



EWHURST PARISH COUNCIL

WITH ELLENS GREEN

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MINUTES OF THE MEETING OF EWHURST WITH ELLENS GREEN PARISH COUNCIL
MONDAY 21st November 2016

Attendees: Chairman Councillor Mike Turner. Councillors: Julie Francis; Tim Bloomfield; Rob Mathews; Ian Davis; Tom Fawcett.

174(2016) APOLOGIES FOR ABSENCE: Councillors: Richard Cleaves; Val Dixon Henry and Elaine Benson.

175(2016) DECLARATION OF INTERESTS: None declared.

176(2016) MINUTES OF THE PARISH COUNCIL MEETING HELD ON 17th October 2016. The Parish Council Resolved to approve the minutes as an accurate account of the meeting.

177(2016) CHAIRMAN'S STATEMENT. None.

178(2016) ADJOURNMENT: One member of the public present with no comments.

179(2016) APPENDIX 1 THE PLANNING COMMITTEE. Land at Backward Point, Cranleigh Road both applications for outline permission for – up to 13 dwellings and for 31 dwellings to be heard at Informal Hearing on Wednesday 30th November at WBC. The Hearing is anticipated to last for 1 day. Interested parties may attend The Hearing.

180(2016) WA/2016/2116 CHANROSSA, THE GREEN, HORSHAM LANE, EWHURST. GU6 7RT

Outline application with all matters reserved except for access for the erection of up to 23 dwellings (including 7 affordable) together with associated works. The Parish Council RESOLVED to approve for submission to Waverley Borough Council the Planning Committee's observations with regard to this planning application as follows:

The Parish Council wishes to object to this application on the following grounds:

- 1) Ewhurst Parish Council is now well advanced with its Neighbourhood Plan (NP). This application is premature to the adoption of the NP and granting permission at this time would have a severe impact upon the hard work, enthusiasm and credibility of many members of the local community who have given their time and dedication to the production of the Plan. The Parish Council firmly supports the aims of the Localism Act 2011 and engaging with the local community in evolving a widely supported strategy for the long-term sustainability of the area. The application is unwelcome in this context.
- 2) The site lies within the Ewhurst Green Conservation Area and in Countryside beyond the Greenbelt. It is a sensitive site with the potential to have an urbanising impact upon the rural setting. The application is in outline only and very little detail, indicative or otherwise, is provided to describe how the development will appear and what impact it may have upon the Conservation Area heritage asset. Similarly, a listed building (Broadstone Cottage) lies close to the western development boundary and impact upon setting cannot be properly assessed given the level of detail provided and the scale of the development proposal.
- 3) The applicant states that 'no harm' will be caused to the heritage assets. It must be the case that 'less than substantial harm' will be caused and this must be weighed against the planning benefits, such as they can be assessed.
- 4) No details are provided of the proposed housing mix. It is therefore difficult to assess whether the 7 affordable units will be relevant to the needs of the Parish, or the Borough, and what benefit they may provide. It is also not possible to assess compliance with the West Surrey SMHA and whether the mix of housing provided will comply with the proven need.
- 5) The new Local Plan is sufficiently well advanced to demonstrate a five year housing land supply. In this context, the proposed development is not necessary.

- 6) The proposed new access involves the removal of a mature (grade B) oak tree which will be harmful to the rural and Conservation Area setting. The root protection areas of remaining important trees will also be compromised, leading to their inevitable loss and further exposure of the development to public views, harming the rural setting.
- 7) The development will connect to a foul drainage network which has no additional capacity, either locally or at the point of treatment.
- 8) Concern has been raised by local residents that actual traffic speeds along this stretch of Horsham Lane are in excess of the stated limit. The sight lines to the new point of access at The Green, should address this matter. It is noted that no traffic calming measures are proposed.
- 9) The Borough Council should be advised that the Parish Council has an aspiration to provide and manage affordable housing for local residents through a Community Land Trust.

181(2016) APPENDIX 2 RECEIPTS AND PAYMENTS for October 2016 were noted with no comments.

182(2016) REPORTS – **Richard Cleaves** – Finance and Extra Maintenance. Work continues on the precept.

