

**MINUTES OF A MEETING OF BUSBRIDGE PARISH COUNCIL
HELD AT CLOCK BARN HALL, HAMBLEDON ROAD, BUSBRIDGE ON,
THURSDAY 13th MARCH 2014**

The meeting was opened at 18.00 hours.

Present:

Mr John Graves	Chairman
Mrs Pippa English	Vice Chairman
Mrs Maxine Long	
Mrs Hilary Westwood	
Mr Steve Kinnard	

Waverley Borough Council: Councillor Richard Gates (Part-time only)

Clerk: Lt Col Leslie G A Clarke (Not present)
Minutes recorded by Cllr Kinnard

No members of the public were present.

1.	PUBLIC DEBATE
a.	<p><u>Police Report</u></p> <p>The Chairman had received a brief report prior to meeting from a Police representative, for the period 23 Jan to 13 Mar 14, as follows:</p> <ul style="list-style-type: none"> • 1 X theft of a chainsaw and hedge cutter from a shed • 2 X two thefts of cables from sub-stations. • 1 X burglary to gain entry to property, unknown what has been taken.
b.	<p><u>Members of the Public</u></p> <p>No members of the public were present.</p>
2.	<p>APOLOGIES FOR ABSENCE</p> <p>No apologies for non-attendance were received.</p>
3.	<p>DECLARATION OF PECUNIARY INTERESTS</p> <p>No Member declared any pecuniary interest in any agenda item.</p>
4.	<p>MINUTES OF THE PREVIOUS MEETING HELD ON 23 JANUARY 2014</p> <p>The Minutes of the previous meeting held on 23 Jan 14, which had been previously distributed, were AGREED and signed by the Chairman as a true record.</p>
5.	MATTERS ARISING
a.	<p><u>Red Telephone Box – Hydestile Crossroads</u></p> <p>At the 23 Jan 14 meeting (Minute 12a refers) the Clerk was asked to write to BT to ask for the box door to be repaired and for the box to be repainted.</p> <p>Members noted that BT had advised that the box is scheduled to be repainted between Mar and Oct 14 and the door repaired within the</p>

	<p>next few weeks.</p>
b.	<p><u>Formal Complaint – Against WBC</u></p> <p>At the 23 Jan 14 meeting (minute 15 refers) Members noted that the WBC Enforcement Officer was due to visit Tuesley Farm on 4 Feb 14 and that no further action should be taken until after the visit.</p> <p>The Chairman reported the following:</p> <ul style="list-style-type: none"> • No feedback from WBC Enforcement Officer as Feb 14 visit was cancelled and rescheduled for later in Mar 14. • Chairman to write to Barry Lomax-Area Team Manager concerning tree windbreaks, now all cut to east of Tuesley Lane to a height of 5.5m or in some cases less than 5.5m (as measured on site by Chairman and Vice Chairman). • Polytunnel protocol – not posted on WBC website. • Wild flower planting-Enforcement Officer due to visit site. The planting of wild flowers on the farm perimeter is considered not viable as this location is, in the main, used as a track for farm vehicles., therefore other locations should be considered. • Section 106 is not being adequately enforced by WBC as the conditions set are impossible to regulate. • Encourage WBC to consider request for Hall Hunter Partnership, Tuesley Farm to maintain site during winter downtime in a 'clean and tidy condition'. <p>Members RESOLVED that;</p> <ul style="list-style-type: none"> • The Chairman should prepare a draft to be submitted to WBC (Barry Lomax) by advising that BPC are now satisfied that the tree wind breaks have been cut to the required height but emphasising that this pruning must be maintained on an on-going basis. • the complaint to remain open as the season is long and extends to late autumn.
c.	<p><u>Polytunnels</u></p> <p>Cllr Gates advised Members that WBC has now approved the planning application so that polytunnel legs can be kept in position. WBC officer's had placed a business condition on the farm operations that during the winter down time the polytunnel plastic covers to be completely removed and taken away from the growing areas and stored in a proper storage facility.</p>
d.	<p>WBC wishes to encourage Tuesley Farm as a working farm.</p> <p><u>Planning Application WA/2013/1728 – Allotmore, Wood Farm, Portsmouth Road – Change of Use of Land</u></p> <p>At the 23 Jan 14 meeting (Minute 16 refers) the Chairman reported that the application had been "called to committee".</p> <p>The application is for change of use of land to mixed residential/social use and erection of a detached outbuilding-the Clubhouse.</p> <p>The Chairman reported that:</p> <ul style="list-style-type: none"> • Planning permission for change of use of the land was initially refused and a further application had to be submitted. • The applicant has now been granted permission for a temporary

