

HASCOMBE PARISH COUNCIL

MEETING MINUTES of Hascombe Parish Council Meeting held on **Monday 7th March 2022** at Hascombe Village Hall, Mare Lane, Hascombe.

Attendees: Mr P Lye –Chairman
Mrs S Sullivan – Vice Chairman
Mr T Dwyer – Member
Mrs R Pedder – Member
Mr D Pite - Member
Mrs B Weddell - Clerk

Cllr Richard Seaborne, Cllr Kevin Deanus and eight members of the public were in attendance.

Apologies: Apologies for absence had been received from Cllr Martin D’Arcy

- 22/017** **Declarations of Interest**
Mrs Pedder declared a pecuniary interest in planning application WA/2022/00512 (Mrs Pedder’s property adjoins the application site and there is a shared driveway.) Mrs Pedder left the meeting when the item was discussed.
- 22/018** **Representations from members of the public**
Members of the public made representations regarding a back-up generator for the village hall and planning application WA/2022/00512, which were considered by the parish council under the relevant agenda items.
- 22/018** **Minutes**
The minutes of the meeting held on 17th January were approved as a correct record of the meeting.
- 22/019** **Chairman’s report**
There was nothing to report that wasn’t covered elsewhere on the agenda.
- 22/020** **Borough and County Councillors’ Reports**
Cllr Deanus reported that Surrey Highways had made 1500 call outs regarding blocked roads during and in the aftermath of Storm Eunice.

Utility companies are often the cause of problems with roadworks. Cllr Deanus advised that the County Council was becoming stricter with the utility companies, who would now be fined when work isn’t planned properly, and they carry out more work than applied for.
- 22/021** **Matters arising from the meeting of 17th January**
a) Storage of village documents (Hascombe archive). Mrs Sullivan advised that two further quotes were expected. The final design for the product would be considered when the quotes were received. Mrs Pedder was investigating the possibility of grant funding for the project.
b) Platinum Jubilee Celebrations. Mr Dwyer had attended the first meeting of the steering group and reported that a fete is planned for the Saturday 4th June and a ‘bring and share’ lunch on the Sunday. The steering group had been planning well in advance and had booked music and entertainment. They would make an

application to the parish council for grant funding when the final costs were known.

- c) Website. It had been agreed links to the Friends of Hascombe and Village Hall websites would be included on the front page – this had been done.
- d) AONB Boundary Review – the parish council response had been submitted, in support of including AGLV in the AONB, to enhance protection of the views from Hascombe Hill.
- e) Community Governance Review – the parish council response recommending High Hascombe and Langhurst Valley be included within Hascombe parish, had been submitted to Waverley.

22/022

Projects for the Current Term

- a) Pond Clearance – two quotes had been received and a decision would be made for the work to be carried out in the Autumn as the bird nesting season was about to start.
- b) Hedge from Fountain to the White Horse. The parish council had started this job using 200 mixed hedging whips provided by Surrey County Council under the Treescapes scheme. Some tree saplings had also been planted around the village green including three beech saplings that had been planted to replace the willows. Dunsfold and Hascombe Horticultural Society wanted to donate a large tree specimen to replace an ash. This would be discussed further and suggestions were welcome.
- c) Electric Vehicle Charging Points – Mrs Pedder advised that Surrey County Council were carrying out the second phase of a pilot for EV charging points. They were hoping for government funding for a further 100 charging points and Mrs Pedder had added the village hall car park as a suggested location on the Surrey interactive map. Village hall permission would obviously be required if the location was deemed suitable and funding became available.

22/023

Footpaths, Bridleways and Highways

The very large pothole out of the village towards Godalming had been repaired shortly after the last meeting, following intervention from Cllr Deanus.

Mare Lane had finally be cleared after being blocked for two weeks due to a tree fallen on power lines.

22/024

Hascombe Estate

The Chairman had spoken to Andy Kinnear about painting the woodyard doors and this would be done when the weather improves.

