

HASCOMBE PARISH COUNCIL

MEETING MINUTES of Hascombe Parish Council Meeting held on **Monday 6 January 2025** at Hascombe Village Hall, Mare Lane, Hascombe.

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

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

Apologies: There were no apologies for absence.

		Action
25/01	Declarations of Interest Mrs Pedder declared an interest in planning applications WA/2024/02363 and 02364 and left the meeting when these applications were considered.	
25/02	Representations from members of the public The new owners of Markwick Farm were present to introduce themselves and discuss plans for the property. Mr Ian Wilks of Godalming and Haslemere Ramblers was present to discuss the current lack of a mechanism for rights of way improvements to form part of planning considerations.	
25/03	Reports from Councillors Cllr Deanus reported that Ed McCudden, Chair of Alfold Parish Council, had sadly died on Christmas Day. Cllr Deanus reported that the Devolution White Paper had been published and it was likely that Surrey would be included in the first wave of areas to become unitary authorities, with two unitary authorities covering Surrey and with one Mayor for the county.	
25/04	Minutes The minutes of the meeting held on 11 th November were approved as a correct record of the meeting.	
25/05	Chairman’s Report The Chair and Mrs Pedder had attended a Policing your Community event in December. They would be having a separate meeting with Borough Commander Rob Brian regarding local incidents.	
25/06	Matters arising from the meeting of 11 November a) New website development – update. The Clerk would continue to incorporate updates into the website and was working on the best format for the news page. The Chair and Cllr Pite had yet to implement their .gov.uk email addresses and would seek help from Mr Simpson to get these in place before the next meeting.	Clerk S Sullivan/ D Pite

25/07	<p>Co-option of a new member to fill a Casual Vacancy There had been no applications, and this vacancy remains open.</p>	
25/08	<p>Highways and public rights of way The mud slide opposite Yew Cottage had completely blocked the footpath and was being investigated.</p> <p>Mr Pite had looked at the hedge between the fountain and the White Horse in terms of filling the gaps and was clear what was required. It was agreed to make sure the land is clear and ready for planting prior to purchasing whips in October.</p>	D Pite
25/09	<p>Hascombe Estate There was nothing to report. There was no update regarding further clearance to reinstate the key viewpoint from Hascombe Hill. It was thought the hedge weeding around the woodyard had been done.</p>	
25/10	<p>Hascombe Pond It was agreed that Andrew Gale would be instructed to carry out a full tree survey, following which, upon his recommendation, a plan of tree works for the next five years could be produced.</p> <p>Regarding the water impoundment licence, Mr Simpson was in the process of drafting the required Environment Agency paperwork.</p> <p>The Clerk was obtaining quotes to replace the two Musgrave benches and the Chairman would advise a local supplier.</p>	N Simpson Clerk/S Sullivan
25/11	<p>Precept After consideration and taking into account budget income and expenditure and balances held, proposed by Mrs Sullivan and seconded by Mrs Pedder, it was agreed the Precept on Waverley Borough Council for the financial year ending 31/3/2026 would be £9,000, which would be £49.89 for an average Band D council tax payer.</p>	
25/12	<p>Planning</p> <p>a) After full consideration of the applications, the following responses were agreed:</p> <p>WA/2024/02464 Raising roof ridge height and re-roofing of the dwelling together with installation of rooflights and associated works. North Sussex Lodge, Park Hatch. No objection to raising the height with stone and adding conservation rooflights with a central bar to the rear. No objection</p> <p>WA/2024/02309 Erection of extensions and alterations to roof form to provide additional habitable accommodation; erection of detached garage following demolition of existing integral garage. Farlands, Dunsfold Road, Loxhill. Letter of comment appended</p> <p>WA/2024/02289 Erection of single storey extension with new swimming pool and landscaping. Markwick Farm, Markwick Lane, Loxhill. No objection</p>	

WA/2024/02363 Application under section 73a to remove condition which restricts use of stables to named applicants own horses and equipment and prohibits commercial or industrial use to allow use by single tenant. Langhurst, Lodkin Hill, Hascombe. **Letter of objection appended**

WA/2024/02364 Certificate of lawfulness under section 192 for continued use of property as a short term holiday let. Langhurst, Lodkin Hill. **No objection**

b) Recent decisions by Waverley Borough Council:

WA/2024/02130 -MARKWICK FARM MARKWICK LANE LOXHILL GODALMING GU8 4BE Listed building consent for internal alterations including replacement windows chimney stack and works to entrance porch. **Approved**

c) Stovolds Hill Planning Inquiries. Appeal hearing had been adjourned on the first day. The rescheduled hearing would take place 3-6 and 10 to 13 June.

