

# HAMBLEDON PARISH COUNCIL

## Minutes

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Hambledon Parish Council meeting on 10th January 2023 at 8pm in Hambledon Village Hall.

**Present** Cllr Stewart Payne, Cllr Mary Grove, Cllr Sean Sinnott, Cllr Robin McKeith, Cllr Alison Scott-Bishop, Cllr Kevin Deanus (SCC/WBC) Catherine Russell (Clerk).

### 23/1 Questions from Members of Public

Guy La Costa - local resident was present. He wished to talk through the planning applications (WA/2022/03075 and WA/2022/03076) he has in with Waverley regarding the retention of Orchard Cottage. He brought the proposed plans for deliberation. He asked the council to view the proposal as a new build affordable dwelling in accordance with paragraph 145 of NPPF 2009 as a rural exception site. The existing building would provide affordable housing to people with a link to Hambledon Parish. The rent would be capped at 80% of the open market rent. Affordable rent would be secured in perpetuity by section 106 planning agreement. There would be a number of energy efficient enhancements to reduce CO2 emissions. The property is secluded and has limited impact on AONB, but additional trees and hedges would further enhance the property. The building itself will be enhanced to be in keeping with the local vernacular. The building provides ground level accommodation. Councillors questioned whether section 106 could be discharged in the future and Mr La Costa asked Councillors to look at the proposal in front of them rather than what could happen in the future. Mr La Costa explained that the proposal was put forward when his neighbours had expressed an opinion that it was a shame to knock down a house when it could provide affordable housing in the village. The market rate would be determined by local agents and then run past HPC and advertised within the Parish. Cllr Payne stated that HPC would comment on the application and it would be discussed later in the meeting

Jon Petersen - local resident and member of the village web team was present. He talked through the proposal to provide HPC emails for all councillors. Mr Petersen explained that it was important to have HPC email correspondence off personal emails to ensure they are GDPR compliant. There are a number of methods. Gov.uk is used by a number of Parish Councils. The current village website [hambledonsurrey.co.uk](http://hambledonsurrey.co.uk) is a strong option and already has 16 email accounts available. The domain is already paid for and is no less or more secure than any other domain. It would look more legitimate to have gov.uk, however this is the only advantage. The gov.uk domain would be more of an administrative burden. Setting up Hambledonsurrey emails is quick, easier and zero cost, and villagers are familiar with the domain.

23/2 Apologies for Absence - Cllr Jude Milan, Cllr Philip Underwood, Cllr Trevor Sadler (WBC), Cllr Jan Floyd-Douglass (WBC)

23/3 Draft Minutes of the Parish Council Meeting held on Tuesday 6th December 2022 were agreed.

23/4 Declaration of Interests no change:

- a) Cllr Mary Grove: Member, Village Hall Committee; Trustee, Hambledon Football Club, Trustee, Henry Smith Charity
- b) Cllr Sean Sinnott: Treasurer, Hambledon Village Shop; Treasurer, Hambledon Festival Association; Member, Hambledon Community Fund; Trustee, Hambledon Almshouses; Trustee, Henry Smith Charity.
- c) Cllr Alison Scott-Bishop: Chair, Hambledon Village Shop.
- d) Cllr Stewart Payne: Trustee, Hambledon Almshouses: Member of the Village Website Team.
- e) Cllr Jude Milan: Trustee and Parish Council representative, Hambledon Nursery School.

23/5 Brief Verbal Report from the County Councillor on matters from Surrey County Council (SCC) affecting this Parish.

Cllr Kevin Deanus said that the roads have been battered by the weather. There have been 3000 reports of potholes this week and 300 call out incidents on safety issues. Repairs will be delayed due to the high quantity. Cllr McKeith asked whether repairs by utility companies are checked by SCC. Of the c8000 repairs, a percentage will be checked. SCC will not come out and inspect any utility company fixes until 6 months have elapsed. The Piggeries fix remains an issue but it takes 6 months to settle and SCC will not come out to check until that time period has elapsed.

