

HASCOMBE PARISH COUNCIL

MEETING MINUTES of Hascombe Parish Council Annual Meeting held on **Monday 13 May 2024** at Hascombe Village Hall, Mare Lane, Hascombe.

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

Cllr Kevin Deanus and three members of the public were in attendance.

Apologies: Apologies had been received from Waverley Borough Councillor Connor Relleen.

		Action
24/028	Election of Chairman Sarah Sullivan was elected as Chairman of the Parish Council for the ensuing year and signed the Declaration of Acceptance of Office. Proposed by Mr Alvarez and seconded by Mrs Pedder.	
24/029	Election of Vice Chairman Norman Simpson was elected as Vice Chairman of the Parish Council for the ensuing year and signed the Declaration of Acceptance of Office. Proposed by Mrs Sullivan and seconded by Mrs Pedder.	
24/030	Declarations of Interest There were no declarations of interest pertaining to agenda items.	
24/031	Representations from members of the public None	
24/032	Reports from Councillors Cllr Deanus reported that the poor state of Waverley’s planning department was getting worse with more planning officers leaving and a reliance of temporary staff. Cllr Deanus reported that the HGV weight restriction was progressing, well, with the plan of locations for 110 new signs to go up across the whole local network of village lanes including Markwick Lane, Mare Lane and the B2130. This will be going out to consultation soon and it will be important for local residents to support the plan so that we can hopefully see the new weight restrictions in place by the end of the year.	
24/033	Minutes The minutes of the meeting held on 4 March were approved as a correct record of the meeting.	
24/034	Areas of Responsibility Areas of Members’ Responsibility, as appended to these minutes, were agreed for the ensuing year.	

24/035	<p>Chairman's Report The Chairman had nothing to report not covered elsewhere on the agenda.</p>	
24/036	<p>Internal Audit Report The Internal Audit Report was noted and it was resolved that the proposed Action Plan to address issues raised in the audit be put in place.</p>	
24/037	<p>Adoption of Accounts and Balance Sheet for the year ended 31.3.2024 a) The Annual Governance Statement was completed and approved unanimously. b) The Accounting Statements for 2023/24 were approved unanimously. c) The Certificate of Exemption for 2023/24 was approved unanimously.</p>	
24/038	<p>Henry Smith Chariry Accounts The Balance Sheet for Hascombe Henry Smiths Charity for the year ended 31.12.2023 was approved and signed by the Chairman.</p>	
24/039	<p>Matters arising from the meeting of 4th March a) New website development – update. The Clerk was due to attend a training/information webinar regarding moving to a .gov.uk domain. The Clerk will meet with Mrs Pedder and Mr Alvarez to discuss changes to the existing website. b) Sladesfest – there was nothing further to report.</p>	Clerk
24/040	<p>Highways and public rights of way Mr Pite would make a proposal for filling gaps in the hedge between the fountain and the White Horse. It was noted that a lot of Giant Hogweed is coming up behind Stream Cottages – The Clerk would speak to the Hutleys.</p>	D Pite Clerk
24/041	<p>Hascombe Estate Mr Simpson was pleased to report that the windows and doors of the Woodyard had finally been repainted in the colour chosen by the parish council, and it was agreed these blended in with the surroundings much more favourably than the previous white. The estate's Agent will attend Parish Council meetings more frequently.</p>	
24/042	<p>Hascombe Pond Mr Alvarez would be meeting with Grant Roffey to attack the Skunk cabbage. Mr Roffey had advised that the Estate may be putting a pond a little higher than the village pond, which would be helpful. Mr Alvarez was trying to get quotes to do the work that Surrey Wildlife Trust have recommended. He would pass the information onto the Clerk to take forward. Mr Alvarez confirmed that Matthew Elliott will continue to cut the grass and leave the cuttings.</p>	J Alvarez/ Clerk
24/043	<p>Planning a) After full consideration of the applications, the following responses were agreed: APP/R3650/W/24/3341670 4 Burnt Hill, 7 Plaistow Road, Dunsfold. Change of use of land to allow for stationing of 5 additional caravans on existing caravan site; associated works comprising alteration of</p>	

levels and hardstanding, soft and hard landscaping. Letter of objection appended.

WA/2024/00807 –Erection of an agricultural building with ancillary staff welfare facilities and workshop (retrospective). Wintershall Cottage, Thorncombe Street. Letter of objection appended

b) There were no recent planning decisions to report.

24/044

Items for information or inclusion on a future agenda

New Financial Regulations to be reviewed and adopted.

