

THURSLEY PARISH COUNCIL
Minutes of Meeting

Tuesday 5th February 2019 at 7.30 pm
Thursley Village Hall, Thursley

Attendees: Cllr P Hunter (Chair) Cllr S. Edwards Cllr H. Flavell
 Cllr J. Luff Cllr J. Swift Mrs E. Felton (Clerk)

Also attending were: Cllr D. Harmer (SCC) Cllr D. Else (WBC) 9 x members of public

1.0 WELCOME AND APOLOGIES

The Clerk reported that apologies had been received from Cllr Mendelssohn, Cllr Malton and Cllr Jenny Else who were not able to attend due to business and personal commitments. These apologies were accepted by those present.

2.0 DECLARATIONS OF INTEREST

No members disclosed any (a) Personal, (b) Prejudicial interests which they are required to disclose by section 94(1) of the Local Government Act 1972 and in accordance with The Parish Council (Model Code of Conduct) Order 2007.

3.0 APPROVAL OF PREVIOUS MINUTES

The minutes of the Parish Council meeting held on 8th January 2019 were approved by the Council and signed by the Chairman.

4.0 ACTIONS FROM PREVIOUS MINUTES

(4.1) Cllr Harmer advised that his investigations into the SCC Highways Planning Officers comment were on-going and that he would report in due course.

(4.2) It was noted that Cllr Mendelssohn had spoken to the WBC Environmental Health Team to express the Parish Council concerns regarding large groups of dogs being walked together.

(4.3) The Clerk reported that WBC had suggested that the Parish Council speak to the Health and Safety Executive regarding the motor car spray booth. **It was agreed that this be discussed further at the March meeting.**

(4.4) Cllr Harmer advised that the VAS unit was on order and needed to be received before the 31st March 2019. He suggested that the unit be positioned in each village on 'non-flashing' mode for one week prior to implementation to allow speeds to be recorded so that reductions in speeds could be evidenced (or not) so that it could be moved to a more effective site if necessary.

(4.5) It was noted that the final repair to the table on Dye House Road had been completed.

5.0 COUNTY AND BOROUGH COUNCILLORS REPORTS

(5.1) Cllr David Else reported that the Local Plan Part 2 was in process with the CIL arrangements in place from 1st March 2019. It was noted that this would impact developers for new builds and that Parish Councils would be asked to put forward projects to be funded from the revenue.

(5.2) Cllr Harmer advised that SCC had agreed to increase the Council Tax rate by 2.99%.

(5.3) Cllr Harmer highlighted that following a complex consultation process, CRC would not be closed but that further consultation would take place regarding the bus services and libraries. He provided details of the need for libraries to be multi-use facilities and the concessionary fare arrangements currently in place which were under consideration.

(5.4) Cllr Harmer reported about the closure of Children's Centres and the proposal to ensure services are available for those families needing support through the provision being made available in central locations and an outreach service.

(5.5) Cllr Harmer highlighted the set-up of the Council including the roles and responsibilities of the select committees and scrutiny.

It was agreed that due to the number of members of the public present who were attending to hear the Planning discussions, the order of the agenda be changed to allow for these discussions to take place immediately following Public Question Time at 8.00 pm.

6.0 FINANCE

The following list of payments for February was presented, duly authorised and approved for payment:

| Payee | | Amount |
|----------------|----------------------------|----------------|
| Richard Knight | Works to silent soldiers | £36.00 |
| E. Felton | Salary & Expenses February | £292.17 |
| HMRC | February payment | £182.40 |
| TOTAL | | £510.57 |

7.0 HIGHWAYS

Cllr Hunter reported that following concerns raised regarding the tree clearance that was taking place adjacent to the Hindhead Tunnel Control Centre, he had made investigations with the Forestry Commission and it had been confirmed that they were simply undertaking forestry management. **Cllr Hunter agreed to inform the residents of High Button and Bedford.**

8.0 THE CLUMP

Cllr Edwards provided an overview of the options available for the Clump including leaving it as it is and planting a clump of small shrubs in a horseshoe. He reported that Simon Hall had offered to maintain the Clump free of charge for a period of five years.

It was suggested that as the Clump is the symbolic centre of the village and that funds may be available to support any works that take place. Discussion took place regarding the use of bargate stone to repair the eroded section on the southern side.

Cllr Edwards agreed to form a small group consisting of himself, Simon Hall, David Streeter and Richard Bates to prepare a costed proposal for consideration by the Parish Council.

Following discussion, it was agreed that the group should also consider options to stop further erosion of the corners of the Clump caused by vehicles so that discussion can take place with Mr Adrian Selby (SCC).

9.0 RECREATION GROUND BOUNDARY AND REGISTRATION

Cllr Edwards reported that Cllr Mendelssohn and he had met with Mr Matt Larkin (NE) to agree the boundary of the recreation ground and that it had been agreed that the natural boundary was where the cut grass area and wooded area met. It was noted that Mr Larkin was looking how best to document this in advance of the registration taking place.