25/13 **Items for information or inclusion on a future agenda**
To review Standing Orders..

24/086 **Next meeting**
17 March 2025

There being no further business, the Chairman closed the meeting at 21.40

Hascombe Parish Council

Clerk: Mrs Beverley Weddell. Tel: 07752062215
2 Pond Cottage, Plaistow RH14 0PX

14 January 2025

Sera Elobisi
Planning Department
Waverley Borough Council
The Burys
Godalming
GU7 1HR

Dear Sera Elobisi,

Re: WA/2024/02309 Erection of extensions and alterations to roof form to provide additional habitable accommodation; erection of detached garage following demolition of existing integral garage. Farlands, Dunsfold Road, Loxhill

Hascombe Parish Council has considered this application and note that there appears to be no plans to illustrate the elevations of the proposed detached garage, therefore we are unable to comment.

Plans showing the elevations of the garage should be provided before this application can be determined.

Yours sincerely

Beverley Weddell
Clerk to Hascombe Parish Council

Hascombe Parish Council

10 January 2025

Planning Department
Waverley Borough Council
The Burys
GODALMING
Surrey
GU7 1HR

Dear Sam Wallis

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

Application Ref: WA/2024/02363

Application under section 73a to remove condition 1 of WA/1998/1446 (restricts use of stables to named applicants own horses and equipment and prohibits commercial or industrial use) to allow use by single tenant

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

The application seeks to legalise the equestrian usage that has already been implemented for over 5 years.

Langhurst Farmhouse was sold in 2015 with 10.8 acres of land that included garden, outbuildings a sand school and 4 loose boxes for horses. The equestrian use was limited for the enjoyment of the householders and not a commercial equestrian stables. The number of acres needed per horse if kept turned out all year round is between 1.5-2.5 acres per horse. Therefore 4 looseboxes and the field prior to being divided up were adequate for the farmhouse. WA/1998/1446 clearly states *'for private equestrian use'* and stating *'...shall not be used for any commercial use or industrial purpose whatsoever'*. The reason for this includes both *'in the interest of visual amenity'* and *'in the interest of the character and amenity of the area.'*

Subdivision of the adjoining stables field into 7 strips with electric tape fencing where previously there had been proper fencing has created an eyesore. The soil and grass management is no longer possible within the already subdivided land. The land has now become poached by the sheer volume of horses turned out and the number of horse owners' vehicles trying to access their individual rented strips. This does nothing to 'further the purpose of conserving and enhancing the natural beauty of the AONB' (now SHNL).

Located in the Surrey Hills National Landscape (SHNL) this property has access to a network of public bridleways that stretch for miles without the need for extensive road work. By creating commercial equestrian use separate from the farmhouse goes against the NPPF 2024 paragraph 154 h) *material changes in the use of the land (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds); as the development does*

not preserve the openness of the Green Belt and it does conflict with the purposes of the land within it.

/...
.../

The proposal conflicts with the Local Plan RD2 and RD3 in terms of visual impact and traffic generation for the commercial use. If Langhurst Farmhouse is to become a short term let, the safety of all guests in and around a busy stable with commercial equestrian use must be of concern. This is an isolated location over 1hr away from the nearest Accident and Emergency Unit. There will be multiple horse owners who are not based on site 24hours a day and this puts the equines also at risk from those leaving gates open, for example.



Figure 1: Aerial view showing the new trackway across the field to bypass the farmhouse.

We do not consider that this meets appropriate development and the ongoing urbanisation will result in unacceptable harm to the character and intrinsic landscape quality of this tranquil rural setting. It would appear this application simply seeks only to delay Waverley's planning enforcement process to remove this unlicensed commercial use. Hascombe Parish Council strongly considers that this site is entirely unsuitable for commercial equestrian use.

Yours sincerely

Beverley Weddell
Clerk to Hascombe Parish Council