Tim Bloomfield -Ellens Green, Tennis Courts. See Item 188(2016)

Julie Francis - Ground Maintenance. JF reported that the contractor had cleared the area around the Burial Ground shed and his subcontractor had cut the Burial Ground hedges.

JF advised all that the scrap metal work still remained on the recreation ground. RM proposed that he and MT meet JF to ascertain whose scrap metal it was and to arrange for its removal if it were to do with the Parish Council. **ACTION RM/MT**

There was a debtor with regard to the allotment tenancy payments to the sum of £42. RC had asked JF to look into a small claims court order, JF felt that for such a small sum it was not worth it and all agreed as there were no other debtors although this was not to set a precedent.

MT asked JF to check the hedgerow along the back of the school to see if it had been cut back sufficiently by the school. This was thought to have been a contributory factor in the problem with the refuse lorry going of the lane, being pushed over too far one way by the hedge. **ACTION JF**

Val Dixon Henry – Planning. Update on The Glebe Centre.

V D-H will report on the progress with regard to the Glebe Centre at the January meeting.

Elaine Benson – Community. The Remembrance Service took place on Sunday, 13th November at the War Memorial in Ewhurst. Wreaths were laid by representatives on behalf of the Parish Council, Church and Surrey County Council. Thank you to Val for overseeing this event.

Ian Davis - Community Liaison. The EYSC users meeting is to be rescheduled for the New Year due to Users' availability issues. The letters to be sent out to the owners and residents of Buildings of Local Merit had not yet been sent due to problems with identifying postal addresses.

Robert Matthews - Rights of Way. Footpath 363 had been cleared by LEAP and thanks were passed onto LEAP from RM by the Parish Council. A local contractor had offered his time free of charge to help out with the footpath at the end of Williams Place. The Parish Council expressed their gratitude for this. There had been a report of a broken bridge further along the Maple drakes Footpath and this had now been repaired by WBC.

Mike Turner – Website- Nothing to report. Communications – problems with mobile connections continue and still trying to get faster broadband. RM asked whether there could be a filter restriction placed on the EYSC broadband connection to allow it safe for the Youth Club to use. **ACTION CLERK** Highways – The junction of Horsham Road and Cranleigh Road is to be resurfaced next week.

Tom Fawcett – Parish Buildings. The lighting along the path to the EYSC from the car park was discussed and it was felt it would be cheaper to leave the faulty lighting in situ and replace it with bollard lighting. This would be discussed further at the precept meeting on 12th December. TF had received on quote for a projector and screen for £6000 for the EYSC but was hoping to get better value from a different supplier. He would try to get three quotes before the precept meeting but this may be something that the Parish Council could apply for funding for. **ACTION CLERK**

MT thanked TF and his son for all their work in erecting the brackets to enable the VAS to be moved around the Village. One further bracket was required now for Ellens Green as only one had been allowed for that area and TB felt two were required. **ACTION CLERK**

183(2016) APPENDIX 3 PARISH CLERK REPORT– PIC Funding ideas for use. The Clerk advised the Parish Council that there were Planning Infrastructure Contributions (PIC) funds available for certain projects. £1090 for environmental improvements RM was to look into getting a quote for works to the Burial Ground Pond. **ACTION RM** . £875 for Play equipment and RC was looking into this. £53 for community facilities. The Clerk was to ask the Village Hall caretaker if there was anything required for the EYSC or Village Hall. **ACTION CLERK**

184(2016) NEIGHBOURHOOD PLAN REPORT – From the Chair of the Steering Group Henning Von Spreckelsen. Since September, when I took on the task of chairing the Neighbourhood Plan Steering Group, two consultants have been engaged to evaluate the work of the Housing Working Group and help us move the NP process forward quickly. The consultants are also looking at the pros and cons of site assessment and exclusion criteria to reduce the number of potential development sites available for the Neighbourhood Plan. The aim is to try and protect large areas of the village from development. And we need your help with ideas for site assessment and exclusion criteria.

We will consider your suggestions and, with our consultants' help, ensure the criteria are sound, relevant and appropriate and so acceptable to Waverley Borough Council. For example, some obvious site exclusion/assessment criteria might be: unsatisfactory access for emergency and service vehicles; adverse impact on an AONB (Area of Outstanding National Beauty); adverse effect on the setting of a listed building, or on the character and appearance of a conservation area.