To consider Parish Council representation at Stovolds Hill Planning Inquiry.

Clerk

The Clerk would apply to register the White Horse as an asset of community value.

Clerk

Mr Alvarez advised that, regrettably, he had to leave the village and was stepping down from the parish council. Mr Alvarez's commitment and specialist knowledge would be missed, and he was thanked for his contribution.

24/045

Next meeting

15th July

There being no further business, the Chairman closed the meeting at 21:45.

HASCOMBE PARISH COUNCIL

Areas of responsibility

The following current areas of members' responsibility should be reviewed for the forthcoming year.

Planning	Sarah Sullivan and Rosie Pedder
Hascombe Estate	Norman Simpson
Hascombe Pond	Norman Simpson (Temporary)
Public Rights of Way	David Pite
Liaising with WBC & SCC	Sarah Sullivan & Clerk
UK Power Networks	Clerk
WH Telecoms	Rosie Pedder
Village Hall	Norman Simpson
Generator	Norman Simpson
Friends of Hascombe	Rosie Pedder
Hutley Estate	Clerk
White Horse	David Pite
Police liaison	Sarah Sullivan
St Peter's Church	Rosie Pedder
Speedwatch	Rosie Pedder
Communications/Facebook	Rosie Pedder & Clerk
Surrey ALC Rep	Sarah Sullivan

Hascombe Parish Council

3 June 2024

Omar Sharif
Planning Department
Waverley Borough Council
The Burys
Godalming
GU7 1HR

Dear Omar Sharif

RE: GLAMPING SLADES FARM, THORNCOMBE STREET, BRAMLEY, SURREY GU5 0LT
WA/2024/00810 –Erection of 5 glamping structures

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

This is a retrospective planning application for 5 permanent structures each with independent facilities for cooking and ablutions. (See *Appendix A*). These concrete supported raised decks are stated on the drawings as being 5.878m x 12.078m = 70.990sq m each and single storey. This footprint represents a higher figure than the Nationally Described Space Standards, which for a single storey dwelling for 4 people is 70sq m. (2b 4p=70sq m). The height of these structures As-Built exceeds that which might be allowed under permitted development not in the Surrey Hills National Landscape (AONB). The drawings state a height of 3.950m with a pitched roof, but they do not take into account the permanent structures are raised off the ground on concrete supports and therefore exceed 4m in height to the ridge, when the outer shell covering is applied.

Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) ²			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	

Figure 1: Extract from the Government's Nationally Described Space Standards

The planning statement submitted by the Applicant purports to show 'green' credentials, although fails to provide at the very minimum a **Preliminary Ecological Appraisal (PEA)**. The images of precedents set by other Eco-Pods are completely misleading; the As-Built permanent structures have no green credentials apart from the green colour of the polytetrafluorethylene (PTFE) synthetic polymer covering. The doors and windows are Unplasticized PolyVinyl Chloride (upvc), do little or nothing towards the Climate Change and sustainability aspirations. The drawings, application forms description of materials, planning statement details and the Climate Change and Sustainability Checklist do not match the As-Built in size or materials.

The Biodiversity Checklist as completed by the Applicant when asked; 'is the proposal within 250m of a pond, where the surface area of the pond, when the water is at its highest level (excluding flood events), is 225m (15m x 15m)' states no. This negates the need for a PEA with respect for amphibians (particularly with respect to great crested newts). When looking to the DEFRA Magic mapping system great crested newts are a material consideration that is to be taken into account.

