

HASCOMBE PARISH COUNCIL

MEETING MINUTES of Hascombe Parish Council Annual Meeting held on **Monday 17th November 2014** in Hascombe Village Hall, Mare Lane, Hascombe at 7.00pm

Attendees: Mr C Orange – Chairman
Mr P Lye – Vice Chairman
Mrs S Jeffrey - Member
Mrs S Sullivan – Member
Mrs B Weddell – Clerk

Apologies: Apologies had been received from Mr Richard Gates and Mr Maurice Byham, Waverley Borough Councillors, Mrs Victoria Young, Surrey County Councillor and Mr Kevin Kingham

ACTION

14/102 Declarations of Interests

Mr Orange declared an interest in planning application WA/2014/1867.

14/103 Minutes

The minutes of the meeting of the Parish Council held on 22nd September 2014 minute 14/088 to 14/101, as circulated, were approved and signed by the Chairman as a correct record.

14/104 Clerk's Report

The Clerk confirmed that she had submitted the parish council's response to the Waverley Local Plan consultation. There was nothing further to report that wasn't covered elsewhere on the agenda.

The Chairman and the Clerk had yet to meet to finalise the Standing Orders.

Clerk/ Mr Orange

14/105 Chairman's Report

There was nothing to report that wasn't covered elsewhere on the agenda.

14/106 Risk Assessment

Members reviewed the risks and noted that there were no issues of risk identified to be addressed.

14/107 Highways, Bridlepaths & Footpaths

- Mrs Jeffrey had inspected all the grit bins except the one at Winkworth Hill, which Mr Lye volunteered to do. All the grit bins Mrs Jeffrey had checked were full.
- The Clerk had received three separate maps covering the footpaths in Hascombe and there was one missing. The Chairman had requested the fourth map and Mrs Sullivan would get them scanned and centred onto one map.
- Cllr Victoria Young had sent an email asking whether the parish councils would favour the setting up of a Task Group to deal specifically with footpaths and bridleways.
- Mr Lye had attended the recent Cranleigh and Eastern Villages Highways Task Group. Mr Lye had requested that the 30mph speed signs in Mare lane be moved nearer the village hall and the Task Group agreed that this would be added to the list as a top priority. The resurfacing of Mare Lane would be added to a separate programme.
- Mrs Jeffrey reported that a contractor carrying out roadworks in Markwick Lane had left a pile of signs and bollards, which she would report to SCC.

Mr Lye

Mr Orange/
Mrs Sullivan

Mrs Jeffrey

	<ul style="list-style-type: none"> • Mr Lye reported that the owner of Upper House and the stables had dug a trench across the road to lay a new water pipe but had refilled the trench with soil instead of tarmac. Mr Lye would draft a letter to Edward Hutley requesting that the road be repaired to the correct standard. • Pathwarden Scheme – there was no news from Surrey CC about a training course. • Regarding signing up for the lengthsman scheme for next year, it was agreed that this should wait until after the parish council elections in May. 	Mr Lye
14/108	<p>Crime, Neighbourhood Watch and Speedwatch</p> <p>There was nothing to report.</p>	
14/109	<p>Communications</p> <ul style="list-style-type: none"> • It was noted that there were only 16 members signed up to Hascombe’s Community Facebook page. It was agreed this should be publicised in the parish magazine. • Email communications would be sent out to encourage potential parish council candidates to stand in the May election and to advise residents about the Surrey CC Ambulance transport service. These would also be included in the parish magazine. 	Clerk Clerk
14/110	<p>Neighbourhood Plan Update</p> <p>It was agreed that the January parish council meeting would be held at the earlier time of 6pm and that a Neighbourhood Plan ‘brainstorming’ session would be held at 7.30pm following the parish council meeting. Those who had already expressed an interest to join the Neighbourhood Plan Steering Group would be invited to attend.</p>	Clerk
14/111	<p>Back-Up Generator for the Village Hall</p> <p>Mr Kingham had been investigating the possibility of grant funding. Mr Kingham to provide an estimate for the generator, including installation, so that a parish council grant can be considered at the next meeting. The Chairman would discuss with Mr Kingham the possibility of providing a telephone number for residents to call for help during lengthy power cuts.</p>	Mr Kingham Mr Orange/ Mr Kingham
14/112	<p>Draft Permissive Path agreement proposed by Trustees of the Hascombe Estate regarding Hascombe Hill car park and footpath</p> <p>A proposed Draft Permissive Path agreement had been circulated prior to the meeting. It was agreed that whilst the parish council was not against taking on maintenance of the car park, it was concerned that the agreement could be cancelled at one month’s notice. The Chairman would write to Mr Anstruther requesting a longer term agreement or a lease.</p>	Mr Orange
14/113	<p>Financial Report</p> <p>The Financial Report was circulated and a copy is appended to these minutes. It was agreed that £5000 would be allocated in the budget for producing the Neighbourhood Plan.</p>	Clerk
14/114	<p>Accounts for Payment</p> <p>Payments were approved. The attached Order for Payments was signed by the Chairman, one Councillor and the Clerk.</p>	

