

HAMBLEDON PARISH COUNCIL

MINUTES

of the meeting of the Parish Council held on 2 December 2010 in the Village Hall

Present: John Anderson (in the Chair), Derek Miller, Paul Pattinson, Stewart Payne, Philip Underwood and Ron Vickery; Jane Woolley (clerk); Cllrs. Adam Taylor-Smith and Elizabeth Cable; and two members of the public

QUESTION TIME

Nutbourne Brickworks.

In response to a request for an up-date on progress with discussions with Millgate Homes, the Chairman reported that its response to the Parish Council's letter regarding the proposed restrictive covenant would be discussed under the relevant agenda item.

In response to a further question, the Chairman confirmed that the Parish Council had had no further meetings with the minerals planning authority (SCC) or with the planning department at Waverley.

FORMAL BUSINESS

1. MINUTES

The minutes of the meetings held on 26 October and 17 November 2010 were **agreed** and signed.

2. MATTERS ARISING

There were none.

3. HOUSING NEEDS SURVEY

Noted that bad weather had prevented Mona Johansson from attending the meeting and **agreed** to invite her to attend and discuss her draft report at the next meeting.

4. FINANCE

Cheques

Agreed and signed the following:

- Tim Coleman: village maintenance, November	£160.00
- Norris & Gardiner: cricket green cutting, October	£100.83
- CPRE: annual subscription	£ 29.00
- AW Business Services: maps for Welcome Pack	£ 16.00
- Workstation: ink, copying, paper, files	£138.69

Budget, 2011-12

Reviewed the draft and noted that, as advised by Waverley, it anticipated a 10 per cent cut in the compensatory grant. **Agreed** to include £2,000 for general maintenance and that a final draft should be brought to the next meeting for approval and submission to Waverley.

5. PLANNING

WA10/1725, 1782, 1788, 1807: Link View, Potters Hill – applications for Lawful Development Certificates. **Confirmed** the Planning Committee's decision not to object.

Nutbourne Brickworks

Restrictive Covenant

On consideration of Millgate Homes' letter dated 29 November, commenting on the Parish Council's suggestions for the content of the restrictive covenant,

- Noted the proposed amendment to point 2, confining the main house to residential *and ancillary* use and **agreed** to seek a definition of *ancillary use*.
- **Agreed** the proposed amendments to points 3 and 4.
- Discussed the proposed amendment to point 5 and noted that the planning application was for 50,000 sq.ft in total, hence the Parish Council suggestion that the GEA of buildings on the property be limited to the same figure.
- Noted that householders normally expect to be able to extend their properties over time and that including a limitation on area in a restrictive covenant could create problems for future owners of the site; that a limitation could instead be imposed by planning conditions; that planning approval would in any case be required for any development on the site additional to what was included in the present application; and that some additional development would almost certainly be required to complement that included in the present application.
- Noted Philip Underwood's strong objection to the restrictive covenant limiting the GEA and his contention that including such a condition had never been agreed by the Parish Council; and noted the Clerk's reminder that all the Parish Council's suggestions for inclusion in the restrictive covenant had been agreed at the meeting held on 17 November and minuted as such.
- **Agreed** that the response to Millgate Homes should indicate the Parish Council's willingness to meet with them to discuss the extra square footage that might be required to complement that included in the present planning application.
- **Agreed** that advice on the limitation or otherwise of the GEA should be sought from the lawyers appointed to advise the Parish Council on the restrictive covenant and that the limitation should be included in the first draft.

Appointment of lawyers

- **Agreed** that Boodle Hatfield should be appointed to advise the Parish Council and that Millgate Homes should be so informed so that relevant documentation could be sent to Boodle Hatfield.
- Noted that the Parish Council would be kept informed of costs of the advice provided by Boodle Hatfield as these were incurred.

Professional advice

- Authorised expenditure of up to £1,000 from reserve funds on such other professional advice as might be required.

