

HASCOMBE PARISH COUNCIL

MEETING MINUTES of Hascombe Parish Council Meeting held on **Monday 13th November 2023** at Hascombe Village Hall, Mare Lane, Hascombe.

Attendees: Mrs Sarah Sullivan –Chair
Mr James Alvarez – Vice Chair
Mrs Rosie Pedder - Member
Mr David Pite – Member
Mr Norman Simpson – Member
Mrs B Weddell - Clerk

Cllr Kevin Deanus, Cllr Connor Relleen, Ian Wilks, Ramblers Local Footpath Secretary and associate Roy Edgington, two members of Alfold Parish Council and two members of the public were in attendance.

Apologies: There were no apologies for absence.

	Action
23/070 Declarations of Interest There were no declarations of interest pertaining to agenda items.	
23/071 Representations from members of the public Chris Britton and Ed McCudden from Alfold Parish Council Planning Committee attended to discuss forthcoming Appeals on application sites at Stovolds Hill and discuss ways the parish councils can work together. It was agreed that Hascombe Parish Council would coordinate with Alfold and other parish councils going forward. Ian Wilks from the Ramblers Association circulated information about the forthcoming consultation regarding a Rights of Way Improvement Plan (ROWIP). Mr Wilks suggested the parish council give some consideration to improvements and connectivity of footpaths in the area in advance of the consultation due at the end of November. Mr Lye advised that the tree by the pond that the parish council had thought had died, was actually healthy and sprouting in its plastic tube.	S Sullivan/ Clerk
23/072 Reports from Councillors Cllr Deanus reported regarding the proposed HGV weight restriction, that the changes the parish council had requested had been agreed, including dates for the next stages. It was agreed that the Parish Council would apply for funding from Cllr Deanus for work to cut back vegetation on the path from the Fountain to the White Horse. Cllr Deanus advised that there was also funding available from the Community Fund over the next two years. Cllr Relleen advised that Waverley had agreed an expenditure of £32m for a new Leisure Centre at Cranleigh, which had increased from an initial budget of £21m. Detailed plans for consultation had yet to be produced although it was believed residents would have an	Clerk

opportunity to comment on the plans at community events in the future.

23/073

Minutes

The minutes of the meeting held on 11th September were approved as a correct record of the meeting.

23/074

Chair's Report

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

23/075

Matters arising from the meeting of 11th September

- a) Communications and website – recommendations update. The Clerk would investigate the cost and availability of changing the website address and associated email address to hascombeparishcouncil.gov.uk and also providing email addresses for members.
- b) Rob Fairbanks invitation to the Annual Assembly 2024. A response was awaited from Mr Fairbanks
- c) Dark Skies policy – viability update. This is a complex matter and given the lack of dark skies legislation, the parish council were taking action on a number of fronts, including liaising with CPRE. Mrs Pedder would contact Sarah Wells at Waverley for advice. Mr Alvarez advised that he has contacted Surrey Hills for clarification as to the status of bats as a part of the area's natural beauty. If bats are indeed included, this could act in the same way as a dark skies policy as any development within the AONB would therefore explicitly require consideration of the bats, therefore minimising lighting.

Clerk

R Pedder

23/076

Generator and Emergency Plan – update

Mr Simpson reported that the annual test and dry run had been carried out successfully with the volunteers. He had drafted a protocol to be agreed by the volunteers and shared among them. A summary of the emergency plan would then be communicated through the Parish Magazine and on the Parish Council website and Facebook. A shelter and other equipment would be required for the generator when in use and Mr Simpson would advise recommendations in due course.

N Simpson

23/077

Finance update

The Clerk circulated the up-to-date Cashbook. A Budget report would be circulated in advance of the January meeting to agree the Precept for YE March 2025.

Clerk

Members agreed to fund the purchase of the Christmas tree in the village again this year.

23/078

Highways and public rights of way

Members were asked to consider any footpaths that may need upgrading. It may be necessary to hold a separate meeting to discuss the forthcoming ROWIP consultation.

