

## **HAMBLEDON PARISH COUNCIL**

### **MINUTES**

of the meeting of the Parish Council held on 3 December 2014 in the Village Hall

Present: John Anderson (Chairman), Karen Jones, Mike Parry, Paul Pattinson, Stewart Payne, Peter Spall and Philip Underwood; Jane Woolley (clerk); and approx. 40 members of the public

Apologies: Cllrs. Adam Taylor-Smith and Elizabeth Cable; PC Tracey Taylor

### QUESTION TIME

#### Orchard Farm

The main points raised from the floor were

- Has enough thought been given to other possible developments throughout the village? EHRA's scheme, if implemented, would result in a high density of social housing in a single area.
- 36 new affordable homes were planned for the Upper Tuesley Farm site: could not some of these meet Hambledon's requirements?
- The statistics that indicated a requirement for seven affordable houses to meet Hambledon's needs should be revisited. Even if this figure were proved to be correct, there was no case for building 12.
- A survey of properties in the village should be undertaken to indicate what might already be available for people in receipt of housing benefit.
- The scheme, if implemented, would constitute a moral hazard.
- Flooding was a serious issue: adjacent properties already encountered problems which would be exacerbated by the proposed scheme. Orchard Farm and its surrounds were not identified by the Environment Agency as a flood risk area. A detailed flood risk assessment should therefore be undertaken and published before any planning application was submitted.
- None of the infrastructure needed to support a development of 17 houses in total was in place. A comprehensive infrastructure plan was needed.
- Information on ERHA's web site did not bear out its claim to be a not-for-profit organisation.
- Children from local families could not afford open market house prices in Hambledon; they have to move away. The village thus loses the benefits that younger people can bring to it.
- It was important to look at the bigger picture. A lack of affordable housing meant that those working in the village in relatively low-wage employment - for example, agriculture - were forced to move out and travel in to work.

The Chairman undertook to follow up those of the above points that fell within the Parish Council's remit and in particular those relating to flooding. In this connection it was noted that Mike Parry and the Clerk had inspected the ditch and drains running down the A283 between its junctions with Wormley Lane and Land End, when they had also met two local residents who were clearing out their own ditches and who had provided useful information about the land and its drainage. Reinstatement of the ditch and (probably) replacement of culverts under driveways and of the pipe under the road taking water from one side to the

other at the crossroads would be taken up by the Parish Council with SCC. The importance of a detailed flood risk assessment would also be pursued.

#### Hedge cutting

Peter Knight pointed out that lack of hedge cutting along some of Hambledon's roads often forced agriculture equipment to travel along the centre of the road. Particular trouble spots were Vann Lane and the Hambledon Road beyond the Church Lane junction and outside Duncombs Cottages. He urged all households to do what they could to maintain ditches and hedges outside their properties and expressed his willingness to assist the Parish Council with the hedge cutting programme which it undertook as part of the SCC localism initiative scheme.

### FORMAL BUSINESS

#### 1. AFFORDABLE HOUSING

On consideration of the previously circulated paper, **agreed**

- that Surrey Community Action should be asked to undertake a further housing needs survey for Hambledon and, whilst this was in progress, to initiate a further review of possible alternative sites for affordable housing within the village;
- to call a public meeting as soon as possible after the exhibition on 15 January of EHRA's outline plans for Orchard Farm, to ascertain the views of the whole village on what amounted to a new proposal for providing affordable housing in Hambledon;
- to raise with EHRA the possibility of its undertaking a phased development of affordable housing on the Orchard Farm site if the application were to be approved.

#### 2. MINUTES

The minutes of the meeting held on 29 October 2014 were **agreed** and signed.

#### 3. MATTERS ARISING

There were none.

#### 4. FINANCE

##### Audit

Noted that the external audit had been completed and **approved** and accepted the annual return for 2013-4.