Land transfer

- Noted that, if the Parish Council were to be the recipient of the land to be transferred, third party liability would be covered by its existing insurance policy. Noted that there appeared to be no possibility of insuring against the costs that would be incurred should the Parish Council ever have to activate the restrictive covenant and that it would therefore be difficult for the Parish Council ever to enforce it; and queried whether the Parish Council should take on such a liability.
- Noted the suggestion that the beneficiaries be residents of the Parish, which would extend responsibility (and the pool from which costs, if ever incurred, could be met); but that the transfer would have to be to a legal entity.

- Noted that the land which Millgate Homes was proposing to transfer (the unadopted road outside nos. 4 – 9 Nutbourne Cottages and the surrounding grass) was currently maintained by the residents at their expense; noted Millgate Homes' suggestion that the transferred land be licensed or leased to the residents to maintain in perpetuity; and noted that some land to the rear of the cottages had already been given to the residents.
- **Agreed** that further discussions were needed on the whole question of what would be the most suitable piece of land to be transferred, to whom and on what terms.

Sewerage

- Noted that on-going maintenance of the cottages' sewerage system (currently undertaken by Millgate Homes) did not appear to have been addressed and **agreed** that this should be followed up.

Access rights

- Noted the historic interest of the southern part of the site and the importance of open access being retained over it; noted Millgate Homes' assurance that all the footpaths, bridleways and common land on the site would be fully respected and that there would be no change in their status now or at any time in the future; and noted that no such assurance could be given on behalf of owners of the site who would be within their rights to fence any of the land that was not designated common land or a right of way.
- **Agreed** that further discussions were needed on all aspects of access to that part of the site that was not included within the curtilage of the proposed development and noted the possibility of its being donated to the Parish and/or seeking its registration as common land.

6. VILLAGE MATTERS

Maintenance

- Noted that SCC had reported that the gully at the Woodlands Road/Vann Lane junction had been jetted and that a reminder had been sent regarding the other gullies which still had to be cleared
- Noted that leaf sweeping by Waverley had been carried out according to schedule

Emergency planning

- Noted Stewart Payne's report that
 - a table top emergency planning exercise for the Waverley Emergency Management Team scheduled for 3 December had just been cancelled due to adverse weather conditions;
 - these conditions had pertained since 30 November – ie for three days;
 - Peter Knight had received his snow blade; it could not be used pending a visit from SCC's contractors to make essential adjustments; but in the interim Peter Knight and Richard Field had cleared and salted Vann Lane using their own equipment;
 - Lane End/Malthouse Lane/Hambledon Road had been included on SCC's Priority 1 salting network; it was SCC policy not to maintain salt bins along roads so categorised; to date, despite its categorisation, this stretch of road had not been gritted; but no remedial action could be taken by users of the road because the only salt bin along its entire stretch (at the top of the hill leading down to Lodge Bottom) had to remain empty;
 - the only salt bins which SCC maintained within the Parish were those in Church Lane and Roundals Lane (which were both full);
 - SCC would only maintain and fill its own salt bills; it would cost the Parish Council £2,500 to purchase an additional bin and for it to be filled at least once a year for the next 10 years; Andrew Povey (Hambledon's SCC Councillor) had agreed to contribute £1,000 towards the cost of an SCC bin; and it would have to be located away from any of the roads on the Priority 1 salting network.

- Noted possibilities for sourcing independent supplies of salt; **agreed** that these should be researched; and **agreed** that, if necessary, the Parish Council should contribute £1,500 from reserve funds to facilitate the purchase and maintenance of a further salt bin from SCC which might be located either on the common land at the top of Woodlands Road or outside the Village Shop.

7. VILLAGE ORGANISATIONS ON WHICH PARISH COUNCIL REPRESENTED

Almshouses

Noted that Jane Caie had agreed to continue to serve as the Parish Council's nominated Trustee.

