

# **HAMBLEDON PARISH COUNCIL**

## **MINUTES**

of the meeting of the Parish Council held on 7 January 2015 in the Village Hall

Present: John Anderson (Chairman), Karen Jones, Mike Parry, Paul Pattinson, Peter Spall and Philip Underwood; Jane Woolley (clerk); and approx. 25 members of the public

Apologies: Stewart Payne and Cllrs. Adam Taylor-Smith and Elizabeth Cable

### **QUESTION TIME**

Edward Uren read out a prepared statement, the main purpose of which was to request the Parish Council to host a public meeting to discuss affordable housing and its wider implications for Hambledon. This should take place before any review/discussion of the Orchard Farm proposals [currently planned for 15 and 28 January] or the carrying out of the further housing needs survey.

The following points were made during the subsequent discussion

- Alternatively a small group could meet to articulate possible answers and then present these to a public meeting.
- A Neighbourhood Plan would reflect the wider issues but these take time to prepare. In the meantime a dedicated meeting, additional to any Orchard Farm-specific meeting, was needed to debate the bigger picture and decide on an approach for the village.
- In the absence of any plan for the use of land in Hambledon for development, how do we proceed in relation to specific applications? Could the one for the Merry Harriers set a precedent?
- One planning application and one potential planning application which between them could deliver 23 new houses in Hambledon were driving strategy because at present neither the Parish Council nor anyone else knew what the collective view of the village thought was right for it. Everyone needed to be educated on the real issues and villagers' views sought on what they wanted and valued, whether this be more housing in general or affordable housing in particular.
- As regards affordable housing, "educational" topics should include
  - what is affordable housing?
  - what is its purpose?
  - who is it for?
  - the definition of local need
  - affordable housing v. use of land in the Green Belt
  - changes to rules governing rural exception sites (ie allowing a proportion of market housing)
  - whether part-market housing on sites granted for affordable housing could encourage development which might not otherwise have been envisaged
- As regards housing in general
  - implications of the NPPF
  - what is appropriate housing for Hambledon
  - do you want it?
  - where do you want it?

- There was little point in carrying out the housing survey needs survey until recipients were better informed as to exactly what is affordable housing .

Specific points raised in connection with the Merry Harriers planning application were

- the unsuitability of development on the site
- that, in addition to comments already posted on the Waverley web site, observations had been made by the head tenant of Glebe House and by the National Trust
- overflow parking was provided by the Nursery School as an informal arrangement which could not be formalised in any development proposal that would reduce existing parking facilities for the Merry Harriers.

Specific points raised in connection with the proposed development at Orchard Farm

- the site was prone to flooding
- site access for lorries during any period of construction on the site
- mid-recording of data gathered from traffic monitoring of the A283 during a period when it was carrying traffic diverted off the A286.

## FORMAL BUSINESS

### 1. MINUTES

The minutes of the meeting held on 3 December 2014 were **agreed** and signed.

### 2. MATTERS ARISING

There were none.

### 3. FINANCE

#### Cheques

**Agreed** and signed the following

Surrey County Playing Fields Association, annual subscription/grant	£ 40.00
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Tim Coleman: December maintenance	£160.00
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Annual grants:

- Cricket Club	£350.00
- Football Club	£350.00
- PCC	£400.00
- Hambledon Village Trust (S.137)	£400.00
- Hambledon Village Shop (S.137)	£400.00
- Hambledon Village Hall	£400.00

#### Dunsfold aerodrome, transport assessment

On consideration of the previously circulated paper, noted reservations as to whether the effects of increased traffic on the A281 would be particularly relevant to Hambledon and whether it would be appropriate to commit what could be significant finance to a detailed study. Noted that Stewart Payne would be attending the exploratory meeting with the transport consultants on 8 January; that decisions regarding further input would not be taken until his subsequent report had been considered; and that, with seven Parishes contributing to the cost of the initial consultation, Hambledon Parish Council's share should be approx. £140.

#### Financial up-date

On consideration of the previously circulated paper, **agreed** additional payments in 2014-5 as follows: £500 towards Superfast Broadband costs (subject to Busbridge also contributing), £140 for the Dunsfold transport assessment and £350 for photocopying/postage/ink, with all payments being authorised on an individual basis.

#### Budget, 2015-6

On consideration of the previously circulated revised draft and accompanying paper, agreed the budget as drafted with the proviso that, if a 2 per cent cap were imposed, this should be achieved by deletion of £1,000 for one-off projects and reductions totaling £100 to some of the annual grants.

