

**MINUTES OF A MEETING OF BUSBRIDGE PARISH COUNCIL  
HELD AT TUESDAY 14 APRIL 2015 IN CLOCK BARN HALL,  
HAMBLEDON ROAD BUSBRIDGE,**

The meeting was opened at 1800 hours.

**Present:** Mr John Graves, Chairman  
Mrs Pippa English Vice Chairman  
Mrs Maxine Long  
Mrs Hilary Weston

**Clerk:** Lt Col Leslie G A Clarke

4 Members of the public were present

<b>1.</b>	<b>PUBLIC DEBATE</b> <u>Police Report</u> No representatives of Surrey Police were present.
<b>b.</b>	<u>Members of the Public</u> No issues were raised under this agenda heading.
<b>2.</b>	<b>APOLOGIES FOR ABSENCE</b> Apologies for non attendance were received in respect of Cllrs Byham and Gates both of WBC. Cllr Martin had tendered her apologies at the previous meeting.
<b>3.</b>	<b>DECLARATION OF PECUNIARY INTERESTS</b> Cllrs English and Graves both declared a Pecuniary interest in agenda item 13 (GU8 Community Broadband Ltd).
<b>4.</b>	<b>MINUTES OF THE MEETING HELD ON 11 FEBRUARY 2015</b> The Minutes of the previous meeting held on 11 Feb 15, which had been previously distributed, were <b>AGREED</b> and signed by the Chairman as a true record.
<b>5.</b>	<b>MATTERS ARISING</b> <u>Members Formal Complaint Against WBC</u> At the 11 Sep 14 meeting (Minute 5a refers) Cllr Gates, WBC, agreed to investigate with Mrs Hobbs of WBC Planning Department, the up to date position in relation to polytunnel legs on Tuesley Farm. Members resolved that the Chairman should write to Cllr Gates to ascertain the result of his investigation with Mrs Hobbs. The Chairman reported that he and Cllr English had been unable to measure the tree heights due to adverse weather and ground conditions. At the 9 Dec 14 meeting (Minute 5a refers) Members resolved to defer any further action resolved that <ul style="list-style-type: none"><li>• No further action should be taken for the present.</li></ul> Members noted an email from Tuesley Farm (Andrzej Zygora) which states that the wind breaks will be cut back to 4 metres in Feb/Mar each year.