	period only expiring on 12 Feb19, or until the use of the adjacent land for Allotments ceases, whichever occurs first.
6.	ADJOURNMENT FOR PUBLIC DEBATE – 10 MINUTES No members of the public were present.
7.	FINANCE
a.	<u>Invoices paid out of Committee</u> NIL
b.	<u>Invoices for payment</u>
	Clerk's Expenses Feb/Mar14 £135.35
	Clerk's Salary Feb/Mar 14 £303.00
	Clock Barn Hall Room Hire £30.00
	HMRC – PAYE £121.20
	BT – Red Telephone Box £300.00
	Members RESOLVED to approve the above payments.
8.	PLANNING APPLICATIONS
a.	<u>WA/2013/2124 – The Garden House, Hambledon – Erection of two agricultural buildings (Revision of WA/2011/0441 and WA/2011/0440) and the erection of glasshouse</u> Busbridge Parish Council has considered the above Planning Application and wishes to make the following observations. <u>Barn conversions.</u> At a site meeting with Mr and Mrs Hunter, their architect and D&M planning BPC expressed its concern that the proposed very high standard conversion of these barns to workshops and craft units will present a relatively easy conversion to residential units. Mr and Mrs Hunter assured those present that they have no such intentions. The fact remains however that the previous planning application for change to an equestrian centre granted by WBC has not been taken up but is being used as a stepping stone in the current applications. Mr and Mrs Hunter's best intentions take no account of any possible future change in ownership. The non residential status of these barns should therefore be protected by conditions in any planning permission granted. The Parish Council is also concerned about the overly domestic look of the double height windows in Barn B which we feel should be more agricultural in appearance. <u>Access.</u> The "existing track" shown on the plans does not exist in any meaningful sense. There has always been a gate at the northern end of the field but until recently this has just been into the field not onto a track. There are also poor sight lines from this point given that it is one of the faster stretches of Hambledon Road which present a particular danger from south bound traffic. <u>Traffic flows.</u> The Council were told by the applicants that the traffic generated by eight small workshops would possibly be less than that for the equestrian centre already permitted and we accept that this is quite

	<p>probably correct.</p> <p>If however the project does become the full “rural enterprise and crafts hub” as described in the farm strategy, appendix 4, it will become a very busy place with production and sales of timber crafts, furniture and framing, knitted clothes design and crafts, distribution of pickles, jams, honey and cider, herbs vegetables, soft fruit and other bought in locally sourced products.</p> <p>This would be a quite sizeable retail outlet which would generate an unacceptable increase in traffic levels.</p> <p>This aspect must be clarified before any permission is granted and controlled by suitable planning conditions.</p>
b.	<p><u>WA/2014/0005 – Wood Farm, Portsmouth Road – Amendment to WA/2012/1217 – To provide alterations to windows.</u></p> <p>No objection.</p>
c.	<p><u>NMA/2014/0010 – Hascombe Court, Hascombe Road – Erection of detached garage following demolition of existing garage.</u></p> <p>No objection.</p>
d.	<p><u>WA/2014/0059 – Winkworth Hall, Hascombe Road – Erection of single storey extension.</u></p> <p>No objection.</p>
e.	<p><u>WA/2014/0107 – Hascombe Court, Hascombe Road – Listed building consent for alterations to paving and associated work.</u></p> <p>No objection.</p>
f.	<p><u>WA/2014/0122 – The Garden House, Hambledon Road – Erection of dwelling following demolition of existing dwelling.</u></p> <p>It is noted that the habitable floor area of the replacement dwelling has increased by some 65% over the existing bungalow.</p> <p>Busbridge Parish Council is aware that the site owners do not intend to reside in this new replacement house but it will be let on a commercial tenancy basis as is the case with the existing bungalow.</p> <p>This application relies on previous planning permissions and certificates approved for a replacement building which are still currently active (extant permissions), of these previous planning applications; WA/2008/0359 & WA/2012/0365, Busbridge Parish Council raised no objections.</p> <p>This current application WA/2014/0122 has a more compact design with a semi basement thus maintaining a low profile and provides a replacement dwelling that is smaller in volume and impact than the previous extant permissions allow.</p> <p>On this basis and consistent with our view of the previous planning applications, Busbridge Parish Council raises no objection to this application.</p>
g.	<p><u>WA/2014/0260 – Tuesley Farm, Tuesley Lane – Installation of table top strawberry growing system in field 11B.</u></p> <p>The Chairman had produced a draft response which had been</p>