PUBLIC QUESTION TIME

No members of the public had questions for the Council.

10.0 PLANNING

Cllr Hunter reminded Councillors that their role and responsibility with regards planning applications was to consider their effect on the community and environment taking into account compliance with the Village Design Statement.

(10.1) WA/2018/2209/2210 – The Olde Hall, The Lane, GU8 6QB

Erection of a first-floor extension with porch beneath together with the construction of a cellar.

Listed Building consent for a first-floor extension with porch beneath together with the construction of a cellar

Following review of the plans and documents, it was resolved that the Parish Council had NO COMMENT regarding the proposal.

(10.2) WA/2019/0003 – Haybarn, Dye House Road, GU8 6QN (Retrospective)

Erection of a dwelling to provide grooms accommodation.

Cllr Hunter advised that due to the level of interest in this particular application, the applicant and one member of the public would be allowed to speak for a period of four minutes as per the rules adopted by WBC in such matters.

Mr Paul Wedge, the Applicant, provided an overview of the background of the equestrian history of the site including the fact that it was the first facility in Thursley and was the first indoor school in the county. He highlighted that they paid non-domestic council tax rates.

Mr Wedge advised that the horses on site were high quality sports horses of high calibre and that as such they required highly qualified grooms to care for them including temperature control. He stressed that it was difficult to recruit such high qualified grooms locally so therefore accommodation was required as part their employment package.

Mr Wedge advised that the building was eco-friendly with a green timber roof and fitted well within the AONB. He provided an overview of the accommodation facilities. He advised that he considered that there was no impact on the environment, no traffic issues or effect on neighbours.

Mr Wedge highlighted that permission had been given previously for groom's accommodation at two similar facilities/farms within the village. He asked that the Parish Council support the application.

Mr Jonathan Wild spoke on behalf of eleven objectors to the application. He highlighted three main objections:

- Paragraph 79 of the Framework referencing avoiding development of isolated homes unless an essential need can be shown.

Mr Wild reported that no such essential need is proven.

- RD14 sets out eight tests – all need to be met for approval.

Mr Wild reported that the application fails several of these tests, two of which are key when considering the application.

- Paragraph 144 and Protected Habitat – ‘very special circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm is clearly outweighed by other considerations.

Mr Wild reported that the building is inappropriate for the Green Belt as to its isolated location, design and proximity and the harm it poses to wild life and protected habitat which it sits beside.

Mr Wild provided further detail to support the above objections. He suggested that it was not credible that Haybarn would stop operating if it didn't have one groom house since it had operated for the great majority of its life without one. Mr Wild passed a copy of full commentary to the Clerk.

Cllr Hunter thanked Mr Wedge and Mr Wild for their commentaries.

Cllr Flavell advised that the planning history for the site was a complex issue. She highlighted the need to consider the application taking into account its appropriateness to the surroundings.

Mr Wedge advised that landscaping was not required. Cllr Hunter highlighted the sections of the supporting documentation which stated that 'further extensive landscaping work was proposed' and 'screening to prevent light pollution' would take place. Mr Wedge suggested that this wording had been copied by the agent from the previous application for two properties.

Cllr Flavell highlighted several inconsistencies in the planning application documentation including build and completion dates and the number of units/bedrooms/loss/gain information etc.

Mr Wedge advised that all inconsistencies/errors had been identified and corrected with the WBC Planning Officers via email.

Cllr Flavell highlighted the sensitivity of the application due to the siting within an AONB and Green Belt, the increased use of the site generally and the delicate infrastructure. Mr Wedge advised that he owned the access lane and had undertaken a traffic report which shows that there is not much traffic. He advised that he had spoken to residents of the lane about resurfacing and the reinstallation of speed bumps that had previously been removed.

Following a request from Cllr Hunter to address the Councillors rather than members of the public, Mrs Bryony Wedge highlighted that she was confused about the increase in traffic as it was likely to decrease. She advised that Haybarn is a competition site not a riding school and that no one had approached Mr and Mrs Wedge to discuss their concerns apart from receipt of one email raising a concern regarding their close proximity to the road for their children. She advised that she had met with them to address their concerns.

Cllr Hunter and Cllr Flavell raised concerns regarding the ability of Councillors to make an informed decision as they were not in receipt of the amendments that Mr Wedge reported had taken place with WBC. Cllr David Else suggested that the Parish Council ask the Case Officer to clarify the discrepancies.

Councillors advised that it was difficult to make a decision based on the information available to them. It was suggested that it was difficult to support the application due to concerns regarding light invasion, visibility of the site and the impact on AONB/Green Belt/village.