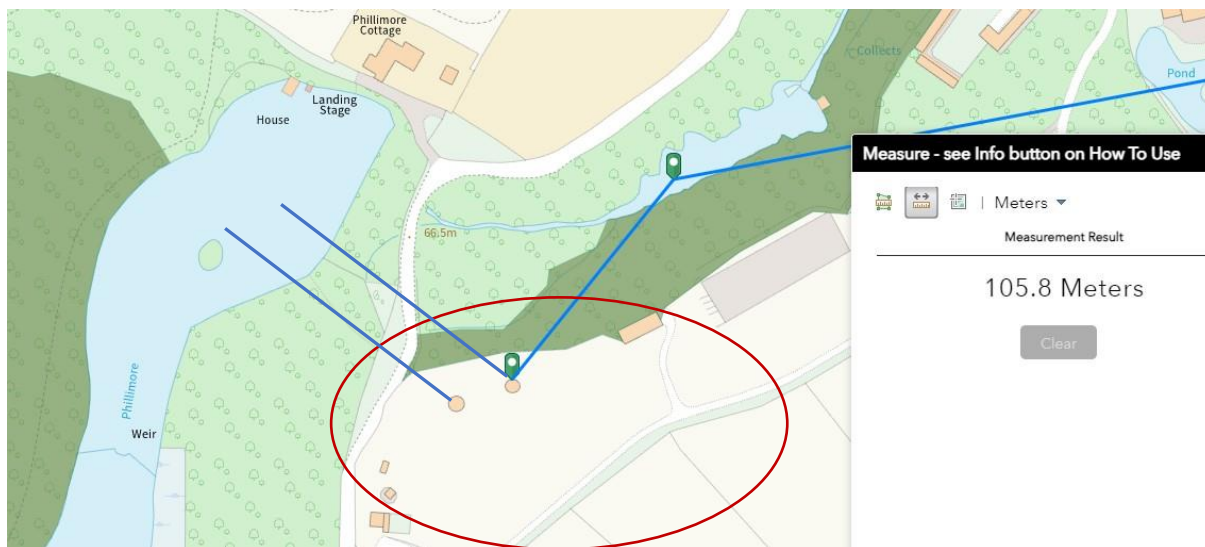


Figure 2: Extract from the Surrey Interactive map showing the Site well within 250m of the ponds. The dark green represents Ancient Woodland – a finite resource that should be protected. It is an area that has been wooded continuously since at least 1600AD

The location of these 5 retrospective permanent dwellings is within 15m of **Ancient Woodland**. The application has failed to submit an arboricultural report or any detail on any form of Biodiversity Net Gain for the Site and proposed mitigation measures. This development is very close to ancient woodland without any form of buffer and it needs to be justified to account for any direct or indirect impacts associated with these new permanent dwellings.



Figure 3: Illegal closeboard fencing too high alongside the public highway of Thorncombe Street.

We are concerned the high close boarding panel fencing does not benefit from planning permission and will set precedence for other landowners in the Surrey Hills National Landscape. The fence height exceeds 2m being located on the bank above road level

The Levelling-Up and Regeneration Act 2023 (LURA) amends the Environment Act 1995. LURA has introduced a new and stronger legal requirement for planning authorities in determining planning applications within Areas of Outstanding Natural Beauty (AONB). Section 245 66B (6)(a) (A1):-

(A1)In exercising or performing any functions in relation to, or so as to affect, land in an area of outstanding natural beauty in England, a relevant authority other than a devolved Welsh authority, must seek to further the purpose of conserving and enhancing the natural beauty of the area of outstanding natural beauty.'

We note that this is a retrospective planning application and work for the 5 structures has already been implemented. Under the Community Infrastructure Levy (CIL) Section 73A of the Town and County Planning Act 1990, the developer contributions should have been made before construction.

We also question the filling in of the Ownership Certificates and Agricultural Land Declaration made to Waverley Borough Council as the Applicant is not stated as the sole owner of all the land to which this application relates or the fact that part of the land is an Agricultural Holding.

Summary and Conclusion:

The proposal represents an inappropriate form of development in the Green Belt and Surrey Hills National Landscape.

- The retrospective planning application does not preserve the openness of the Green Belt, but forms many permanent blots on the landscape. The footprint of the 5 structures totals 355sq m and when taken into account the other ancillary/supporting structures the footprint exceeds 500sq m.
- There are no special circumstances for these permanent structures with their concrete bases and plumbed in utilities. These are not temporary or moveable dwellings, but each has their own facilities for living independently.
- The proposal is for multiple retrospective dwellings that do not respect the rural character and enhance the natural beauty, wildlife and cultural heritage of the area.
- There are no legal agreements put in place to mitigate the harm caused to the Surrey Hills National Landscape or the biodiversity.

Through its careful control over development, Waverley Borough Council has, over the years, sought to protect and maintain the special character of this rural landscape. To approve this application would be contrary to what has been achieved by the Council to ensure that new development is of an appropriate nature and will not cause harm.

We consider this retrospective application should be refused. It has resulted in harm to the character and intrinsic landscape quality of this tranquil rural setting. Hascombe Parish Council strongly urges the Council to refuse the application and take appropriate planning enforcement action with immediate effect.

