

HASCOMBE PARISH COUNCIL

MEETING MINUTES of Hascombe Parish Council Meeting held on **Wednesday 10th November 2021** 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 nine members of the public were in attendance.

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

ACTION

21/085 **Declarations of Interest**
Mrs Pedder declared a pecuniary interest in planning applications WA/2021/02446 and 02447 as her garden adjoins the application site and shares a driveway. She left the meeting when these items were debated.

21/086 **Representations from members of the public**
One member of the public wished to make representations against two planning applications at Langhurst Farm and gave information about the property’s long and complicated planning history.

One member of the public advised that many public rights of way were becoming difficult to access. She would provide the details for Mr Pite to report to Surrey County Council and would also report them herself. Members of the public were urged to report matters regarding highways and public rights of way via the county council’s online reporting form.

D Pite

21/087 **Minutes**
The minutes of the meeting held on 6th September were approved as a correct record of the meeting.

21/088 **Chairman’s report**
The Chairman reported that a production company had done some filming around the pond for an American TV series, for which they had made a donation to the parish council of £150.

There was nothing else to report that wasn’t covered elsewhere in the agenda.

21/089 **Projects for the Current Term**
a) Pond Clearance – the Chairman and Mr Dwyer had met and agreed the scope of works. The Chairman was in the process of getting quotes for the work, which was proving difficult.
b) Hedge from Fountain to the White Horse. We were still awaiting a response from SCC re them getting the work done as it was believed the footpath and hedge was transferred to their ownership. In the meantime, The Chairman would get a quote for the work so we could discuss the possibility of joint working.
c) Replacement Trees in Mare Lane. The Clerk would put in the request for trees under the Treescapes scheme led by Surrey County Council. 100

P Lye

P Lye

Clerk

		ACTION
	hedging whips were also offered, which could potentially be used for the hedge from the Fountain to the White Horse.	
21/090	Footpaths, Bridleways and Highways There was a jutting kerbstone outside the village hall, which Mr Pite would report to SCC, along with other bridleway and footpath issues to be advised.	D Pite
21/091	Hascombe Estate The Chairman had not had a response from the Estate regarding the woodyard doors or the overflowing stream in Hoe Lane. It was understood that the pipe would be removed so that there would be a drainage ditch all the way along. The Chairman would make the Estate aware of the recent flooding of properties in Stream Gardens and that work needs to be done on the gulley as a matter of urgency. The Chairman would also enquire about progress regarding the telecoms mast on Estate land in Mare Lane.	P Lye P Lye
21/092	Hascombe Pond After inspection of the sundial and bird bath, the sundial was found to be unstable and the bird bath hazardous in three pieces. It was agreed that the sundial could be cemented to make it safe, which the Chairman and Mr Dwyer would carry out. The bird bath could be made safe if re-erected without the middle column, which was agreed.	P Lye/T Dwyer
21/093	Standing Orders and Financial Regulations The Standing Orders and Financial Regulations were circulated prior to the meeting. It was agreed that no changes were required although the Clerk will seek advice from Surrey ALC regarding clauses that refer to EU regulations.	Clerk
21/094	Storage of Village Documents and Archives A recent tidy-up of the village hall had unearthed village archives including the diaries of Les Bennett, parish magazines going back 30 years, and plenty of other amazing documents. It was agreed that Mrs Sullivan would get a quote for a glass display/storage cabinet. Mr Dwyer would seek permission from the Village Hall committee to have the cabinet in the upstairs meeting room. Consideration would then be given to holding a public exhibition of the archives in the village hall every few years.	S Sullivan T Dwyer
21/095	Queen's Jubilee 2022 It was agreed the Clerk would write a post for the village Facebook page asking people if they would like to become involved in a committee to discuss ideas and plan events for the Jubilee weekend.	Clerk
21/096	Speedwatch Update Mrs Nash advised that the Speed Watch team were losing momentum and were looking for new volunteers although they were still managing to hold sessions once a fortnight. Mrs Pedder agreed to join the team and a request for volunteers would be put on the village Facebook page. The Clerk would ask the Hambledon Clerk whether there was an update regarding a shared speed camera. The Clerk would write to Dunsfold Park and ask that HGV drivers be reminded not to turn left out of Stovolds Hill but to use the A281.	Clerk Clerk

21/097

Planning

ACTION

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

WA/2021/02446 Change of use of agricultural building to flexible use within business use Class E. Langhurst Farm, Lodkin Hill, Hascombe.