14/100

Planning

a) Report on planning issues

John Graves, Chairman of Busbridge Parish Council had written Hascombe PC and other surrounding parishes to suggest some joint action for a campaign against any large scale development at Dunsfold Aerodrome. It was agreed that this was a good idea and the Chairman would progress with Mr Graves and other parish council chairmen.

Mr Orange

The Clerk provided an update of Waverley's timetable for producing the new Local Plan. The Draft Local Plan would be published for consultation on soundness in March 2015 and be resubmitted for Examination in June 2015 (provisional dates). The aim was for the plan to be adopted in February/March of 2016.

b) Issues relating to Dunsfold Park.

There was nothing to report.

c) To receive list of Planning Applications for information of recent decisions made by WBC

WA/2014/1398 Erection of fencing and replacement gate. Hascombe House, The Street, Hascombe **Full permission**

d) To consider all new Planning Applications

After full consideration of the planning applications, the Parish Council resolved to respond as follows:

WA/2014/1867 Listed Building consent for alterations to existing barn to provide habitable space. Danhurst, Nore Lane, Hascombe. **Letter of comment appended.**

WA/2014/1902 Change of use of land to provide showman's permanent quarters comprising of 25 pitches together with ancillary works and new vehicle access. Land on the west side of Horsham Road, Alfold. **Letter of objection appended.**

14/101

Next meeting

Monday 19th January, 6.00pm, Hascombe Village Hall (TBC)

There being no further business, the Chairman closed the meeting at 21:55.

Hascombe Parish Council

18 November 2014

Ms Flo Taylor
Planning Services
Waverley Borough Council
The Burys
Godalming
GU7 1HR

Dear Ms Taylor

RE: WA/2014/1867. Listed Building consent for alterations to existing barn to provide habitable space. Danhurst, Nore Lane, Hascombe.

Hascombe Parish Council has considered this application and is concerned that the Heritage Statement fails to pick up the significance of this oak framed roof to the barn that adjoins Danhurst. The barn in this application appears to have a staggered butt purlin roof whose design suggests a date of 1680-1690. Similar roof construction can be seen in other Hascombe properties that were also under the ownership of the Covert family of a similar construction date.

The Tythe map {SHC ref: 864/1/80 - confirmed 11 June 1841} clearly shows the barn adjoining Danhurst, its garden, ponds and the Orchard Fields. Earliest records refer to Henry Hussey in 1307 obtaining a grant of free warren in Danhurst. [Charter Roll. 35 Edward. I, m. 16] Although this particular structure dates to the turn of the seventeenth century, this site of Danhurst and the setting can clearly be traced back by over many centuries.

Hascombe Parish Council would welcome the small barn at Danhurst being kept in use and having a meaningful purpose. However, it does have concerns as to the details and interventions to make this structure conform to Building Regulations for habitable accommodation. It seeks to urge the use of conditions to ensure that special regard is paid to the interests of protecting the special character and architectural integrity of the building. The plans show a shower room with WC which will generate much condensation, and yet the drawings and submission give no details as to how this will be dealt; the form of insulation, ventilation, sanitation, along with any form of heating. The building currently has no rainwater gutters and this cannot be good practice to allow the walls to become saturated as currently shown on the application drawings. Allowing the structure to be able to breathe is fundamental to any historic building and it would appear from this application that the necessary and basic steps have not been addressed for a sustainable conversion.

Restricted openings to the south elevation may have a more successful solution if the existing timber doors were to be retained which would also act as shutters for when the building was not in use. Thereby some historical integrity could be retained and have a functional benefit.

Continued/...

Chairman:

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Clerk:

Mrs Beverley Weddell. Telephone 01483 200314. Email clerk@hascombeparishcouncil.co.uk
Lock House Lodge, Knightons Lane, Dunsfold, Surrey GU8 4NU

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Regardless or not of any listed building consent, the works to this structure should take into account;the removal of tiles to the roof that would affect bat species. This is a building close to water and has every potential to contain protected species.