Please e-mail your ideas to add to our exclusion/assessment criteria working list, to EwhurstNP@btinternet.com

Of course, there will be some areas that realistic, unbiased criteria cannot exclude. But policies or criteria applying to such areas can nevertheless provide some level of protection against development that is not in keeping with the character of this rural Parish, or the needs of the community. A policy/criterion on housing density, for example, could influence the layout of a development on any chosen site. Housing numbers per hectare that are no more dense than the current average for the surrounding area might be one such density criterion. The number of bedrooms in any house being built might also be a relevant policy criterion to restrict the size of new homes.

There will be a survey event for the whole Parish to ensure you have your say on the final exclusion criteria to be included in our NP.

Until we have that final Draft NP, we hope that the existence of Waverley-approved site assessment and exclusion criteria will help reduce the number of development applications here.

But it's also important that until we have our Draft Plan, the community exercises its right to comment on planning applications - supporting or objecting as you see fit. Watch what's happening on the planning pages of the Waverley website and send in your comments using technical, planning reasons rather than personal emotions.

185(2016) APPENDIX 4 COMMUNITY LAND TRUST – Report by Councillor Bloomfield.

TB prepared the following report for the PC on the feasibility and conditions in setting up a CLT in anticipation of receiving any land from any landowner or developer at nil or low cost/value, whether through the NP process, or by direct negotiation with current submitted applications.

I have read the handbook & briefing notes supplied by the CLT network – a national charity who supply support and advice to CLT's. I have also attended a networking meeting on this topic some time ago, and in the last few days spoken with Tom Warder from Rural Sussex, an organisation supplying advice to rural communities in Surrey & Sussex on community matters, including CLT's

2. Why a CLT

2.1 Many traditional providers of affordable housing, such as Housing Associations, are large organisations with paid boards. I also believe that all HA's are required to make a profit. CLT's have to be "not for profit" and providing the community can set and run a CLT mainly with unpaid volunteers, it should be possible to provide housing at genuinely affordable prices – in my opinion no more than 50% of market value.

2.2 CLT's appear to have protection from the "right to buy", and therefore it is possible to keep housing for the community in perpetuity.

2.3 A CLT can better control the occupancy of any affordable housing it owns. In practice this means agreeing a hierarchy of persons entitled to occupy i.e. first tier people living in Parish, persons working but not living in the Parish Etc. However it should be borne in mind that if the properties cannot be filled with persons from the preferred list, it may be necessary to turn to a wider area, since it is unlikely that the CLT would be able to afford to have unoccupied for long.

3. Can we obtain free or cheap land?

It could be possible to obtain such land through site allocations in the Neighbourhood Plan.

There can be advantage to a developer in pursuing such a course. For any development of 10+ houses, they will be required to provide under the current WBC LP 30% of the total dwellings as affordable [possibly increasing to 40% under the new LP]. In practice they will receive little land value from a traditional supplier of affordable housing such as a Housing Association, and therefore in financial terms they have little or nothing to lose.

Developers have indicated a willingness to support an approach to aid the need for local housing controlled by the Ewhurst community under the CLT adjective.

In addition communities are distrustful of both these organisations and local authorities, with the fear that the local community may not be given priority to the housing, with possible problems with “problem families”, and that the housing will be lost to the community in the future through “right to buy”.

Giving land to be developed by a CLT, which is owned by the community, may lessen any opposition to this element of the development.

However if a developer makes a firm offer, and we are not ready to receive any land, they may conclude we are not credible, or that the formation period may be too long and prejudice the delivery of his scheme.

If, in fact, we are not offered any land through the above, we could still pursue a CLT by way of a Rural Exception Site. This would be a green field site, not allocated for housing, but released by WBC for a development providing affordable housing. We would need to persuade a landowner that he will not obtain planning for a market development, and that selling for a price above existing use value such as agricultural but below full housing value, makes financial sense. It would have, of course, have to be land that has no chance of obtaining planning for market housing. It would not necessarily have to be adjacent to the Ewhurst settlement boundary.

However there would have to be evidence demonstrating a local need for affordable housing, which we have. But it is possible that provision of affordable housing from new development in Ewhurst may mean there is no provable housing need in this sector.