##### Cheques

**Agreed** and signed the following

- |   |           |
|---|-----------|
| - National Trust: contribution to interior decoration, Oakhurst Cottage (S.137) | £1,000.00 |
| - Tim Coleman: November maintenance   | £ 160.00  |
| - Workstation: ink  | £ 99.37   |
| - CPRE: annual subscription   | £ 36.00   |
| - Citizens Advice Waverley, annual grant (S.137)                                | £ 100.00  |
| - Village Hall: hire charges for meetings, 2014                                 | £ 228.00  |

##### Henry Smith Charity

Noted that all but one of the six villagers had agreed to forego their grants in favour of the appeal for the refurbishment of the second of the Hambledon Almshouses and that £50 would

therefore be paid as an individual grant (in the form of vouchers to be redeemed at Hambledon Village Shop) and £1,950 would be passed to the Trustees of the Hambledon Almshouses.

#### Superfast Broadband

Noted the Hydestile community initiative to “gap fund” superfast broadband in that area, which could not be covered by either the Superfast Surrey or the BT commercial Openreach programmes; that the area included 17 lower cost houses in Hambledon; that it also extended into part of Busbridge; and that the support of both Parish Councils, including a financial contribution, was being sought. **Agreed** to support the initiative in principle but that funding would have to await decisions on the 2015-6 budget (see below); and that it would also be helpful to ascertain the reaction of Busbridge Parish Council to the request for support.

#### Budget, 2015-6

Noted the first draft and in particular that election expenses of c.£700 would be incurred if Parish Council seats were contested in May; that the compensatory grant and the Council Tax support grant were likely to be reduced by 10 and 15 per cent respectively; that it was not yet known whether a council tax cap of 2 per cent would be applied by central government to Parish Councils; and that, if it were, the increase on Hambledon’s 2014-5 precept would be limited to c.£190 (as against a proposed £1,300 increase in the draft). Noted that further information should be available in time for the Parish Council to agree the budget at its January meeting and **agreed** that, between now and then, Councillors should review the draft and consider what cuts might be appropriate in the event of a cap being imposed.

## 5. PLANNING

#### Planning applications

- WA14/1551-2: Foxbury Lodge, Upper Vann Lane – single storey extension and installation of dormer windows. **Confirmed** the Planning Committee’s comment that this was a planning application that appeared to meet local requirements but which, taken with the accompanying application for a Certificate of Lawfulness, would result in a substantial development and which should be therefore be subjected to close scrutiny; and noted that full permission had been granted by Waverley
- WA14/1661-2: Admers Cottage, Cricket Green – installation of window
- WA14/1791: Hazels, Vann Lane – demolition/extension
- WA14/1811: Nightingales, Vann Lane – certificate of lawfulness, single storey extension
- WA14/1870: White Warren, Vann Lane – demolition/single storey extensions
- AG14/0011: Burgate Farm, Vann Lane – construction of roadway for forestry
- WA14/1973: Marepond Farmhouse, Markwick Lane – extensions and alterations
- WA14/2006 and 2025: Maple Bungalow – renewal of permissions for extensions and a garage

**Confirmed** the Planning Committee’s decisions not to object to any of the foregoing.

#### Farm Cottage, Malthouse Lane

Noted that Cllr. Cable had arranged a meeting, also attended by the Chairman and the Clerk, with Jeremy Hunt MP to discuss this and other applications recently received by Waverley for grants of Certificates of Lawfulness and to seek his assistance in reviewing loopholes in the General Permitted Development Order legislation which enabled such large-scale developments to go ahead. Noted that the Parish Council’s and Waverley’s concerns appeared to have been well received and that Mr Hunt would be pursuing them with Brandon Lewis MP, Minister of State in the Department for Communities and Local Government.

## 6. VILLAGE MATTERS

### Police

Noted that, in the period 30 October – 1 December, there had been one non-dwelling burglary in the village.

### Footpaths

Noted that Surrey County Councillor Victoria Young had notified parishes in her ward that funds might be available for footpath improvements and that four candidates, including two sections of the Greensand Way had been suggested by Hambledon; and that Cllr. Young was suggesting the establishment of a local task group to prioritise work on rights of way on an annual basis.

### Highways

Noted that the SCC local task group had met on 6 November; that the resurfacing of Woodlands Road and Church Lane were proposed for inclusion in the 2015-6 highways budget; that urgent steps were being taken to secure the replacement of the pipe under the Old Rectory Drive at the Hambledon Road/Church Lane junction; and that clearance of the A283 footpath might be undertaken by an SCC vegetation gang.