Yours sincerely

Beverley Weddell
Clerk to Hascombe Parish Council

ENCS. Appendix A – Site photographs

APPENDIX A - Slades Farm and photographs of the As-Built Cabins awaiting their PTFE outer layers



Hascombe Parish Council

16 May 2024

Sam Wallis
Planning Department
Waverley Borough Council
The Burys
Godalming
GU7 1HR

Dear Sam Wallis

**RE: WINTERSHALL COTTAGE, THORNCOMBE STREET, BRAMLEY, SURREY GU5 0LT
WA/2024/00807** –Erection of an agricultural building with ancillary staff welfare facilities and workshop. (Retrospective)

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

This is a retrospective planning application that contains misleading information and untruths. The resulting As-Built 9m+ high industrial steel barn has over double the gross floor area and it is over 3 times the size in volume than that permitted under AG/2020/0021. It has not respected the Town and Country Planning (General Permitted Development Order 2015) in terms of siting, design and external appearance.

This follows various applications by Wintershall Cottage:-

- AG/2020/0014 (withdrawn)
- AG/2020/0013 (withdrawn)
- AG/2020/0015 refused with the note: *'remote, isolated siting on the top of a hill, some considerable distance from any supporting property and not easily accessible to vehicular traffic. In view of the above, the proposal would fail to comply with Class A of Part 6 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) and would not be lawful.'*
- AG/2020/0019 refused and stated it will require planning permission
- AG/2020/0021 granted as a proposed storage barn is reasonably necessary for the purposes of agriculture. The As-Built structure does not comply with the requirement to be 400m from the cottage and using the Surrey Interactive Map, it shows the new barn is 368m away. The documents state 20 x 25x 6m high whereas this retrospective application is for 30.580 35.175 x 9m high.

As now a full planning application, the current retrospective must now be considered as *'wholly out of character with the existing area'* – located on top of the Greensand Hills, within the Surrey Hills National Landscape and in the Green Belt. This monstrosity is hardly designed to embed the government's 'beauty' agenda. The persistent breaching and manipulation of planning rules over the Wintershall Estate as a whole must be a concern for all who care about the countryside.

The location of this As-Built agricultural barn is both impractical and undesirable. Access roads to the building and connectivity have urbanised this hilltop setting. It must be taken into account that the siting of this barn on the top of the hill is impractical; farm buildings for livestock are generally located in sheltered areas tucked into the folding landscape/lie of the land and not plonked on the highest spot to gain maximum views of the surrounding countryside. Undesirable as its sheer size, volume, bulk and mass is harmful, visually intrusive and objectionable to the Surrey Hills National Landscape.

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The Landscape Character Assessment 2015 carried out for Surrey County Council and the Surrey Planning Officers Association describes in detail this particular area (GO6). This is an area of open greensand hills to the west of Bramley and north east of Hascombe. Under the heading Built Development (p37) states:-

Avoid the location of any new development or bulky structures in areas which would be visually intrusive or where appropriate, subject development to rigorous landscape and visual impact assessment. Site carefully, and design to minimise impact, particularly regarding issues of intrusive lighting, colour and glare, and integrate with the area's rural context through mitigation.

The building As-Built breaches Bramley Neighbourhood Plan that seeks to preserve Dark Night Skies (Policy BNP-E3 Lighting and Maintaining Dark Skies) within this Surrey Hills National Landscape. Inserting 20 large skylights into the roof does not respect the Dark Skies, this rural location or the bio-diversity. The roof plan on the application fails to match the block plan drawing, depicting larger roof lights in both the number and size as installed into the As-Built shed.

The Dark Skies policy is further backed up by the NPPF 23 paragraph 191c) limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.

Protected Species: Both the planning application form (under Biodiversity and Geological Conservation) and the Biodiversity and Ecology Checklist have been incorrectly completed, which would ordinarily have triggered the need for a preliminary ecological appraisal (PEA). There are protected and priority species within the Site and on the **surrounding grassland**. Failure to have submitted a preliminary ecological appraisal (PEA) should have made this application invalid. The targeted priority species for this area is the Lapwing for the Countryside Stewardship Scheme by DEFRA (MAGiC map).

This retrospective planning application has been made after 12 February 2024 and the building does not benefit from a consented application, just a prior notice which has been incorrectly implemented.

The total gross floor area including change of use is stated as 706 sq m on the submitted Application Form. This is a misleading calculation. The footprint of the barn As-Built is 1075.650sq m, with a total gross floor area of 1186.420sq m and surrounded by a sea of hardstanding totalling 1614sq m. Far in excess of the 500sq m in the AG/2020/0021.

Ancient Woodland: the barn has been built within 185metres of ancient woodland, an irreplaceable habitat that has taken hundreds of year to evolve. This retrospective planning application fails to provide any Biodiversity Net Gain (BNG) and no impact justification for the harm this will potentially cause to the wildlife ecosystem.