Letter of objection appended.

WA/2021/02447 Retention of a caravan for residential use. Langhurst Farm, Lodkin Hill, Hascombe. **Letter of objection appended.**

WA/2021/02308 Erection of a cattle finishing unit. High Loxley. **Letter of objection appended.**

Clerk

b) Recent planning decisions by Waverley Borough Council:
There were no recent decisions to report.

21/098

Items for information or inclusion on a future agenda

The Clerk would ask Cllr Martin D'Arcy to advise the agreed response from Waverley Borough Council, if any, to the Waverley Boundary Review so the Parish Council can consider supporting.

Clerk

The White Horse had kindly offered the use of the pub for the village forum to start up again. Dates were to be discussed.

D Pite

21/099

Next meeting

Monday 17th January 2022 at 7.30pm.

There being no further business, the Chairman closed the meeting at 21:35.

Hascombe Parish Council

18 November 2021

Alex Inglis
Planning Department
Waverley Borough Council
The Burys
Godalming
GU7 1HR

Dear Alex Inglis

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

Application No: **WA/2021/02447** – Siting Of A Mobile Home For A Temporary Period Of One Year For Occupation By An Agricultural Worker.

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

This caravan, subject of this application, was relocated to the above site in April 2020 following the eviction of the occupant from a stable at Slades Farm, Bramley, which is also in the ownership of the applicant. The unlawfully located caravan has been subject to a Planning Contravention Notice (PCN) following investigation by the Planning Enforcement Team.

The application documents and evidence are not sufficiently precise and unambiguous. It does not demonstrate the use of the caravan for residential purposes has been continuous, without significant interruption for the prerequisite period of 10 years. Furthermore, Hascombe Parish Council has received representations from residents stating the residential use has only been since April 2020.

The main open-sided shed has stood roofless with no walls for over 4 years on this site and this has been clearly demonstrated in previous planning applications and the Inspector's findings.

The caravan is sited in the Surrey Hills Area of Outstanding Natural Beauty (AONB), AGLV and the Green Belt for which past applications have been refused for residential use. [WA/2016/0590 and APP/R3650W/16/314613].

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 social and economic benefits of providing a single dwelling are not sufficient to outweigh the harm to the environment.*'

The need to house a rural worker is again spurious from a farming and agricultural perspective as there are no farm animals or agricultural works such as arable that form employment or require residential occupation on this site. The person residing in the caravan is engaged in other commercial activities and not as stated or implied.

Yours sincerely

Beverley Weddell
Clerk to Hascombe Parish Council

Hascombe Parish Council

16 November 2021

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

Dear Tracy Farthing

RE: LAND SOUTH OF DUNSFOLD ROAD AND EAST OF HIGH LOXLEY ROAD, DUNSFOLD GU8 4BW

Application No: **WA/2021/02308** – Erection of cattle finishing unit

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

The proposed application implies this will be a licenced livestock unit and farming on an industrial scale. The planning documents state 600 plus head of cattle confined and enclosed in a space 25m x 60m with 14 bays open on the eastern side. The proposed building is huge and an eyesore with its sheer mass and scale that will be clearly visible from Hascombe Hill.

This intensive closed feeding lot is wholly inappropriate in this Area of Great Landscape Value (AGLV) and on the edge of the Surrey Hills Area of Outstanding Natural Beauty (AONB). This is a beautiful and sensitive location on land that does not warrant the scale of this proposed development or can be justified.

NPPF 2021 paragraph 15 Conserving and enhancing the natural environment paragraph 174:
-Planning policies and decisions should contribute to and enhance the natural and local environment by:

b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services-including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland.

d) minimise impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.

e) prevent new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans.