22/025

Hascombe Pond

The Chairman advised that the top board on the sluice had broken so the pond level had gone down by about 6 inches. He had put in a temporary board, which had restored the water level, but at some stage all the boards would need to be replaced as they were rotting.

22/026

Generator for the village hall

A grant had been received from Cllr Deanus for the purchase of a generator that could provide emergency power during long outages to provide hot food and drink at the village hall. Funding for a paraffin heater had also been provided. Whether or not to proceed with purchase of the generator was discussed at length. It was agreed that the Chairman and Mr Dwyer would discuss the proposal with the Village Hall and Friends of Hascombe to ensure a reliable system could be put

in place for the service to be provided when needed and for residents to be informed, particularly elderly and vulnerable residents.

22/027

Arrangements for the Annual Assembly

The Chairman advised that the Rt Hon Jeremy Hunt MP had accepted an invitation to speak at the Annual Parish Assembly. Other speakers would include representatives from Friends of Hascombe, St Peter's Church and the White Horse. The Chairman, the Clerk and Mrs Pedder would organise refreshments.

22/028

Speedwatch Update

There was no report but it was advised that sessions were being held weekly.

22/029

Planning

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

WA/2022/00512 Change of use of two agricultural buildings to commercial business and services (use class e G) and storage and distribution (use class B8), including replacement of original cladding. Langhurst Farm, Lodkin Hill, Hascombe. **Letter of objection appended.**

WA/2022/03255 Land centred coordinates 501563 137208 High Loxley Road Loxhill. Erection of agricultural worker's dwelling and ancillary farm outbuilding. **Letter of objection appended.**

b) Recent planning decisions by Waverley Borough Council:

WA/2021/02258 Certificate of lawfulness under S.191 for the erection of a fence. 1 Gorebridge Green Cottages. **Refused.**

Following the decision, the height of the fence had been reduced.

22/030

Next meeting

Annual Assembly Monday 4th April 2022 at 7.30pm.

Annual Meeting Monday 9th May 2022 at 7.30pm.

There being no further business, the Chairman closed the meeting at 21:15.

Hascombe Parish Council

14 March 2022

Tracey Farthing
Planning Department
Waverley Borough Council
The Burys
Godalming
GU7 1HR

Dear Tracey Farthing

**RE: WA/2022/03255 Land centred coordinates 501563 137208 High Loxley Road Loxhill
Erection of agricultural worker's dwelling and ancillary farm outbuilding**

Hascombe Parish Council is writing to **object** to the above application

This proposal of a new dwelling and ancillary outbuilding disregards the intrinsic character and beauty of the countryside and Area of Great Landscape Value (AGLV) along with the setting of the Surrey Hills Area of Outstanding Natural beauty to the north.



Figure 1: High Loxley (AGLV) looking north towards the Surrey Hills AONB and Hascombe

The view from Hascombe Hill looks directly onto this site from the public viewing point on Hascombe Hill. The log seating with far reaching views provides a reason to visit, pause and appreciate the
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outstanding views from this hilltop of the Weald across to the South Downs. Views of the application site are also seen from Public Footpath 533, Surrey Hills 'Inspiring Views' and Surrey Hills 'Listen to the Landscape' trails that encircle this ancient Hill Fort site.

The planning application site is currently under consideration to be included in the Surrey Hills Area of Outstanding Natural Beauty (AONB) –within the Evaluation Area 13.



Figure 2: Application site as viewed from Hascombe Hill (2022)

Conclusion

The proposed new house and outbuildings constitute the intrusive development of open countryside. The farming interest of this applicant is spread over three counties as stated in the application and is not just in this comparatively minimal acreage of countryside.

We consider this application should be refused because of the unacceptable environmental impact on land that is currently being considered to be upgraded from AGLV to AONB.