All

23/079

Hascombe Estate

There was nothing to report. Mr Simpson would chase regarding the hedge cutting by village hall car park.

N Simpson

23/080

Hascombe Pond

Mr Alvarez advised that he was awaiting a full report and summary from Surrey Wildlife Trust regarding the pond area, including replacing the sluice boards. Mr Alvarez would report the discovery of invasive species adjacent to the pond on Estate land.

J Alvarez

23/081

Planning

a) After consideration of the following planning applications, the responses were agreed:

WA/2023/02152 Listed building consent for repair and alterations to granary building. Lodge Farm, Dunsfold Road, Loxhill. **No comment.**

WA/2023/02128 Change of use of land to use as a residential caravan site for 7 gypsy families together with laying of hardstanding. Land adjoining 12 Lydia Park, Stovolds Hill. **Letter of objection appended.**

WA/2023/02161 Erection of detached stable building and formation of permeable hardstanding; formation of new vehicle access and closure of existing vehicle access. Stovolds Hill. **Letter of objection appended.**

WA/2022/02625 Change of use of land for the creation of 1 gypsy/traveller pitch. Stovolds Hill. To consider submission to Planning Inspector for refused application at appeal. **Letter of objection appended including two further appeal responses.**

WA/2023/02156 Listed building consent for the display of replacement advertisements (revision of WA/2023/01646). The White Horse. **Letter of objection appended.**

b) Recent planning decisions by Waverley Borough Council:

WA/2023/01753 Erection of extensions and alterations, 4 Mare Lane, Hascombe – **Granted**

WA/2023/01672/01646 Advertisement consent/Listed building consent for signage, The White Horse, Hascombe – **Refused**

WA/2023/01353/54 Installation of balustrade to front and canopy to rear with associated works and lighting, The White Horse, Hascombe – **Granted**

WA/2023/01355/56 Alterations to elevations of existing barn, The White Horse, Hascombe – **Granted**

WA/2023/01300 Listed building consent for internal alterations, The White Horse, Hascombe – **Granted**

WA/2023/01270 Erection of a single storey extension, 3 Stream Gardens, Hascombe – **Granted**

c) Other matters related to planning – there was nothing to report.

23/081

Items for information or inclusion on a future agenda

The Chair advised that the lawnmower had been serviced. Mrs Pedder advised that she had written to Jeremy Hunt MP's office and Paul Follows regarding the failure of EE to commission the mast, suggesting further lines of enquiry and requirement for this work to be completed.

23/069

Next meeting

Monday 8th January.

There being no further business, the Chairman closed the meeting at 21:30.

Hascombe Parish Council

Clerk: Mrs Beverley Weddell. Tel: 07752062215
2 Pond Cottage, Plaistow RH14 0PX
Email: clerk@hascombeparishcouncil.co.uk

13 November 2023

Aimee Peckham
Planning Inspectorate
Temple Quay House
2 The Square House
BRISTOL
BS1 6PN

Dear Aimee Peckham

APP/R3650/W/23/3322400

RE: LAND NORTH of LYDIA PARK. STOVOLDS HILL, CRANLEIGH, SURREY GU6 8LE

WA/2023/00371– Change of use of land for stationing of 1 static mobile home (caravan) and a touring caravan for use by 1 family; erection of a day room and hardstanding to provide parking.

Hascombe Parish Council is writing to **object** to the above application on the following grounds:

The proposed site for this application is in an Area of Great Landscape Value (AGLV) and overlooked from Hascombe Hill and the path to The Nore which are in an Area of Outstanding Natural Beauty (AONB). The land is currently under review for inclusion into the Surrey Hills AONB under Evaluation Area 13.