	<p>At the 10 Feb 15 meeting (Minute n5a refers) Members resolved to write back to thank the Farm after this had been completed and to also take the opportunity of raising the issue of the new surface on the Eastern most section of "Quiet Lane" which consists of low grade builders runlet with a high content of shards of broken tiles and glass which makes for an unpleasant and dangerous walking surface.</p> <p>Members <b>RESOLVED</b> that the item should be removed from the agenda.</p>																				
<b>6.</b>	<b>ADJOURNMENT FOR PUBLIC DEBATE 10 MINUTES</b> No issues were raised under this agenda heading.																				
<b>7.</b>	<p><b>FINANCE</b></p> <p><b>a.</b> <u>Invoices Paid Out of Committee</u> <span style="float: right;">NIL</span></p> <p><b>b.</b> <u>Invoices for Payment</u></p> <table> <tr> <td><u>Invoices for payment</u></td><td></td></tr> <tr> <td>Clerk's Expenses Mar &amp; Apr 15</td><td>£269.45</td></tr> <tr> <td>Clerk's Salary Mar &amp; Apr 15</td><td>£186.36</td></tr> <tr> <td>Clock Barn Hall – Room Hire</td><td>£30.00</td></tr> <tr> <td>BT Hydestile Telephone Box Sponsorship</td><td>£360.00</td></tr> <tr> <td>LG Clarke – Refund Alfold PC Motion Costs</td><td>£380.47</td></tr> <tr> <td>SALC Annual Subscription 2015</td><td>£221.21</td></tr> <tr> <td>HMCR – PAYE</td><td>£124.00</td></tr> <tr> <td>Maxwell &amp; Co Pay Roll Management Fee</td><td>£72.00</td></tr> <tr> <td>JBC 1<sup>st</sup> Instalment 2015/2016</td><td>£1,525.50</td></tr> </table> <p>Members <b>RESOLVED</b> to approve the above payments.</p> <p><b>c.</b> <u>Precept Monitoring</u> Members noted and <b>RESOLVED</b> to approve, subject to audit, the Parish Council cash book for the period ending 31 Mar 15.</p>	<u>Invoices for payment</u>		Clerk's Expenses Mar & Apr 15	£269.45	Clerk's Salary Mar & Apr 15	£186.36	Clock Barn Hall – Room Hire	£30.00	BT Hydestile Telephone Box Sponsorship	£360.00	LG Clarke – Refund Alfold PC Motion Costs	£380.47	SALC Annual Subscription 2015	£221.21	HMCR – PAYE	£124.00	Maxwell & Co Pay Roll Management Fee	£72.00	JBC 1 <sup>st</sup> Instalment 2015/2016	£1,525.50
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<b>8.</b>	<p><b>PLANNING APPLICATIONS</b></p> <p><b>a.</b> <u>WA/2015/0097 - Winscombe, Hascombe Road – Erection of a single storey extension and alterations including alterations to existing garage to provide habitable accommodation.</u> No objection.</p> <p><b>b.</b> <u>WA/2015/0248 – Northanger Lodge, Hascombe Road – Erection of first floor extension</u> The proposed extension at Northanger Lodge does look quite appropriate for the building. However, the property has a substantial planning history both permitted and refused. The applicant says that this application will take it to 52.95% which is described as a modest increase over the guidelines. Busbridge Parish Council considers that this increase of nearly 23% over the 40% guideline not to be at all modest and on this basis recommends that the application be refused.</p> <p><b>c.</b> <u>NMA/2015/0020 – Milford Hospital – Amendment to WA/2013/1926 to provide amendments to landscaping</u> No objection to the application, but the Council considers that a condition should be imposed to the effect that a suitable play area is provided</p>																				

	elsewhere on the site.
d.	<p><u>WA/2015/0363 – Busbridge Copse Farm, Salt Lane –Erection of outbuildings following demolition of existing outbuildings.</u></p> <p>No objection.</p>
e.	<p><u>WA/2015/0366 Oak Barn House, South Munstead Lane – Erection of double garage/store.</u></p> <p>No objection.</p>
f.	<p><u>WA/2015/0367 - Land at Munstead, Munstead Heath Road – Erection of a dwelling and ancillary annex and associated works following demolition of existing outbuildings (Revision of WA/2014/1743).</u></p> <p>Busbridge Parish Council considers that this is the right house in the wrong place.</p> <p>Whereas the design may be considered of great architectural merit, this proposal unfortunately remains “building in the back garden” albeit on quite a grand scale.</p> <p>We do not consider that architectural merit constitutes “the very special circumstances” that would allow this development which is situated within the Green Belt, within an AGLV and in the Surrey Hills AONB.</p> <p>Busbridge Parish Council is also concerned that permission for this development would set a precedent for similar proposals in the locality.</p>
g.	<p><u>WA/2015/0385 - The Garden House, Hambledon Road – Erection of dwelling following demolition of existing dwelling.</u></p> <p>No objection.</p>
h.	<p><u>WA/2015/0405 – Combe Rise. Munstead Heath Road – Erection of boundary fencing following demolition of existing.</u></p> <p>Busbridge Parish Council considers that this application should be refused for the following reasons.</p> <ul style="list-style-type: none"> <li>• The application is incomplete in that it makes no mention of the high close boarded gates and concreted entrance way that have replaced the previous five bar gate leading to the paddock.</li> <li>• The applicant is disingenuous when he states that this application is to replace like with like and that there is no evidence available as to what the previous fencing was. One only has to look at Google Earth to see that the previous fencing along the side of the paddock was traditional cleft chestnut fencing and that the gate was of the wooden five bar variety.</li> <li>• Further evidence is also still available in that the chestnut fencing is still in situ between the Laurel hedge and the Lane in the section next to the main house entrance.</li> <li>• The applicant shows photographs of neighbouring properties with similar fencing and states that it is needed to protect the owner’s security and privacy.</li> <li>• Where such fencing does exist on neighbouring properties it is in all cases directly in front of the main house and is therefore reasonable in that it provides privacy from the Lane. In this case it is along the</li> </ul>