Yours sincerely

Beverley Weddell
Clerk to Hascombe Parish Council

Hascombe Parish Council

10 March 2022

James Kidger
Planning Department
Waverley Borough Council
The Burys
Godalming
GU7 1HR

Dear James Kidger

RE: LANGHURST FARM, LODKIN, HASCOMBE, SURREY GU8 4JP

WA/2022/00512 – Change of use of 2 agricultural buildings to Commercial Business and Services (Use Class E.g) and Storage and distribution (Use Class B8); including replacement of original cladding (revision of WA/2021/01377 and 02446)

Hascombe Parish Council is writing to **object** to the above application

Change of use from agricultural usage to business (class E.g) and storage and distribution (class B8) have far greater harmful impacts in terms of traffic, noise impact, contamination risk, flood risk, arboricultural impact and the impact on ecology than previous applications. The application is littered with inaccurate representation of these farm buildings and is wholly misleading.

As in previous applications, the applicant is claiming the retrospective application for cladding is to replace the original, however, the building was previously unclad. Until the recent unauthorised works, the building was an open covered cattle yard. This open sided shed has been totally filled in on all elevations in very recent years and re-roofed with substantial works carried out without planning permission. The elevations depicted as existing are completely misleading and this can be seen in the myriad of previous planning applications and photographs submitted to Waverley Borough Council. (See Appendix A: *figure 1, figure 2 and figure 5*).

This open-sided shed is sited in the Surrey Hills Area of Outstanding Natural Beauty (AONB), AGLV and the Green Belt for which past applications have been refused. The Biodiversity Checklist has again been incorrectly filled in and therefore totally misleading. The site has Great Crested Newts (GCN) from local knowledge and DEFRA Magic Map data which this application ignores. (see *figure 3*).

AONB Biodiversity Management Policies aim is to conserve such resources as biodiversity and water resources of the Surrey Hills. There is a large mature oak tree close to the timber shed (barn b) – see *figure 5* - within the application site and Ancient Woodland within 150m of the site. The application conflicts with the provisions and regulations of the Conservation of Habitats and Species Regulations 2017 and no doubt requires an Environmental Impact Assessment (EIA).

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The Inspector at Appeal stated the residential development of this site was found '*...it would be significantly and demonstrably harmful to the AONB to which I give great weight, and the AGLV, and its isolated location also weighs against development.*'

The proposals conflict with RD7 in terms of visual impact and traffic generation. These buildings have been substantially reconstructed. The proposed change of use would introduce activity which will adversely affect the character and amenities of the area. The introduction of a new retail, leisure or other commercial use would affect the landscape character of this sensitive isolated site. The amount of traffic likely to be generated under the proposed usage would prejudice highway safety and cause harm to the environmental character of the country roads, particularly the B8 use which is habitually associated with HGV traffic.

Sewerage disposal and direct drainage into the adjoining stream that links to the National Trust's Winkworth Arboretum is not acceptable. There is currently no treatment plant. This application does not comply with the Water Environment (Water Framework Directive) Regulations 2017 and no doubt that should Water Neutrality affect this area of the south east of England it will also fail.

Conclusion

The Inspector in 2016 recognised this site as to its sensitivity in this isolated location in the Surrey Hills Area of Outstanding Natural Beauty. There is an Article 4 on the Land. This proposal does not conserve or enhance the landscape character or biodiversity. We strongly consider that this site is entirely unsuitable for the proposed change of use.

It would appear this is simply a 'repackaging' of the previously refused applications and seeks only to delay Waverley's planning enforcement process.

Yours sincerely

Beverley Weddell
Clerk to Hascombe Parish Council

Encs.

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APPENDIX A



Figure 1: the timber shed referred to as Barn B at Langhurst Farm (August 2016)



Figure 2: Langhurst Farm (October 2016). Note the concrete building in front of Barn B stood devoid of walls and a roof for over 4years – 2016-2020.



Figure 3: Great Crested Newt seen and photographed at Langhurst Farm 2020



Figure 4: Showing Langhurst Farm in relationship to a large lake and extensive boggy ground



Figure 5: Timber shed and lean-to (Barn B) in relationship to veteran oak tree. (150 -300years old). It also shows the recent substantial infilling of the walls in progress and new metal profile roofing. Unauthorized 'works' despite a Planning Contravention Notice (PCN) 2020.