	<p>previously circulated. Following discussion it was agreed that the best way forward in light of WBC having now approved the application for allowing polytunnel legs to remain in position throughout the year was to concentrate on clarification of the existing s106 agreements and that some of the other issues that contribute to the cumulative eyesore be addressed. These include the short polytunnel frames (workers shelters) that are left up all over the farm despite the section 106, Portaloos left all over the place, rolls of polythene and the polytunnel framed metal workshop area on the corner of field 5C.</p> <p>The s106 agreement with the applicant specifically prohibits polythene sheeting above 300mm above ground level. The growing bags that sit on the top of the tables are polythene.</p> <p>A condition has however been imposed to prevent the “Plastic sausages” being stored on top of polytunnel legs during the winter down period. The shiny black grow bags on the top of the strawberry tables have a very similar look.</p> <p>BPC to request clarification of which other fields of strawberry tables should have planning permission.</p> <p>While this application is only for one field of the 1.5m variety, WBC needs to consider the impact of their use across the whole farm.</p> <p>The chairman agreed to revise his original draft for circulation and submit BPC’s objection to WBC.</p> <p>h. <u>WA/2014/0304 –Garden House, Hascombe Road – Erection of detached double garage/workshop/log store following demolition of an existing lean to building</u></p> <p>BPC has considered this application, one of the prime reasons for it being to house a large American Buick car.</p> <p>BPC objects to the overall height of the proposed building and suggests that the use of the existing wall as a measure of the height and pitch of the roof for the garage/workshop be discarded in favour of an independent wall, adjacent to the existing wall, to reduce the overall height of the garage/workshop.</p> <p>i. <u>WA/2014/0305 – Garden House, Hascombe Road – Erection of orangery and alterations to elevations</u></p> <p>No objection.</p> <p>j. <u>WA/2014/0322 – Oldwicks Copse, Hascombe Road – Certificate of Lawfulness under Section 191 for an existing use of construction of a dormer window and alterations to garage</u></p> <p>No objection.</p>
9.	<p>HIGHWAYS AND BYEWAYS</p> <p>No issues were raised under this agenda heading.</p>
10.	<p>GODALMING JOINT BURIAL COMMITTEE</p> <p>Cllr’s Long and Westwood reported that JBC had not met since the last</p>

	Council meeting, no other issues were raised under this agenda heading.
11.	<p>COUNCILLORS' BUSINESS FOR INCLUSION ON THE NEXT AGENDA</p> <ul style="list-style-type: none"> • Council to decide how best to follow-up results of planning applications. • Milford Hospital Development-update to WBC's Planning Committee meeting 19 March 2014 • Future fast broadband-what is the latest BT position? • Clerks Contract of Employment • Budget monitoring report using spreadsheet format as proposed by Cllr Kinnard.
12.	<p>MILFORD HOSPITAL DEVELOPMENT – UP DATE</p> <p>BPC's comments/objection relating to the detail planning made in Dec 13, application WA/2013/1926 have been previously circulated. Our objection letter was initially understood not to have been received by Waverley Planning Dept.</p> <p><u>AFTER NOTE</u></p> <p>BPC's Dec 13 objections appear on WBC's planning website. Reference to Officers' report for the Joint Planning Committee 19 Mar 14 shows that all 12 points raised have been considered and rejected by WBC, with the exception of point 8-Visitor car parking. BPC expressed concern that there was insufficient visitor car parking. This comment was noted by WBC. The applicant has been asked by WBC to increase the parking in parts of the site where it is deemed to be insufficient and an oral report will be presented to members on this matter.</p> <p>The applicant has submitted further revised drawings in Mar14. In the main, these are changes to the internal layout of the proposed development and corrections/changes to plans and elevations to the individual dwellings.</p> <p>However, the revised proposed site plan (rev L) has now only 4 designated visitor car parking spaces-previously this was 8 which the Parish Council considered insufficient. and has raised this as an objection.</p> <p>The Chairman will be presenting this and other objections at the Joint Planning Committee, 19 Mar14 and will report back to the next meeting.</p>
13.	<p>NEIGHBOURHOOD PLAN – HAMBLEDON AND HASCOMBE JOINT APPROACH</p> <p>At the 23 Jan 14 meeting (Minute121 refers) the Chairman advised Members that he had been approached by the Chairman of Hascombe Parish Council advising that they are hoping to proceed down the road of writing a Neighbourhood Plan in which they hoped to include Hascombe Heights which is within the Busbridge Parish boundary and sought the views of BPC.</p> <p>Members resolved that the Chairman should respond with a personal reply, to keep the Issue informal, and try to persuade him to work on a</p>