Markwick Lane is his no.1 priority and they are not far off an agreed plan and it should be in place by April. Funds from HPC are unlikely to be needed.

Councillors discussed the concerns over the speed limit on Malthouse Lane. Changes in speed limits need data and evidence. Currently there has not been enough evidence given to change any speed limit on Malthouse Lane. After April, when Markwick Lane is complete it could be considered as a proposal. Councillors agreed that they would remind Cllr Deanus.

23/6 Brief Verbal Report from the Borough Councillors on matters from Waverley Borough Council affecting this Parish. None

23/7 Finance

- Verbal update on monthly finances, month 9 budget update. Cllr McKeith reported it was a quiet month. The precept requirement had been submitted to Waverley and the draft budget would be pulled together.
- Approval was given to all payments:
  - Clerk's expenses (£20)
  - Village shop vouchers (£70)
  - Cllr Mary Grove - Food Bank donation / Grocery Christmas vouchers £401.58
- Neighbourhood CIL - A side meeting will be set up by the Clerk to discuss the criteria amongst councillors. An informal Q&A session will be set up with heads of interested organisations to run through the application process.
- Henry Smith Charity verbal update - Return and Parish form have been completed and the payment of £2200 has been received for next year. x3 £150 heating support payments need to be made - the Clerk will make these payments. £150 Sainsburys shop was donated to the Food Bank and the Christmas shopping vouchers were handed to the individuals in the village. Driving lessons have been paid for and the family has now found accommodation in Godalming. There has been an additional £120 promised for courses for an individual in the village. There is c.£136 balance left over for the year, which will be donated to Godalming CAB. Cllr Grove and the Clerk will check the balance.

23/8 Planning Matters Update

**WA/2019/0296 Orchard Farm** - A look at any updates on works and comments on naming. The suggested name using Orchard has been rejected by Waverley as being a duplicate. Jane Woolley's research has shown the site was an old fruit and vegetable garden, part of the Joicey estate servicing the big house 'The Hill' which has now been demolished. Could 'The Hill' be used as inspiration, Hill Lane / Hill Close. Cllr Payne asked for councillors to email suggestions to the Clerk. The Clerk will speak to Waverley regarding suggestions.

23/9 New Planning Applications

**WA/2022/03075 / WA/2022/03076** Orchard Cottage, Hambledon Park, Vann Lane, Hambledon, GU8 4DY. Application under Section 73 to remove Condition 3 of WA/2007/0188 (permission under appeal reference APP/R3650/A/07/20427 91) (condition requires demolition of Orchard Cottage and associated outbuildings) to allow the retention of Orchard Cottage. Councillors note that they need to listen to the local people. Online, there has been 1 objection, 2 neutral (but on balance in

support) and 1 in support. The immediate neighbours are not objecting, and there are no representations in the meeting in opposition. The Parish Plan shows there is a need for affordable housing and the village wants affordable housing. However, Councillors were concerned that, were HPC to express support for the removal of a fundamental planning condition, this might set a difficult precedent for the future. Waverley consider the building already gone for the purpose of the planning application WA/2007/0188 which makes it a new build. Councillors agreed that it would not be possible to support this application, but equally would not oppose it. HPC will comment on the application and it is for Waverley to decide. The Clerk will investigate what is the legal definition of 'affordable', is it 70% or 80% of open market value.