	<p>boundary of the paddock in the far corner of the property and nowhere near the house itself.</p> <ul style="list-style-type: none"> <li>As to security, this fence runs along less than half the property boundary facing onto Munstead Heath Road, the rest of the boundary still being protected by the far less intrusive cleft fencing and Laurel hedge.</li> <li>Most importantly, this high, brutal fencing and gates have destroyed the previously extremely attractive open aspect into the paddock and is wholly inappropriate to the locality which is in an AONB and AGLV.</li> <li>While we have previously mentioned that this section of fencing only runs along a small amount of the property's frontage it is still a lot of fence and as such very obtrusive.</li> </ul> <p>i. <u>WA/2015/0439 – Inwood Cottage, Hambledon Road – Erection of a two storey extrusion and alterations following demolition of existing single storey side expression.</u> No objection.</p> <p>j. <u>WA/2015/0471 - Clock Barn Hall, Clock Barn Farm, Hambledon Road - Application under Section 73A to vary Condition 1 of WA/2009/1242 (restricts the number and type of events allowed) to allow an increase up to 36 weddings a year</u> Busbridge Parish Council has considered the above Planning Application and are concerned that consultation may not have taken place with all the neighbours. Provided that Waverley Borough Council has written to all the neighbours and consultees listed for this application on the WBC website rather than the "2" notifications stated in the summary of responses and that there have been no objections, Busbridge Parish Council has no objection.</p> <p>k. <u>WA/2015/0484 – The Garden House, Hambledon Road – Certificate of Lawfulness under section 192 for the erection of extensions.</u> Since the original application in 1956 for an Agricultural workers bungalow to be erected there have been a further ten applications relating to this property until the one in 1980 for the Agricultural restriction to be lifted. Since that date there have been a further twenty five applications of which eleven have been lodged in the last two years. While Busbridge Parish Council has in the past been sympathetic to the aims of the owners of this property the sheer number of planning applications and applications for certificates of lawfulness has begun to stretch our patience. In particular the Parish Council consider this application to be a blatant attempt to circumvent the principle of planning law by use of the minutiae of the certificate of lawfulness regulations. The existing bungalow has a footprint of 185 sq metres. The applicants seek to enlarge this by various extensions of 207 sq metres which will result in a bungalow more than double the size at some 392 sq metres. The scale of this proposed development is not only completely inappropriate in green belt, AGLV and the Surrey Hills AONB but should at the very least, be subjected to the scrutiny and neighbour notifications of a full planning application.</p>
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	Busbridge Parish Council therefore objects to this application in the strongest terms.
9.	<p><b>HIGHWAYS AND BYEWAYS</b></p> <p>The Clerk reported that he had not received a reply to his letter from either Highways Dept nor the Parish's County Cllr.</p> <p>Members <b>RESOLVED</b> that the matter of the Hydestile crossroads HGV signage should be followed up.</p>
10.	<p><b>JOINT BURIAL COMMITTEE</b></p> <p>Members <b>RESOLVED</b> that debate be deferred to the next meeting.</p>
11.	<p><b>COUNCILLORS' BUSINESS FOR INCLUSION ON THE NEXT AGENDA</b></p> <p>No issues were raised under this agenda heading.</p>
12.	<p><b>DUNSFOLD AERODROME – PROPOSED DEVELOPMENT</b></p> <p>At the 23 Oct 14 meeting (Minute 11 refers) Members considered what steps, if any, the Council should take to prepare effective campaigning in the event of Dunsfold Aerodrome becoming the preferred option for the new WBC Local Plan.</p> <p>Members resolved that the Chairman should draft a suitable letter to the Parish Council of Alfold, Bramley, Chiddingfold, Hascombe and Hambledon with a view to encouraging all those Councils to work conjointly to object to the proposal.</p> <p>At the same meeting Members resolved that the Chairman should draft a suitable letter to the Parish Council of Alfold, Bramley, Chiddingfold, Hascombe and Hambledon with a view to encouraging all those Councils to work conjointly with Busbridge Parish Council to object to the proposal.</p> <p>At the 09 Dec 14 meeting (Minute 11 refers) Members noted that the letter had been duly written to Alfold, Bramley, Chiddingfold, Dunsfold, Hambledon and Hascombe Parish Councils and that replies had been received from Alfold and Dunsfold Councils.</p> <p>Members resolved that:</p> <ul style="list-style-type: none"> <li>• Cllr Martin should make contact with Bramley Parish Council.</li> <li>• Cllr English should make a similar approach to Hambledon Parish Council.</li> </ul> <p>At the 10 Feb 15 meeting (Minute 12 refers) Members noted an email dated 12 Jan 15, in relation to the cost of the preparation of a study by Motion of Guildford into the proposal for the development and resolved to approve the cost to BPC of £447.00.</p> <p>Members further resolved that the Chairman should email all the other Parishes involved to suggest that policy for the future strategy of the project should be developed as soon as possible.</p> <p>Members noted that the "Motion" study had been produced and Busbridge Parish Council had paid their portion of the costs.</p> <p>The Chairman expressed the view that the joint Parish Council campaign is unlikely to be successful as each Council had its own needs.</p> <p>Members <b>RESOLVED</b> that the matter be placed on the agenda for the next meeting.</p>