There has been a large increase during the last 20 years in the number of pitches on previously agricultural land off Stovolds Hill. If approved, this application would start the settlement of a new field that crosses the concrete causeway and boundary ditch. (see Figure 1)



Figure 1: Gypsy and Traveller site showing the spread onto both sides of the concrete trackway, removal of a mature tree line and covering over of the drainage channel in 2022.

The site is in the Low Weald landscape character area; a low lying, undulating, small scale, intimate farmed landscape enclosed by woodland, hedges and Ancient Woodland within 100 metres. There is currently little or no respect for Dark Skies and the light pollution emitted from this site. Policy BNP-E3 Lighting and Maintaining Dark Skies Appropriately where residential development should be designed to minimise light pollution.

Waverley Borough Council Gypsy and Traveller Accommodation Assessment 2018 (GTAA) and its updates in 2021 show a surplus of 26 pitches for 2022 – 2027 for those meeting the Planning Policy for Traveller Sites (PPTS) definition. LPP2 has identified a further 17 pitches for gypsies and travellers as extensions to or intensification of existing sites in Dunsfold, Cranleigh, Farnham, and Runfold. The surplus of pitches to the Stovolds Hill gypsy and traveller site is clearly demonstrated by the advertisements to the open market.

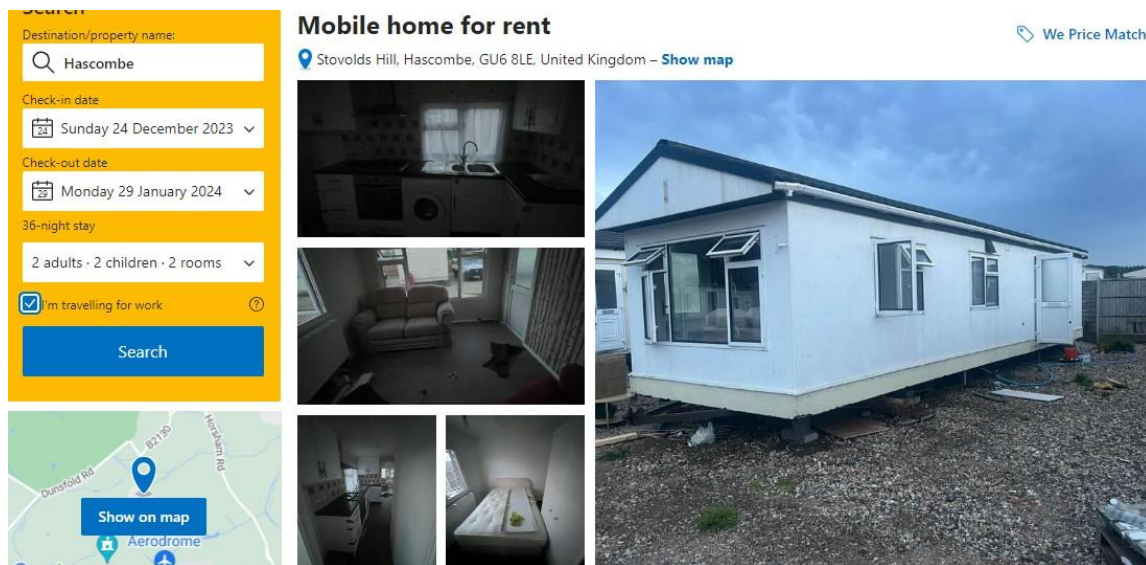


Figure 2 Mobile home for rent at Stovolds Hill (13 November 2023) reference <https://www.booking.com/hotel/gb/mobile-home-for-rent.en-gb.html> and <https://www.lodging-world.com/uk/hotels/mobile-home-for-rent-in-hascombe-910671876>



Figure 3: Mobile home for rent on Gumtree at £900 per month (13 November 2023) <https://www.gumtree.com/p/property-to-rent/mobile-home-to-rent-/1469001143>

Description: Beautiful 2 bedroom mobile home with sofa Mobile home to rent 6 months or more long term No short term please £900 per month Electricity and water included Rubbish gets collected 5 minutes to Cranleigh 10 minutes to Guildford

APPEAL
SITE



Figure 4: Gypsy and Traveller site 2023- showing the scale of continuing development

The Surrey Countryside and Rural Enterprise Forum (SCREF) in their Rural Statement for Surrey state the need *'to improve well-being and reduce social isolation'*. It reinforces the need for good transport and new dwellings to be in appropriate locations. There is no bus route or public transport and any new dwellings will be on agricultural land that has an Article 4 restriction. In the past, this land has been subject to compulsory purchase, failed planning applications, enforcement and failed Appeals.

