

HAMBLEDON PARISH COUNCIL

MINUTES

of the meeting of the Parish Council held on 9 September 2014 in the Village Hall

Present: John Anderson (Chairman), Karen Jones, Paul Pattinson; Stewart Payne and Philip Underwood; Jane Woolley (clerk); and one member of the public

Apologies: Mike Parry and Cllr. Elizabeth Cable

QUESTION TIME

Arthur Blackman requested and was given an opportunity to up-date the Council on the status of the Hambledon Cricket Green Trust

FORMAL BUSINESS

1. MINUTES

The minutes of the meeting held on 5 August 2014 were **agreed** and signed.

2. MATTERS ARISING

There were none.

3. FINANCE

Cheques

Confirmed signature of the following

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|---|---------|
| - Workstation: copy card, ink, stationery | £107.73 |
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Agreed and signed the following

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| - Tim Coleman: August maintenance | £160.00 |
| - Norris & Gardiner: cricket green cutting, August | £205.94 |
| - Peter Woolley: grass cutting and clearing, Hambledon Hurst | £160.00 |
| - Hambledon Heritage Society: books for Welcome Packs | £ 15.00 |

4. PLANNING APPLICATIONS

Planning applications

- WA14/1374-5: Maple Bungalow

Endorsed the decision of the Planning Committee to approve

- WA14/1305: Farm Cottage, Malthouse Lane - application for a Lawful Development Certificate for extensions and a garage

Noted that this had been refused on two counts: that insufficient information had been provided to determine whether the proposed decking constituted a raised platform and

that the proposed first floor windows in the side elevations did not comply with the requirement that they be fixed and opaque up to 1.7 metres above floor level. Noted that the Clerk had ascertained from the Waverley officer that, if a further application satisfactorily addressed these two points, a Certificate was likely to be granted.

Noted that Waverley did not appear to have considered whether the application complied with reduced permitted development rights within conservation areas or the apparent anomaly of what constituted the principal elevation.

Noted that all guidance relating to permitted development was specific that its purpose was to allow *minor* additions and alterations and that there was no way in which the proposed development could be described as minor.

In the event of a Certificate eventually being granted, noted the possibility of seeking a judicial review to determine the correctness or otherwise of Waverley's decision and that this would have to be initiated within six weeks. Also noted the cost of retaining a senior planning barrister and that costs would be incurred even if the case could be adjudicated solely on the basis of written evidence.

Agreed that the Clerk should initiate enquiries of other Parishes to establish whether they had had similar problems with Certificates of Lawfulness being granted for large development of small rural properties and that it would be appropriate to seek maximum publicity, via news media and Jeremy Hunt, for what appeared to be a legitimate issue for complaint.

- WA14/1551-2: Foxbury Lodge, Upper Vann Lane - Certificate of Lawfulness and application for planning permission for extensions and alterations

Noted receipt of these applications and referred them to the planning committee for consideration.

Waverley Local Plan

Noted the proposals for meeting housing requirements as set out in "Making Waves", distributed to all households within the borough.

Noted Councillors' comments as follows

- In theory Dunsfold would be the preferred site for absorbing as much as possible of the additional housing needed over the plan period, but this would require a commensurate input of infrastructure.

- Neither sustainability nor infrastructure was mentioned in the paragraph promoting development at Dunsfold aerodrome.

- To date, whenever Waverley had considered a proposal for a large development, the provision of infrastructure had been discussed but its implementation never made a pre-condition for granting of planning consent.

- "Making Waves" mirrored this trend. It was strong on non-specifics. It referred to the "overarching presumption in favour of sustainable development", the requirement for the borough to accommodate 8,500 new homes "in a sustainable way" and the SHLAA assessment of potential sites "against a wide range [unspecified] of sustainability criteria as well as their ... accessibility". It made no mention of the supporting infrastructure that would be needed in any of its four scenarios. There were merely two references to sustainability in terms of "access to [undefined] services and facilities"; one to "the need to be confident that the likely impact on the road network could be mitigated through highways improvements"; and one to the "need to consider the implications of [the four] scenarios on other infrastructure and services in Waverley". The phrases "highways impacts" and "traffic patterns" were used in each of the four scenarios, with no indication of what these might be.

Agreed that, in the absence of any proposals for the provision of any of the supporting infrastructure that would be needed for the successful implementation of all four scenarios, it is impossible to support any of them.

Noted that any level of development at Dunsfold would increase pressure on the roads. This could be mitigated by bringing back into use the former railway track that ran between Guildford and Horsham, for example using it to provide a tramway from Dunsfold to Guildford.

Agreed that a sustainable local plan would only be achieved by compulsory purchase of sufficient land on the Dunsfold aerodrome site to meet the borough's housing requirements together with all the necessary supporting infrastructure.

Agreed that the above points should be included in the Parish Council's response to Waverley.

5. VILLAGE MATTERS

Police

Noted that no crimes had been reported in Hambledon between mid-June and the end of August.

Highways

Noted that SCC had jetted the gully running south along the Hambledon Road from Horsehatches and that this would be kept under review; and that for the moment all other gullies appeared to be running freely. Noted that a hedge cutting/ditch clearance programme to be carried out by Colin Rapley under the localism initiative would be organised, probably for implementation in October/November.

Scottish and Southern Energy

Noted that extensive tree cutting around the high voltage lines feeding into Hambledon from both Milford and Chiddingfold was underway; that the work on the former had been marked on the large-scale maps provided by SSE and that similar information on the latter had been requested; and that the access given by private land owners to SSE had been greatly appreciated. **Agreed** that letters of thanks should be sent to those specifically named by SSE. Noted that the visit by Mike Parry and the Clerk to SSE's management centre at Portsmouth had been extremely interesting; that SSE appeared to be taking real steps to improve communications with their customers in the event of future power failures; and that a meeting would be arranged with the customer adviser stationed at the Aldershot depot to discuss Hambledon-specific solutions.

Noted that a detailed up-date on SSE activities would be included in the October Parish Magazine and on the web site, plus an invitation for anyone wishing to look at the maps to contact the Clerk.

7. VILLAGE ORGANISATIONS

Village Shop

Noted that it was hoped to extend week-day opening hours wef the beginning of October.

Oakhurst Cottage

Noted that the cottage would be open for heritage week-end (13-14 September); that it would be closed down, with the help of the volunteers, during the following week so that building repairs could start on 22 September; and that a "Conservation in Action" day was being arranged on 4 October for those interested in seeing the repairs, including the exposed roof timbers, and would be publicised via the Parish Magazine, the web site and the village notice boards.

7. CORRESPONDENCE

English Rural: invitation to AGM and opening of Yewhurst Close, Ashted, 23 September.
Noted that no-one was free to attend.

8. FUTURE MEETING DATES

Noted the further changes (to the October and December dates), previously circulated.

9. OTHER BUSINESS

There was none.

The Chairman closed the meeting at 21.15

Date of next meeting: Wednesday 29 October