	<p>joint Plan with BPC.</p> <p>The Chairman reported the following update following a telephone discussion with Hascombe PC's chairman, Charles Orange, 4 Mar 20. HPC having reconsidered whether to join with BPC to do a joint Neighbourhood Plan recognising that a joint venture could produce cost savings. However, following a council meeting 10 Mar 14, HPC have decided to "go it alone" as they feel that Hascombe is a small compact village in which it is comparatively easy to distribute surveys and get volunteers on a steering group in a cost effective way. There is mutual agreement that both Parishes have similar aspirations, e.g. protection of AONB and concerns about traffic increases which would arise from developments at Dunsfold Park.</p>
14.	<p>LIAISON WITH WINKWORTH ARBORTUM AND THE CHESHIRE HOME BUSBRIDGE</p> <p>a. <u>Winkworth Arboretum</u> At the 23 Jan 14 meeting (Minute 13a refers) Members resolved that further action should be deferred to Spring 2014. Members RESOLVED that the issue should be deferred to the next meeting.</p> <p>b. <u>Cheshire Home, Busbridge</u> At the 23 Jan 14 meeting (Minute 13b refers) Cllr Long advised Members that she was, in conjunction with the Chairman, seeking dates to visit the Home. Chairman advised that he had arranged to visit the Cheshire Home (Christine Tucker-Manager) with Cllr Kinnard on 27 Mar 14 at 1400 hours. Cllr Kinnard to report back at the next May meeting.</p>
15.	<p>WORLD WAR ONE COMMEMORATION</p> <p>At the 3 Dec 13 meeting (Minute 13 refers) Cllr Westwood reported that she had not yet been able to visit the Surrey History Centre but would do so soon.</p> <p>The Clerk reported that he had been in communication with the Surrey Poppy Appeal Director who was researching the provision of the bulk supply of Poppy Seeds.</p> <p>At the 23 Jan 14 meeting (Minute 14 refers) Cllr Westwood reported that she would be visiting the Godalming Museum, with Cllr Long, on 3 Feb 14.</p> <p>Cllrs Westwood and Long report on the outcome of their visit as follows:</p> <ul style="list-style-type: none"> • A number of photographs illustrating the period of the Great War were found and photocopies obtained. The majority of these photographs were taken towards the end of 1918 with various celebrations-these would be useful for continuation of the period montage later for displaying. • One photograph of the Waggon Park at Witley Camp taken at the start of the campaign was selected for display. • The Cllrs to make further enquiries with Godalming Museum to see if these photographs are in digital format to enable copies to

	<p>be made (under agreed licence terms) for display on BPC's notice boards.</p> <p>The Chairman further reported that the designated space at Hydestile notice board had been dug and sown with poppy seeds.</p>
16.	<p>PROPOSED REDUCTION OF EXISTING 40 MPH SPEED LIMITS TO 30 MPH SPEED LIMITS</p> <p>Members noted the SCC "Notice and Statement of Reasons" and RESOLVED that they did not wish to submit any comments on the proposals.</p>
17.	<p>SALC TRAINING CONFERENCES</p> <p>Members noted the schedule of SALC Conferences which had been distributed and RESOLVED that they did not wish to attend any of the events</p>
18.	<p>WBC DRAFT REVISED STATEMENT OF COMMUNITY INVOLVEMENT CONSULTATION</p> <p>Members noted the Consultation Paper and RESOLVED that they did not wish to submit any comments thereon.</p>
19.	<p>DATE OF NEXT MEETING</p> <p>The next meeting is scheduled to held on 15 May 14 at 1800hrs and is to include the Annual Assembly.</p>