Contrary to the application form, this building is visible from the Public Bridleway that runs at a high level behind Danhurst: Bridleway 201 and Footpath 533.

The parish council would expect to see an application for Change of Use to accompany this Listed Building application. The parish council seeks a Section 106 Agreement: for the conversion of this curtilage listed building into ancillary accommodation. The subject to a 106 agreement would be to prevent the barn being used as an independent unit of residential accommodation. The parish council urges that the following clauses be taken into account with regards to this consent being sought: -

1. Not to cause or permit the Ancillary Accommodation to be used or occupied other than by persons who are directly dependent on the Owners for their welfare, subsistence and support and who do not comprise an independent or semi-independent household.
2. Not to cause or permit either the Main Dwelling the Ancillary Accommodation, the Land or any part thereof to be transferred or disposed of separately from the other.
3. The Ancillary Accommodation, the Main Dwelling and the Land shall remain in common ownership and be treated as a single unit for planning purposes.
4. Not to cause or permit the Ancillary Accommodation to have a supply for the Services independently from the Main Dwelling.

Note: Mr Charles Orange declared an interest in this application and withdrew from the meeting while this planning application was considered.

Yours sincerely

Beverley Weddell
Clerk to the Council

Hascombe Parish Council

1 December 2014

Mrs H Hobbs
Planning Services
Waverley Borough Council
The Burys
Godalming
GU7 1HR

Dear Mrs Hobbs

RE: WA/2014/1902 Change of Use of land to provide showmen's permanent quarters comprising of 25 pitches together with ancillary works and new vehicle access. Land On The West Side of Horsham Road, Alfold GU6 8LA.

Hascombe Parish Council **OBJECTS** to this planning application for the change of use of land to provide showmen's permanent quarters comprising 25 pitches and new vehicle access.

The site is in open countryside and is visible from the walk around Hascombe Hill to the Nore, which is in an AONB. The sight of fairground equipment and the pitches and homes and roads would be prominent and conflict with the wonderful views, and there would be light pollution.

The site was occupied in 2002 without planning permission and the sight of the vehicles and equipment was prominent. The views from Stovolds Hill would also be adversely and severely affected. The proposed development would significantly and adversely impact these lovely views.

There are convincing other arguments put forward in the many letters of objection with which Hascombe Parish Council agrees. These include:

CPRE – against policy C3 - the site is in landscape protected by a local designation as an AGLV; Concern about large and slow moving vehicles accessing and leaving the site on to A281, unsustainable in transport terms (against NPPF); against policy guidance to limit new traveler site development in open countryside that is away from existing settlements;

Surrey Hills - Natural England may include the site in the AONB; The area proposed for bulky mobile homes and very large vehicles and equipment is extensive; Para 3 of S 85 of Countryside and Rights of way ACT 2000 refers to the duty of LAs to consider the impact on the setting ... of the AONB; the proposals for screening are at odds with what makes designated landscapes attractive and efforts made to enhance them; light pollution is against AONB policy LU3.

Alfold Parish Council - The Secretary of State in his judgement in 2003 stated that the site "would not be in a sustainable location" and further "it would cause serious actual harm to character and appeal of the area including nearby AONB." – the Stovolds Hill community "should not be further dominated by adding to the existing significant traveler community in the locality."

Continued/...

Chairman:

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SLR Consulting on behalf of a nearby property - None of the criteria for an acceptable development within countryside beyond the green belt are applicable to the proposed development; the development is contrary to Policy H6 as it does not provide subsidised affordable housing to local people in perpetuity via a Registered Social Landlord or the like.”; There has not been a robust demonstration that this is the only and most appropriate site within the Borough.

Residents in Stovolds Hill area – Waverley’s April 2014 “Travelers’ Accommodation Assessment” expressed the need for 3 extra pitches for Travelling Showmen. Where is the case identified for local need?; Exit on to A281 is dangerous; Further domination by travelling showmen of the Stovolds Hill community which already has comparatively large settlements at Lydia Park, New Acres and Hilltops sites; lack of knowledge that a larger space will not be used for further expansion; noise and light pollution and potential pollution from oil and other waste; lack of nearby infrastructure e.g. schools; proximity of site to 3 travelers’ sites which already absorb over 60% of the total number of travelers’ pitches in Waverley; the application has doubled in size and has one further plot than the application first presented in 2001; noise pollution from maintenance and repair to equipment; there is considerable pressure to allow greenfield development on the fringes of Cranleigh and Alfold.....It is therefore more important than ever to preserve the remaining open countryside in the area...