Oakhurst Cottage

Arising from the circulated report, **agreed** that Norman Gravestock should be warmly thanked for the pressure he was maintaining on the National Trust to keep the cottage functioning; noted that the planned visit by the NT regional curator on 2 December had been cancelled but would be rescheduled; **agreed** that the Parish Council should maintain its contact with the Oakhurst Committee via the minutes of its meetings; and **agreed** that the Committee should in future elect its own chair.

8. CORRESPONDENCE

There was none.

9. FUTURE MEETING DATES

Agreed to reschedule these as follows:

Tuesday 11 January
Tuesday 8 February
Tuesday 8 March
Tuesday 5 April
Tuesday 17 May

Parish Assembly: Friday 8 April.

10. OTHER BUSINESS

Waverley workshop - provision of broadband in rural areas

Noted that Derek Miller had attended, that it was unlikely that broadband would be extended to Hambledon and that a copy of the presentation given at the workshop would be placed on circulation.

The Chairman closed the meeting at 21.35

Date of next meeting: Tuesday 11 January 2011

WA2011/2047-8: Land at Dunsfold Park – applications to vary conditions of WA2007/0372-3 to facilitate additional flights and extended flying hours in connection with the 2012 Olympic Games.

Hambledon Parish Council has considered these applications and York Aviation's accompanying document "Case for Additional Flights for London 2012 – need and economic impact", consequent on central government's decision temporarily to designate Dunsfold as Olympic Co-ordinated Airport to handle additional traffic during the period of the games.

The Parish Council notes

- the additional flights which are envisaged, viz: 74 movements each on Saturdays and Sundays (none permitted at present) plus 76 movements on each week day, averaging an extra 60 movements per day totalling 1,248 extra movements over a 26-day period. Even if the take-up were only 80 per cent of this total, this would result in approx. 1,000 extra movements over the period.
- the detailed references in the document to economic gain, particularly as regards employment and tourism.

The Parish Council also notes that the report makes no reference to the impact of the additional movements on the environment, including pollution, and local infrastructure. Great play is made of the additional jobs that will be created, at the airport and within a wide range of supporting infrastructure. Can the local road network cope? – we would suggest not. Furthermore, if those flying into Dunsfold are unable to continue their journeys by car, there will be a demand for helicopters – a consideration which does not appear to have been addressed.

The extra employment that is envisaged will be short term and we suggest that the same will apply to tourism: the travel problems that Olympic visitors arriving via Dunsfold can expect to encounter are unlikely to encourage return visits.

South West Surrey's road structure is already operating to capacity: this alone militates strongly against any proposal to increase flights movements at Dunsfold for any period of time and for whatever reason. Additional pollution will have long-term knock-on effects in an area that includes an important AONB and a thriving farming industry. The stress, including that from noise, which additional air and ground traffic will place on a rural community also needs to be taken into account. In the apparent absence of any attempt by central government or the applicant to address any of these concerns, the Parish Council objects to both these applications.

Village Organisations – Nursery School

There was a trustees meeting on January 25th, 2012.

At this meeting Karen Thurston stood down as a trustee having moved out of the village and was replaced by David Evans. Eddie Wood was re-elected as treasurer.

On behalf of the church Liz Jenkins, who stood in after Stephanie Couvela departed, will remain as a trustee until Katherine McBride, the new appointed assistant minister, is in a position to take over.

The school now has its own website and this will be linked to the village website.

The school continues to do well and has been praised by Busbridge Junior School for its good practice and the overall competence and well-being of pupils it receives from Hambledon Nursery School.

Stewart Payne

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Village Organisations – Village Shop

The shop remained fully operational during the snow and bad weather and was kept busy by those not wanting to venture further afield for their shopping.

A photographer from the Haslemere Herald visited recently and it is hoped that there will be an article about the Hambledon Community Fund in the near future.

Flowers are selling well.

A Pancake Day display has replaced the Valentine's Day related items.

Sarah Stuckey