The Inspector at the most recent Appeal stated that *'the proposal would have an unacceptable effect on the character and appearance of the area and would, together with nearby gypsy and traveller sites, dominate the settled community. It would therefore conflict with the development plan, the PPTS and the Framework when read as a whole.'*
Ref: APP/R3650/W/22/3297332

At the same Appeal the Inspector also noted *'by reason of the incursion into what is presently an open field and the dominating effect on the local settled community'* there would be *'substantial harm'*.

The submitted documentation for this Appeal is wholly misleading in respect to the proposed planning application for change of use. The change of the agricultural land to hard standing, flood lit at night, the line of trees felled and the drainage ditched covered over has already been implemented. The numbers of mobile homes covering the pitches is far in excess of what has been permitted.

The ecological impact assessment fails to pick up any of the rare species that inhabit this wild agricultural land by concentrating on the thousands of tons of imported material that has been dumped on this once rural farmed land. It fails to set out any substantial recommendations that would protect and enhance the biodiversity interest of the site. Indeed the removal of the trees that originally lined the concrete causeway and the covering over of the drainage ditch significantly impacts on all natural flora and fauna. The hardstanding and constant lighting at night does not safeguard the character and appearance of this rural area or views from the Surrey Hills AONB.

The DEFRA mapping system as used by ecologists show the priority species for this area as the Lapwing. The lapwing is listed as a critically endangered species and highly vulnerable as it is a ground nesting bird.