Later rebuttal letters by the applicant state 260 head of cattle and references 4,000 sheep. With such vast numbers the proposed application drawings do not indicate the areas of hard standing or feed storage areas that will be necessary. The means of storage of waste/slurry will have significant implications with methane pollution, carbon footprint and animal welfare.

NPPF 2021 Chapter 2 now acknowledges the 17 Global Goals for Sustainable Development in the period to 2030. These clearly set out that the environment objective is now to protect and enhance, and to improve biodiversity, where before the requirement was simply to contribute to these matters. Environmental protection means not poisoning the land for economic gain with the welfare of animal husbandry and health ill-considered.

The proposed development is adjacent and within 150m of Burchetts Wood, an area of Ancient Woodland and that the runoff from this unit would have a significant impact. Any runoff from this site will flow into streams that flow into the River Lox – these streams, immediately below the farm are established spawning grounds for sea trout and wild brown trout. These fish are extremely sensitive to such contamination.

NPPF 2021 paragraph 180 when determining planning applications, local authorities should apply the following principles:

c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; and

d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.'

The resulting significant harm to biodiversity resulting from this proposed cattle lot has not been adequately mitigated against. The focus of planning decisions should be on whether the proposed development is an acceptable use of land rather than the spread of contamination or diseases.

If this building were to form a Licensed Finishing Unit (LFU), something that can only be granted for an existing building, under the Animal & Plant Health Agency (APHA) there would be no grazing. The unit would need to be wildlife proof. Putting what is basically a high risk unit in the midst of this part of Surrey jeopardises all other local farmers, their livelihood, the biodiversity and the surrounding wildlife.

The site will require servicing, which will involve many large vehicle movements along a single-track country lane, which will severely damage the rural character as well as its physical structure. A lane that was designed to take a horse and cart will need to support 40-ton heavy goods vehicles (HGV). This is a road designated as Unsuitable for HGVs and will raise issues of safety for other road users.

Should the farming enterprise 'fail' (as in other local cases) there will be strong pressure for residential development; however loud the protestations of the applicant are to the contrary.

Conclusion

We consider this application should be refused because of the unacceptable environmental impact.

Yours sincerely

Beverley Weddell
Clerk to Hascombe Parish Council

Hascombe Parish Council

19 November 2021

Alex Inglis
Planning Department
Waverley Borough Council
The Burys
Godalming
GU7 1HR

Dear Alex Inglis

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

Application No: **WA/2021/02446** – Change of use of an agricultural building (barn b) to flexible use within business (use class e).

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

Change of use from agricultural usage to business (class e) has 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.

This application initially appears to be for the conversion of a modern softwood timber shed (barn b) with profile metal sheeting roof that originally formed 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*).

It is questionable that this particular building was of substantial construction as referred to in the Design and Access Statement 2.7 and this is not backed up by a Structural Engineer's report. The statement in 3.1 refers to the change of use for two redundant agricultural buildings yet this application is for one, adding to the confusion and misrepresentation.

The statement relating to the re-use and adaptation within Policy RD7 of the Local Plan must surely be considered in the light of recent substantial reconstruction for which this building did not benefit before and has been implemented without a structural engineer's report or planning permission.

Timber shed or barn b is just over 250 sq metres, but if you include the other much larger concrete framed barn in this application the total floor area in excess of 500 sq metres on designated land (AONB). Therefore this application should now be considered as warehouse and industrial, making the Transport Statement as submitted invalid.

Continued.../

Clerk: Mrs Beverley Weddell. Tel: 07752062215
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Email: clerk@hascombeparishcouncil.co.uk

/...

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).

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 use to business Class E (Commercial, Business and Service) will introduce an 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 this open Class E usage would prejudice highway safety and cause harm to the environmental character of the country roads.

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 full range of uses permitted by Class E.

Yours sincerely

Beverley Weddell
Clerk to Hascombe Parish Council

Encs.

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.