For the above reasons Hascombe Parish Council considers that this application should be refused.

Yours sincerely

Beverley Weddell
Clerk to the Council

Hascombe Parish Council

Schedule of receipts and order for payments for November 2014

To be approved under Agenda item 14 at the Parish Council meeting on 17.11.14

RECEIPTS

Payer:	Detail:	Amount:
		£
	Total	£ 0.00

PAYMENTS

Payee:	Detail:	Amount:
B Weddell	November pay	£ 181.46
B Weddell	December pay	£ 181.46
M Elliott	Grasscutting	£ 990.00
	Total	£1352.92

EXPENDITURE TO BE RATIFIED – paid since last Parish Council Meeting:

Payee:	Detail:	Amount:
		£ 0
	Total	£ 0

Total receipts £0.00

Total expenditure £1352.92

Signed by Chairman: Date:

Signed by Councillor: Date:

Signed by Clerk/RFO: Date:

Budget Detail - By Combined Account Code

Note :

Note: (-) Net Expenditure means Income is greater than Expenditure

	Last Year		Current Year			Next Year		
	Actual	Agreed Budget	Fwd/Rev Budget	Revised Budget	Actual YTD	Projected Actual	Budget	C/Fwd Budget
Budget Expenditure								
515 VAT on Payments	42	0	0	0	206	0	0	0
4000 General Administration	35	100	0	100	35	35	100	0
4001 Audit	188	250	0	250	112	112	250	0
4002 Insurance	463	480	0	480	306	306	350	0
4003 Clerk's Remuneration & expense	2,563	2,525	0	2,525	1,371	2,600	2,625	0
4004 Training	0	300	0	300	20	100	500	0
4005 Hall Hire	240	180	0	180	0	180	240	0
4006 SCAPTC/NALC Subscriptions	78	90	0	90	78	78	90	0
4007 Chairman's Expenses	0	100	0	100	100	100	100	0
4008 Parish Magazine Insertions	0	150	0	150	0	150	150	0
4009 Election Costs	0	0	0	0	0	0	850	0
4010 Computer Hardware/Software	0	0	0	0	32	32	0	0
4011 Website	40	0	0	0	60	60	40	0
4100 Fountain - water douser, trace	0	0	0	0	0	0	0	0
4102 Fountain feature maintenance	0	0	0	0	0	0	0	0
4200 Pond maintenance	70	500	0	500	70	70	500	0
4201 Grasscutting	1,390	1,500	0	1,500	540	1,530	1,500	0
4202 Woodyard hedge cutting	0	0	0	0	0	0	0	0
4300 Footpath maintenance	0	0	0	0	0	0	0	0
4301 Signposts	0	0	0	0	0	0	0	0
4302 Street Furniture	77	0	0	0	0	0	0	0

Continued on Page 2

Budget Detail - By Combined Account Code

Note :

Note: (-) Net Expenditure means Income is greater than Expenditure

	Last Year		Current Year			Next Year		
	Actual	Agreed Budget	Fwd/Rev Budget	Revised Budget	Actual YTD	Projected Actual	Budget	C/Fwd Budget
OverHead Expenditure	5,185	6,175	0	6,175	2,930	5,353	7,295	0
Budget Expenditure								
4303 Defibrillator	0	0	0	0	306	306	0	0
4304 Cricket pitch	0	0	0	0	880	880	0	0
Direct Expenditure	0	0	0	0	1,186	1,186	0	0
Budget Income								
106 VAT Refund	0	0	0	0	0	0	0	0
115 VAT on Receipts	0	0	0	0	0	0	0	0
1000 Precept	6,887	6,887	0	6,887	6,887	6,887	6,887	0
1090 Interest	0	0	0	0	42	42	0	0
1091 Consolidated Stock	85	85	0	85	0	42	85	0
1092 Smith's Charity - Fountain	0	0	0	0	0	0	0	0
1093 Grants	390	275	0	275	275	1,155	275	0
1094 Location fees	0	0	0	0	0	0	0	0
Total Income	7,361	7,247	0	7,247	7,204	8,126	7,247	0
Total Net Expenditure	-2,176	-1,072	0	-1,072	-3,088	-1,587	48	0