Noted that Waverley still retained responsibility for verges and hedges outside Duncombs Cottages and were due to deal with the latter within the next two-three weeks; and that the cutting of other hedges, including those highlighted by Peter Knight, would be included in Colin Rapley's programme of work and in consultation as appropriate with land owners.

Noted that SCC was seeking bids for its 2015-6 localism initiative and that Hambledon would probably once again request £2,500 to fund Colin Rapley's programme of hedge and ditch maintenance.

Noted that Mike Parry and the Clerk had requested a site meeting with the local highways team within the next two weeks to discuss ditch/drain repairs at the bottom of Wormley Hill and how these might best be effected; and that if work were required by the Parish Council additional funds would be sought via the SCC localism initiative.

Noted that the resurfacing of Roundals Lane was scheduled for December.

### Scottish and Southern Energy

Noted that Mike Parry, Stewart Payne and the Clerk had met the newly-appointed SSE Customer and Community Adviser responsible for Hambledon for an up-date on support in the event of future major power cuts; that much of this had been incorporated in the note on winter weather precautions (see below); and that leaflets had been distributed to those in the village who might merit inclusion on SSE's Priority Services Register.

Noted that the tree cutting programme through Hambledon had largely been completed, other than a section running through the Hurst/Roundals and along to Vann Lane which was scheduled for the beginning of the next cutting season.

### Winter weather precautions

Noted the report which Stewart Payne had prepared for the December Parish Magazine and which he also planned to put on the village web site; and suggested that it also be displayed in the village shop.

### Village pond

Noted that an earlier build-up of duckweed had been corrected by the recent rain.

## 7. VILLAGE ORGANISATIONS

### Almshouses

Noted that funds, raised and conditional, currently stood at c.£17k and that the aim was to realise £50k by way of grants and secure a bank loan for a similar sum to enable the refurbishment of the second almshouse to proceed.

### Village Hall

Noted income for the year as follows: contribution from the village fete £1,500, fees from users £1,000, profit from quiz night £850. Noted that the introduction of a meter requiring users to pay their heating costs had reduced running costs; that the chairs had been cleaned; and that an estimate of £220 for cleaning the stage curtains had been received.

### Village Shop

Noted that a SCC Leader grant of £30k had been received for internal up-grading; that trade remained good; the success of the recent supper and wine-tasting; that the Christmas Fair would be held on 6 December; and that Christmas turkeys could be pre-ordered.

### Oakhurst Cottage

Noted progress with the repair works, that this and the historical research currently being undertaken had already been the subject of an article in the Surrey Advertiser and would feature on BBC Radio Surrey in the new year; and that the Parish Council's donation towards the costs of interior decoration was greatly appreciated by the National Trust.

## 8. OUTSIDE MEETINGS

Surrey Community Action seminar, "Sustaining Rural Communities through Affordable Housing", 27 November: noted that Stewart Payne and the Clerk had attended and that there had been interesting presentations on the work of Community Land Trusts, the management of rural homes and the experiences of Burstow Parish Council in securing an affordable housing development.

Waverley meeting with Town and Parish Councils: noted that this would be held on 13 January and that the Chairman and Clerk hoped to attend.

## 9. CORRESPONDENCE

CPRE: agreed to the receipt of publications by e-mail.

Community Navigator for Godalming and the surrounding area: noted Fiona Fyfe's appointment and that she had contributed a useful article in the Parish Magazine on her work with vulnerable adults.

Busbridge Parish Council: noted the request to Hambledon and other adjacent parishes to contribute to a joint open letter to Waverley objecting to any large-scale development at Dunsfold aerodrome and **agreed** to make Busbridge aware of Hambledon's already expressed concerns about additional traffic and the need to improve transport infrastructure, inter alia by resurrecting the Horsham/Guildford light railway.

Neighbourhood Plan: noted the request that this be revisited and **agreed** to do so in May 2015 and having regard to the budget for 2015-6.

Salt Lane/Hydon Heath: noted that the Electoral Register and Royal Mail used Hydon Heath as the address of properties along the part of Salt Lane furthest from the Hydestile Crossroads and **agreed** to accede to Waverley's request that it be so renamed.

10. OTHER BUSINESS

There was none.

The Chairman closed the meeting at 21.45

**Date of next meeting: Wednesday 7 January 2015**