### 4. PLANNING

**Endorsed** the Planning Committee's decision not to object to the following

- WA14/2049: 6 Hydestile Cottages, Hambledon Road - garage conversion
- WA14/2228: Marepond Farm, Markwick Lane – erection of stabling/tack room
- WA14/2273: Lilac Cottage, Cricket Green – demolition and erection of car port
- WA14/2305: White Warren, Vann Lane – demolition and erection of extension
- WA14/2324: Haresgrove Cottage, Salt Lane - construction of metal chimney system
- WA14/2326: Land opposite The Merry Harriers – erection of six dwellings, including four affordable

On consideration of the report of the Planning Committee (previously circulated) and the discussions during the first part of the meeting, noted that reservations expressed by members of the public and comments submitted by Glebe House and the National Trust largely mirrored of the Planning Committee. Noted that it might be appropriate to request an aquifer survey as fish ponds underlying the parking area already made it prone to ponding and could have implications for piling, and that the possibility of sewage contamination during periods of high water table levels should also be flagged. Subject to inclusion of these two further points, **agreed** submission of the report to Waverley.

### 5. AFFORDABLE HOUSING

Merry Harriers – see above

#### Orchard Farm/Housing Needs Survey

Noted the earlier request to defer the consultation meeting planned for 15 January and to hold an early public meeting to ascertain village views on affordable housing and its wider implications for Hambledon.

Noted that it would be impossible to get a full turn-out at a public meeting called at short notice; that whatever conclusions such a meeting might reach would not therefore represent the views of the village as a whole and would carry little influence with Waverley; and that only a Neighbourhood Plan adopted by the village in a referendum would be capable of delivering meaningful views on housing development within the village.

Noted that “education” on affordable housing could be via an article in the February Parish Magazine (out on Friday 23 January), which Waverley’s Rural Housing Enabler could be invited to write; and that the article could also be placed on the village web site.

Noted that the housing needs survey should help identified whether villagers wanted affordable housing in Hambledon and, if so, where; and that it should not therefore be delayed.

Discussed the suggestion that the Parish Council should arrange a second public meeting to discuss affordable housing, either before or as soon as possible after 28 January; but **agreed** instead to proceed with a single meeting, structured in two parts.

**Agreed** the following timetable of events

- by 10 January: distribution of housing needs survey questionnaire
- 15 January: ERHA consultation on Orchard Farm proposals
- 23 January: publication in the Parish Magazine and on the web site of “educational” information about affordable housing
- 28 January: public meeting, as previously notified to all villagers by letter dated 13 December, a) to clarify matters arising from the affordable housing article and b) to seek villagers’ views and comments on the proposed scheme for Orchard Farm.

## 6. NEIGHBOURHOOD PLAN

On consideration of the previously circulated report, noted that a Neighbourhood Plan might not be the most appropriate vehicle for preventing development in Hambledon but that, if it were decided to proceed and if a new round of government funding were to be established by April 2015, costs were unlikely to be incurred by the Parish Council. **Agreed** to keep the possibility of new government funding under review; to invite Ian Motuel or one of his colleagues to the Parish Assembly to speak in amplification of the planning policy considerations set out in the report; and thereafter to revisit the need or otherwise for a Hambledon Neighbourhood Plan.

## 7. VILLAGE MATTERS

### Police

Noted that no crimes had been reported in the village since the last meeting.

### Highways

On consideration of the previously circulated reports and oral up-dates, noted that further information relating to i) the A283 ditch from Wormley Lane to Lane End and ii) hedges along Vann Lane and outside Duncombs Cottages was still awaited; that the pipe under the Old Rectory drive was being repaired; and that the programme of general maintenance work to be carried out in January had yet to be finalised.

**Agreed** to request a total of £3,500 from SCC’s localism fund, 2015-16, comprising £2,500 for the maintenance of ditches/hedges/drains through the village and a £1,000 contribution towards the cost of major drainage works that were likely to be needed at the Land End/A283 crossroads.

### Local bus service

On consideration of the previously circulated reports and an oral up-date, **agreed** that Stewart Payne should continue to lead on this topic and that the Parish Council should make a strong case for the retention of the 503 bus service and for continuation of the present level of funding for the Hoppa community transport service.

### Parish Assembly: guest speaker

See minute 6 above.

## 8. VILLAGE ORGANISATIONS

### Village Shop

Noted that pre-Christmas trade had been excellent but that actual figures were not yet available.

Oakhurst Cottage

Noted the letter received from the National Trust expressing appreciation of the Parish Council's grant towards the cost of repair works.

9. OUTSIDE MEETINGS

Waverley meeting with Town and Parish Councils, 13 January: noted receipt of the agenda and that the Clerk would ascertain which Councillors might be able to attend.

10. CORRESPONDENCE

Copies of the executive summary of the Surrey Hills Management plan 2014-19 were circulated.

11. OTHER BUSINESS

There was none.

The Chairman closed the meeting at 22.45

**Date of next meeting: Wednesday 25 February 2015**