Agricultural Holding: On the Application Form it states that this Site does not relate to an Agricultural Holding. (under Ownership Certificate and Agricultural Land Declaration). We must then ask if this is not an agricultural holding, why is there a need for an agricultural barn with ancillary staff welfare facilities and workshop. The Application Form also states that there will be no additional employees on the Site and that the proposal will not increase or decrease the number of employees. This contradicts the Agricultural Statement which on one hand states 'most operations are undertaken by the farm directly with contractors' and then states 'the farm employs 8 part-time staff' along with seasonal help.

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Water and Nutrient Run-Off:

By placing the 1075.650sq m footprint overlarge industrial structure on top of the Greensand Hills, there should be taken into consideration the effect of nutrient run-off and the contamination of the land. Staff welfare facilities will generally include the need for dealing with foul sewerage, which this application fails to address. By filling in the Climate Change and Sustainability forms as N/A - not applicable, shows a total disregard for the countryside, and the long term future of the Wintershall Estate as a whole.

The Department for Environment, Food & Rural Affairs (DEFRA) shows this area as high risk, red on the groundwater vulnerability map and having surface water pesticide issues. These are issues that have not been addressed in this retrospective planning application.

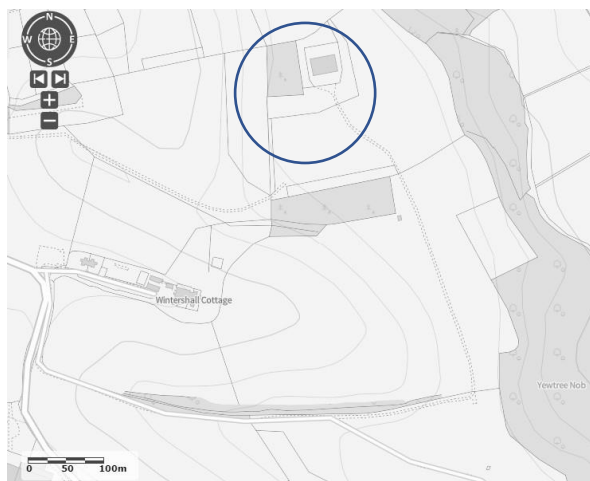


Figure 1: DEFRA MAGiC map



Figure 2: Ground water vulnerability (red = high risk)

The Countryside Stewardship Scheme (CSS) now replaces the Basic Payment Scheme (BPS), but the submitted agricultural justification statement fails to address the Tier of the CSS this estate has or will be implementing. The emphasis on this application of providing staff welfare facilities does not take into account the existing staff welfare facilities already provided on the Wintershall Estate and under the directorship of the Applicant.

The National Planning Policy Framework (NPPF 2023) has the entrenchment of the concept of beauty and the protection of the existing Green Belt boundaries, safe guarding land especially in the most sensitive parts of our countryside. Plan making is not the view from the application Site, but the landscape visual impact and view of the site from key public vantage points such as Winkworth Arboretum (NT) and Public Footpath 262 towards the As-Built structure. No **Landscape and Visual Impact Assessment** has been undertaken, even though the Application Form states the holding exceeds 5000m and covers 93 hectares (230 acres.)

Summary and Conclusion:

The proposal represents an inappropriate form of development in the Green Belt and Surrey Hills National Landscape.

- The retrospective planning application does not preserve the openness of the Green Belt, but forms a huge blot on the landscape that is highly visible for miles as it stands on the top line of the Greensand Hills.
- The change of use to part ancillary living accommodation certainly does not maintain the agricultural appearance of the buildings as by the very nature, the use is far more intensive.
- The proposal is retrospective development that does not respect the rural character of the area.
- There are no legal agreements put in place to mitigate the harm caused to the Surrey Hills National Landscape or the biodiversity.

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Through its careful control over development, Waverley Borough Council has, over the years, sought to protect and maintain the special character of this rural landscape. To approve this application would be contrary to what has been achieved by the Council to ensure that new development is of an appropriate nature and will not cause harm.

We consider this retrospective application should be refused. It has resulted in harm to the character and intrinsic landscape quality of this tranquil rural setting. Hascombe Parish Council strongly urges the Council to refuse the application and take appropriate planning enforcement action with immediate effect.

Yours sincerely

Beverley Weddell
Clerk to Hascombe Parish Council

ENCS. Appendix A – Site photographs

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

APPENDIX A – site photographs



Figure 3: As Built barn with aisles either side and not in the location shown on the block plan (2021).



Figure 4: Further 'works' to the barn as it stands to date - 2024