13.	<p><b>GU8 COMMUNITY BROADBAND LTD</b>        Members were pleased to receive a presentation from Members of the organisation and noted their request for a contribution of £250.00 and <b>RESOLVED</b> to defer any decision of making a contribution to the next meeting at which all members who have not declared an interest are present.</p>
14.	<p><b>NOTICE BOARDS – MILFORD HOSPITAL DEVELOPMENT</b>        At the 10 Feb 15 meeting (Minute 11 refers) Members resolved that the issue of s106 monies for Notice Boards on the Milford Hospital development be investigated once Cllrs Long and Westwood had looked at suggested locations for notice boards at the site.        Cllrs Long and Westwood to report.        Members <b>RSOLVED</b> to defer any decision on purchasing and installing Notice Boards on the site until the site had been more fully developed.        The Clerk was asked in the meantime to obtain the cost of a three panel notice board and once prices have been obtained to write to WBC regarding CIL funding.</p>
15.	<p><b>SURREY COUNTRYSIDE AND RURAL ENTERPRISE CONFERENCE “SHAPING THE FUTURE OF RURAL SURREY”</b>        At the 10 Feb 15 meeting (Minute 17 refers) Members noted that an invitation had been received for a Cllr to attend the above conference which is to be held at the conference is to be held at the HG Wells Conference Centre, Woking on 26 Mar 15 from 0900 to 1600 hours at a cost of £49.95 per head and Members resolved that Cllr Martin should represent the Council at their expense.        Members noted the report on the meeting distributed by Cllr Martin and <b>RESOLVED</b> to defer discussion to the next meeting.</p>
16.	<p><b>ALLEGED PUBLIC FOOTPATH FROM THE JUNCTION OF NEW ROAD AND SALT LANE TO FP 178 (BUSBRIDGE)</b>        Members to note the attached communication from SCC dated 31 Mar 15 and <b>RESOLVED</b> to support the proposal.</p>
17.	<p><b>DATE AND VENUE OF NEXT MEETING</b>        The next meeting is scheduled to be held on 19 May 15.</p>