot access.

The adjoining land to the site was key and it was regrettable that the land was not gifted to the village in perpetuity and that there were no current plans pertaining to it. However, it was also noted that there was an exchange of letters between Hambledon Parish Council and ERHA on 22nd and 29th March respectively, where ERHA stated their intention to safeguard the adjacent land to ensure it cannot be used for additional development in future years and also confirm that Permitted Development Rights relating to potential future extensions to the proposed properties are removed. It was agreed that Hambledon Parish Council needed to work closely with ERHA in the future to ensure these outcomes were met.

Cllr Payne then continued by stating that the site would be a positive addition to Hambledon. The site is ideally located in relation to local amenities including the village shop, hall and train station, and that the new development at Orchard Farm would provide affordable housing for people who have connections to the village but who may be precluded from purchasing in the village due to affordability. Furthermore, if objectors felt that Hambledon was lacking in facilities prior to the development, then this is an issue which needs to be addressed.

Cllr Payne also noted that the scheme was a further opportunity to bring young families back into the village but that the properties need to be policed appropriately in order to ensure that they are allocated to people with Hambledon connections. He also noted that ERHA needs to covenant the adjacent land but Hambledon Parish Council needs to exercise caution in how we proceed in securing the covenant.

Motion proposed by Cllr Anderson to approve the scheme: Motion agreed by all Councillors.

Action: HPC to write to Witley Parish Council to discuss ditch maintenance on A283 to ensure flood risk is minimised in relation to both parish council's remits.

Action: HPC to work with Surrey County Council and ERHA on action for an appropriate Flood Management Plan which adequately addresses all aspects of water distribution on and off the site.

Action: HPC to include in their response a note requesting that Permitted Development Rights are removed.

Action: HPC to work closely with ERHA to ensure adjoining land is suitably covenanted to ensure any future development is curtailed outside the red line site.

- WA/2019/0321 Gorse Hill, 1 Petworth Road, Wormley, GU8 5TR. Application under section 73a to vary condition 1 of WA/2017/1700 (approved plans) to allow alterations to elevations.

It was noted that this application was on the border with Witley Parish Council but we were not a consultee.

- WA/2019/0344 The Hydons, Salt Lane, Hydestile. Application under section 73 to vary condition 5 of WA/1997/0844 (restriction on boundary walls fences and means of enclosure) to allow the erection of a series of bollards to one of the entrances.

It was stated that Salt Lane was a service road and the area in question was used as a passing place. The land vehicles used was private. Hambledon Parish Council have no comments to make on the application.

10. Recent Planning Applications - Nothing to report.

11. Maintenance Update Report Update and budget alterations from Cllr Parry

Cllr Underwood noted that there was a buildup on pondweed on the village pond and that he had removed the blockage to enable the pond to start draining again.

Cllr Parry gave a brief update on Bridleway 186. Tim Coleman has now concluded his work and there has been an improvement in drainage. Cllr Parry is now looking at securing a group of volunteers to undertake more work to improve the bridleway further.

Cllr Parry also confirmed that 3 refurbished posts plus Tim Coleman's posts were ready for installation at Hambledon Village Shop. He further informed Councillors that the culvert in Vann Lane which was unblocked by Colin Rapley in March would require replacement due to a tree root breaking through the existing pipework and growing through it.

Action: Cllr Parry to update on budget estimates for the incoming financial year and report to the Clerk and RFO on numbers.

12. Hambledon Parish Council

-Annual Village Meeting 25 April 2019 – invites are to be sent out this week by the Clerk and RFO to respective village organisations. Cllr Payne agreed to discuss speeding, traffic and Community Speedwatch at the meeting to inform villagers of the options available within the village.

- Hambledon Village clean-up on 27th April at 10am, followed by a free BBQ at 12pm. The Clerk informed that she would be working alongside Cllr Sinnott to secure food and soft drinks for the litter pick and BBQ.

Action: Clerk to send out invitations for the Annual Parish Assembly and notify Councillors when she has done so.

Action: Clerk to work alongside Cllr Sinnott to arrange food and soft drinks for the village litter pick on 27th April.

13. Village Matters Update on:

-Village Speed Limits and Traffic Calming

Cllr Payne updated Councillors on what has appeared on the village website with regards to speeding and traffic within the village. Traffic and speeding are now on Waverley Borough Council's agenda. The meeting which was held on 19th March with regards to highways was reported as being successful.

Cllr Grove reported that she was awaiting Surrey Safer Camera Partnership response and that there was a meeting in June with Cllr Victoria Young where HGV's on country roads was going to be evaluated. Cllr Grove also updated on the fact that Surrey Hills AONB was to be held in Hambledon in light of its problems in early June.

Action: Cllr Grove update on Surrey Hills AONB meeting when a date has been set.

- Welcome Packs – Clerk to provide prints of Welcome Packs to Cllr Grove.

- Dog Fouling - Surrey County Council have been in touch with Cllr Grove to say that dog fouling in the area behind Hambledon Church is not a problem in their view. In light of this, Hambledon Parish Council would have to provide their own bin at cost estimated at £350 and arrange, also at their own cost, the removal of waste. It was decided that no action was necessary at the moment but would keep this issue under review.

- Parish in Bloom – Parish Clerk confirmed that she had been in touch with organisers and that updates will be circulated when more information is at hand.

14. Village Organisations

-Hambledon Almshouses - meeting to be held on 4th April 2019. Cllr Parry reported an inspection was held in March and various maintenance items have been identified and will be resolved.

-Hambledon Nursery School – Meeting held on 26th March. Cllr Payne reported that finances were healthy, there was a waiting list and pupil numbers were good.

-Hambledon Village Hall – Meeting on 5th April with Ian McMillan and that tickets were almost sold out. Cllr Grove reported that finances were good.

-Hambledon Village Shop –Cllr Sinnott reported that a new manager has now been appointed and will commence the position at the end of April. Trade waste now needs to be disposed of either in Guildford tip or a license needs to be purchased to use Witley tip.

- Hambledon Village Church –Cllr Underwood reported that following the Church meeting on 3rd March and the village hall meeting on 7th March, the Church was successful in securing the necessary funding to start the recruitment process for a new part time incumbent and the post is in the process of being advertised, subject to Diocesan approval.

Action: Cllr Sinnott to investigate how to obtain license and costing for village shop.

15. Reports from outside meetings - dealt with under Village Traffic Calming and Speed Limits at item 13.

16. Elections – Clerk and RFO noted that the deadline date for the Receipt of Notifications from existing and prospective candidates was 3rd April 2019 at 4pm and that the publication of Statements of Persons Nominated would be released on 4th April at 4pm.

Action: Clerk and RFO to update Councillors when information relating to candidates is released by Waverley Borough Council and depending on results, would look at the next required steps.

17. Forthcoming outside meetings – meeting 19th March – see item 13.

18. Correspondence – Tim Coleman had been in touch to report that an oak tree had died by Hambledon Church.

Action: Cllr Parry to investigate to see if work is required.

19. Date of next meetings:

Thursday 25th April 2019 - Annual Village Meeting

27th April 2019 - Village clean up commencing at 10am with free BBQ afterwards

2nd May 2019 - local elections

14th May 2019

11th June 2019

9nd July 2019

3rd September 2019

8th October 2019

12th November 2019

10th December 2019

7th January 2020