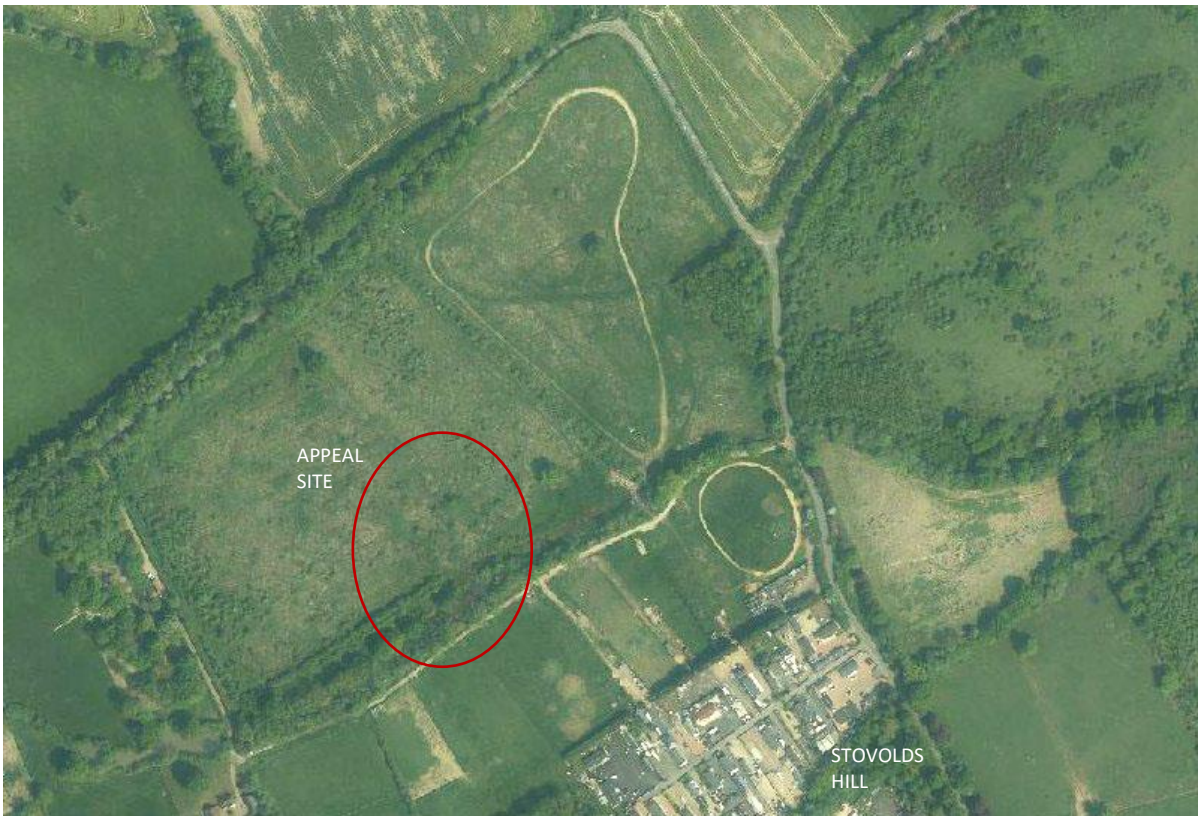


Figure 5: Extract from the DEFRA aerial map showing the Appeal Site

Conclusion: No special circumstances exist to outweigh the harm this development would have on the open and remote countryside location. If permitted, this application would set a precedent leading to the complete concreting over of the remainder of field. The removal of this spacious and verdant character of the existing area would have a greater impact upon the landscape character and natural beauty of the AGLV causing material harm.

Yours sincerely

Beverley Weddell
Clerk to Hascombe Parish Council

Hascombe Parish Council

Clerk: Mrs Beverley Weddell. Tel: 07752062215
2 Pond Cottage, Plaistow RH14 0PX
Email: clerk@hascombeparishcouncil.co.uk

13 November 2023

Aimee Peckham
Planning Inspectorate
Temple Quay House
2 The Square House
BRISTOL
BS1 6PN

Dear Aimee Peckham

APP/R3650/W/23/3323108

RE: LAND NORTH of LYDIA PARK. STOVOLDS HILL, CRANLEIGH, SURREY GU6

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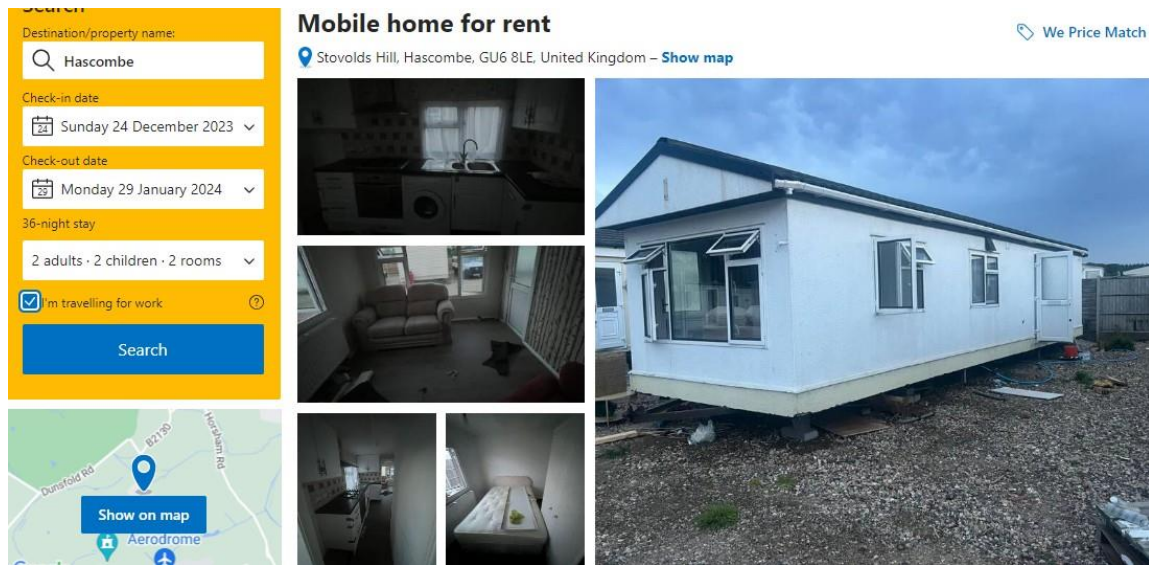