There was also concern raised regarding the need for a groom residence on site. It was noted that having a resident groom on-site will reduce the frequency of commuter traffic on Smallbrook Lane.

In summary, it was agreed that the Council could not support the application based on the information available to them but that a 'no comment' was not appropriate.

Cllr Hunter suggested that the Parish Council advise WBC that although they recognise that the subject two storey building complies with the standards set out in the current Thursley Village Design Statement and that the views of the Surrey Hills ANOB Planning Adviser that the building will not have a harmful effect on the sensitive ANOB environment, we nevertheless remain concerned about the potential over-development within the Green Belt.

It was agreed to highlight to WBC that there appear to be a number of discrepancies and contradictions within the copies of the application the Parish Council have had sight of and that before a decision is made by WBC, the Parish Council have clarification of these anomalies.

It was further agreed that WBC be informed that if they intend to approve the retrospective planning application, the Parish Council recommend a S106 agreement be attached as a condition to ensure that occupation of the property is by agricultural/equestrian workers only and that suitable landscaping/screening be introduced to prevent light pollution to the west.

Cllr Hunter agreed to prepare a response to WBC.

Seven members of the public left the meeting.

(10.3) WA/2019/0021 – Cotton House, Highfield Lane, GU8 6QQ (Retrospective)
Erection of a garage

Following review of the plans and documents, it was resolved that the Parish Council had no objection to the proposal subject to no objections being received from the immediate neighbours to the property.

(10.4) WA/2019/0050 – Hankley Common Training Grounds
Change of use of land for a temporary period to allow outdoor filming, use of building and hardstanding, construction of sets, parking and associated works.

It was noted that building work had already commenced on the site. Cllr Else advised that although it was of a temporary nature, planning permission was needed due to the sensitive nature of the environment/common and public access arrangements.

Following review of the plans and documents, it was resolved that the Parish Council comment that a condition of the permission be that no heavy goods vehicles have access to the site through the village via Dye House Lane.

(10.5) WA/2019/0068/0069 – Street House, The Street, GU8 6QE
Erection of extensions and alterations following demolition of existing extension
Listed Building consent for the erection of extensions and alterations following demolition of existing extension

Following review of the plans and documents, it was resolved that the Parish Council had NO COMMENT regarding the proposal.

(10.6) WA/2019/0104 – 1 Mill Farm Cottages, Portsmouth Road, GU8 6NJ
Erection of detached outbuilding following demolition of existing detached outbuilding.

Following review of the plans and documents, it was resolved that the Parish Council had NO COMMENT regarding the proposal but that it should be drawn to the attention of the planning officer that an earlier application for the site also required the demolition of a building and that this may conflict or contradict the current application.

11.0 PITCH PLACE DEFIBRILLATOR

It was reported that one further quote had been received in response to a recent tendering process. Following review of the quotes received, it was agreed that the work be awarded to D.J.K. Electrical Contractors Ltd. **The Clerk was asked to inform the companies of the outcome of the tendering process.**

12.0 TREE INSPECTIONS POLICY

It was noted that Cllr Mendelssohn had suggested that the Tree Policy refer to Category 1 – high risk, those trees frequently accessed by the public and Category 2 - low risk trees, all other trees. It was reported that only the two trees which fall within category 1 are the oak outside of the gate to the play area and the single oak inside the play area.

It was agreed that category 1 trees be inspected on an annual basis by an independent person and that Councillors should endeavour to observe other trees within the parish.

The Clerk was asked to amend the Tree Policy to reflect the above so that it could be approved at the March meeting.

13.0 HAMMER POND

Cllr Luff reported that along with Cllr Mendelssohn, he had met with Julie Lunt (NE Chief Legal Officer) and Andrew Smith (NE Regional Manager) to discuss the situation with regards Hammer Pond. He reported that it had been stressed to Natural England that a decision was needed.

It was noted that Natural England were due to make a decision at a meeting on 19th February. However, Cllr Luff highlighted that their proposal may be not to restore it as a pond but possibly as a stream. **Cllr Edwards agreed to speak to Mr Doug Boyd regarding the history of the pond so that a letter can be sent to the Heritage Officer at WBC advising that the antiquity site may not be reinstated as a pond and their views sought.**

14.0 CORRESPONDENCE/COMMUNICATIONS

- A communication had been received from WBC regarding the annual litter pick. The Clerk was asked to pass this to Cllr Malton. Cllr Swift advised that he had also received the same communication.
- The Clerk reported that Cllr Mendelssohn had suggested the date of the July meeting be changed from 2nd to 16th to shorten the length of time when the Parish Council would meet (as there is no meeting in August). This was agreed by Councillors.

15.0 MATTERS FOR CONSIDERATION AT NEXT MEETING

- Items carried forward from above

The meeting closed at 9.00 pm. The date of the next meeting is Tuesday 5th March 2019 at 7.30 pm.

Signed

5th March 2019