#### 23/10 Recent Planning Applications

**WA/2022/02917** Cedarwood, 9 The Hydons, Salt Lane, Godalming, GU8 4DD. **PENDING**

**WA/2022/02827** Sunfield, Petworth Road, Wormley, Godalming, GU8 5TU. **PENDING**

**WA/2022/02782** Hydon Wood House Annexe, Feathercombe Lane, Hambledon, GU8 4DP. **PENDING**

**WA/2022/02738** Rockery Cottage, Woodlands Road, Hambledon, GU8 4HN. **PENDING**

**WA/2022/02691** West Surrey Golf Club, Station Lane, Godalming, GU8 5AF. **PENDING**

**WA/2022/02009** - Bonners, Vann Lane, Hambledon, GU8 4EB. **PENDING**

**WA/2022/01801** – The Garage Flat, Site of Former Hambledon House, Vann Lane, Godalming, GU8 4HW. **GRANTED**

**WA/2022/01673** - The Bungalow, Vann Lane, Hambledon, GU8 4EB. **PENDING**

**WA/2022/01674** - The Bungalow, Vann Lane, Hambledon, GU8 4EB. **PENDING**

**WA/2022/01293** - Oliver Cottage, The Cricket Green, Hambledon, GU8 4HF **GRANTED**

#### 23/11 Village Matters

- Local Government Boundary Commission Review. Cllr Deanus suggested that this was 'done and dusted'. The ward structure has not been communicated to HPC and therefore Cllr Payne will see what outcome is in place.
- Neighbourhood CIL Policy - A side meeting will be set up by the Clerk.
- Play area construction - update on new children's play area. The see-saw is still to arrive. There are a number of tree trunks that need to be moved as they provide a safety issue. A sign is required to explain that 'use is at own risk and adult supervision is required'. Cllr Grove will investigate further.
- Maintenance, highways, roadworks, hedges/ditches and rights of way - including rock salt provision.  
Cllr Payne gave an update that the Parish Council salt bin is not empty, but the lid is warped meaning the salt will dissolve. In order to fix it, it will need to be dug out and reinstalled. In the short term, smaller individual bags of unopened salt will be purchased and placed inside. Cllr Payne will purchase these and bring the invoices to the next meeting.  
Cllr McKeith stated that Colin Rapley had been clearing ditches. The water leak above the pub on Rock Hill had returned which he had reported.  
A number of the posts around the pond need repairing. They were originally provided by Surrey Hills.
- Future Bus Network Review - SCC proposal to end 503 service and make it 'on demand' and capped £2 bus fares. The Hopper already exists that provides a similar service. Cllr Payne has commented on the review as an individual. He has written to the team, but there has been no acknowledgement of the email.
- Traffic and Speedwatch -  
There has been no speedwatch this month. Cllr Grove has spoken to Witley Parish and the VAS proposal may not go ahead. Councillors agreed that HPC's contribution of £200 should be greater if it goes ahead

- Parish Council emails - setting up HPC specific emails for councillors to use. Councillors agreed that emails with hambledonsurrey.co.uk make most sense. The Clerk will set this up with the web team.
- Welcome Packs - any new residents known who could receive a village welcome pack - one welcome pack has been distributed this month.

23/12 Village Organisations

- **Almshouses** – Cllr Sinnott reported no news.
- **Nursery School** – No update.
- **Village Hall** – Cllr Grove reported it was Film Night this Saturday
- **Hambledon Festival** – Cllr Sinnott stated the Christmas Party went ahead.
- **Village Shop** – Cllr Scott Bishop reported that 24th December might have been the biggest day of takings ever. The Management Committee is in the process of finalising the budget for 2023.
- **St Peter's Church** – No update.

23/13 Reports from outside meetings. None reported

23/14 Forthcoming outside meetings. Cllrs Payne and Grove are setting up a meeting with the National Trust to discuss Oakhurst Cottage.

23/15 Correspondence.  
None reported

23/16 Dates of next meetings:

The Village Hall is unavailable on the 7th February and therefore it was agreed to hold the HPC February meeting at the Football Club.

Due to the May Elections and new Coronation bank holiday, the Clerk advised that the May AGM will need to be moved to 16th May.

7 <sup>th</sup> February 2023 (to be held at the Football Club)	16 <sup>th</sup> May 2023 (changed from the 9th)
7 <sup>th</sup> March 2023	
4 <sup>th</sup> April 2023	
27 <sup>th</sup> April 2023 (Parish Assembly)	

**THE MEETING CLOSED AT 22.01pm.**