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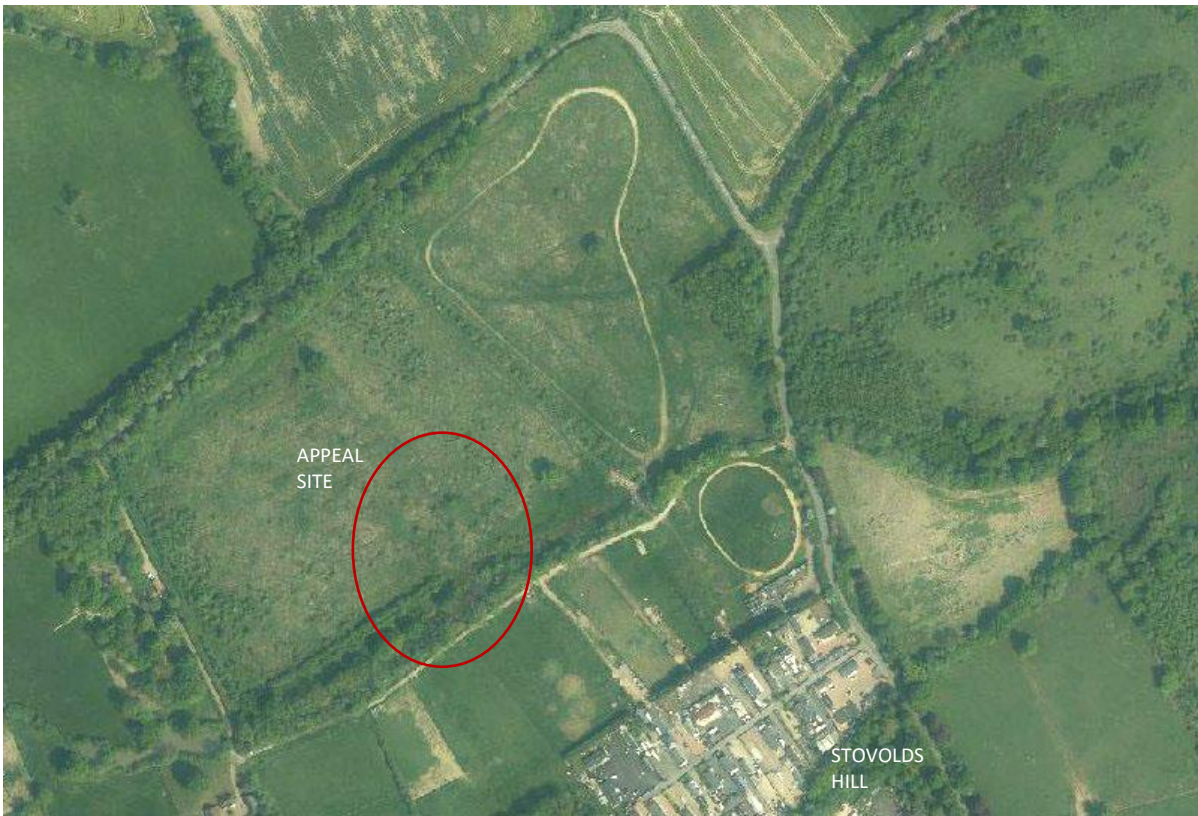


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