4. Questions

4.1 Can we set up a CLT in anticipation of receiving land – Yes

4.2 What type of CLT – there are 3 basic types

- Company limited by Guarantee/Charity
- Community Interest Group
- Community Benefit Society / Charity

Although preliminary advice points to the last model, this decision can be deferred until we have a Steering Group and have received expert advice. However I think it is important that the model we choose is able to receive grants and loans.

4.3 Cost – essentially nil, as the CLT Fund will provide a grant for a full day from an expert to visit and provide advice and technical help. I also believe any grant will also cover the cost of legal incorporation of whatever model is adopted.

4.4 Financing – there are many sources of finance for CLT's from both the public sector i.e. Public Works Loan Board, HM Government fund of £60m, and private sector such as Charitable Trusts. These can be both grants and loans. To date around 2000 dwellings have or are in the process of being delivered by CLT's, so if others have succeeded, why shouldn't we.

4.5 Next step – if the PC decides to take the next step and agree to the establishment of a CLT, we would need to form a Steering Group, which I believe should comprise no more than 6/8 persons from the Parish, who ideally should include some persons with relevant experience in property, finance, housing, communication etc. The necessary grant application can then be made.

If councillors want more detail on CLT's, please visit www.communitylandtrusts.org.uk

ID expressed a concern that in the future it may be difficult to guaranteed volunteers to oversee the letting of the properties.

The Parish Council RESOLVED to go forward with this idea and progress the formation of a Steering Group.

- 186(2016) IDEAS FOR PRECEPT PROJECTS – Any ideas for projects to be costed and included in the precept to be put forward at this meeting. The precept meeting being arranged for Monday 12th December 2016.
Ideas to date: Lighting for Village Car Park. School contribution. Ewhurst Church Bell Fund. EYSC Car Park Posts. Consideration of Ear Marked Reserve for Bowls Club for electrical, lighting and car park works. Surrey Hills’ signage. Renovating BT phone boxes. Replacement litter bin on Ewhurst Cricket Green, next to the notice board. Village Hall new chairs and new carpet for the green room. Projector and screen. Bench for Burial Ground area. Bollard lighting along to EYSC form Car Park.
- 187(2016) COMMUNITY COMPOSTING – MT warned of the danger with regard to fly tipping if such a scheme were set up.
- 188(2016) TENNIS COURT RESURFACING- In the light of funding coming forward to total £20000 now available the Parish Council are recommended to increase the allocation of funds towards this project from £17950 as agreed under minute reference 147(2016) to £20070. The additional funds being required to provide a polyurethane binding £1520 to increase durability and £600 to excavate a tree root barrier around the perimeter of the courts. A total additional amount of £2120.
TB reported Councillors will recall that we approved some time ago one of the 3 quotes we had obtained for re-surfacing our tennis courts. However, this will subject to us receiving a grant from the CIL Fund for the balance of the costs.
We are pleased to report that our application was successful, and that we have been granted the sum of £9000, in excess of what we anticipated. We now have a total of £20,000 available although in addition a further £500 of tennis court maintenance fund has not been spent this year to date. We had planned on just proceeding with the basic re-surfacing plus Option 1, totalling £17,950. However in view of the larger sum available we are recommending that we proceed with extra options 2 & 4, which should ensure a longer life before future re-surfacing is required. This would bring the total cost up to £20,070.
I have inspected the posts which seem to me to be in good condition, and the nets seem satisfactory, although a bit dirty. These options from the contractor are not required.
We will have to source missing winders and net cord tapes and weights, but these should be relatively cheap and can wait till the nearer the time of completion of the resurfacing works.
We await details of the timing of the work, but imagine this will be spring 2017.
ID queried if the figures were net of VAT which TB confirmed they were. This was appropriate as the Parish Council were able to claim back VAT suffered.

The Parish Council RESOLVED to approve the additional expenditure of £2120 in total.

- 188(2016) PARISH BUSINESS; - JF queried whether the agenda for the Parish Council meeting should be sent as a matter of course to the SCC Alan Young. All agreed it should.
- 189(2016) MATTERS FOR CONSIDERATION AT THE NEXT MEETING of the Parish Council, 16th January 2017. RM would like the issue of cyclist races put on the agenda and in the meantime the Clerk was to research whether there was a central record of races to take place. **ACTION CLERK.**