

ALFOLD PARISH COUNCIL

MINUTES of the Alfold Parish Council Meeting held on **Tuesday 8th March 2016** at Alfold Village Hall.

Present: Mr Nik Pidgeon (Chairman); Mrs Penni Mayne; Mrs Betty Ames;
Mr Alasdair Denton-Miller; Mr Wayne Mouring; Mr Adrian Erricker;
Mrs B Weddell (Clerk)

Representatives of Surrey County Council and October House Group plus Waverley Borough Councillor Kevin Deanus and 8 members of the public were in attendance.

Apologies: Apologies had been received from Mr Nigel Budd.

Before the business of the meeting, there were the following presentations:

Presentation from Kathryn Piper and Tom Moore of the Surrey County Council Adult Social Care Management Team regarding proposals for Lindon Farm to provide accommodation for adults with autism. A copy of the presentation is appended to these minutes.

Presentation from Adrian Bond of October House Group regarding proposals for eleven chalet properties for over 55s at Vintners, Guildford Road, Alfold.

The parish council meeting commenced at 20:25.

		ACTION
16/020	Declarations of interest pertaining to agenda items Mrs Ames declared a personal interest in planning application WA/2016/0179.	
16/021	Minutes The minutes of the parish council meeting held on 17 th December 2015 were approved as a correct record of the meetings and signed by the Chairman. The minutes of the meeting held on 5 th January 2016 were approved as a correct record of the meeting subject to the following amendment: 16/006 4 th paragraph: The Clerk would liaise with Alfold Sports Club.	
16/022	Chairman's report Regarding the Dunsfold Park application, the Chairman reported that the parish council's letter of objection in principle had been lodged with Waverley and that jointly with other parish councils, a letter had been sent to the Secretary of State requesting that he call-in the application. He would not decide whether to call-in the application unless Waverley's Joint Planning Committee decide to approve the application. Therefore, the parish council would need to progress with preparing a detailed letter of objection. The Chairman proposed breaking down the objections into certain headings to be dealt with by individual parish councillors and would circulate a list.	N Pidgeon

16/023	Clerk's report	
	There was nothing to report that wasn't covered elsewhere on the agenda.	
16/024	Report from Waverley Borough Councillor	
	<p>Cllr Deanus reported that Waverley were awaiting information from Guildford Borough Council concerning proposed changes to Guildford gyratory system before the Strategic Transport Assessment could be finalised, although Waverley were keen that the Local Plan should not be delayed by Guildford Borough Council. Cllr Deanus was pressing Waverley to ensure that impact from development on the smaller rural roads needs to be acknowledged and taken into consideration.</p> <p>Cllr Deanus reported that the Sweeters Copse application for 55 houses had been approved by the Joint Planning Committee and he wished to make it clear that contrary to some reports, he had supported the parish in speaking against the application. Mrs Ames pointed out that there was an error in the Officer's Report that referred to Lilliana's Nursery School, which is no longer in the village; the Clerk would check to see if the Community Facilities Audit needs to be updated.</p>	Clerk
16/025	Neighbourhood Plan Update	
	<p>It had been agreed that the Clerk would set up a meeting of the Steering Group and ask Chris Bowden of Navigus Planning to attend, although this may be delayed until after the Dunsfold Park application had been dealt with. Mr Denton-Miller was due to attend a Neighbourhood Planning event and would then arrange a meeting.</p>	A Denton-Miller
16/026	Correspondence	
	There was nothing to report.	
16/027	Business Plan/Aims and Objectives	
	The Clerk had circulated example documents and it was agreed that Mr Denton-Miller work draft a document based on Hascombe's example.	A Denton-Miller
16/028	Cemetery	
	<p>After discussion, extra expenditure was agreed for clearing the soil bin and tidying up the area and cutting back the hedges throughout the cemetery. The Clerk would put up a notice asking people to take their rubbish home with them. It was noted that the access road was becoming potholed again and the Clerk would ask Mr Budd to fill with scalplings.</p>	Clerk/N Budd
16/029	Community Liaison Meeting regarding Cranleigh Brickworks development	
	<p>Cllr Deanus and Mr Erricker had attended a recent Community Liaison meeting regarding the Cranleigh Brickworks development, following concerns from residents about the deterioration in the condition of Wildwood Lane since work had commenced. They reported that as part of the planning permission, conditions required them to put the road back to its previous condition at the end of each phase of the development. Once the development is fully up and running, there would be up to 70 lorry movements a day for 5 years. Mr Erricker reported that the operator is repairing the road and asked residents to report any incidents of lorries being driven badly or inconsiderately. The Clerk had reported the condition of the road to Surrey Highways and was awaiting a response.</p>	

16/030

Planning

After full consideration of the following applications, the Parish Council resolved to comment as follows:

- a) WA/2016/0114 Outline application for the erection of 10 dwellings, including 2 affordable with associated access works following demolition of existing garden centre buildings and associated works. Alfold Garden Centre, Horsham Road, Alfold. **Letter of comment appended.**
- b) WA/2016/0179 Change of use of land to mixed use grazing of horses and residential use for stationing of 6 caravans; erection of 3 utility buildings and associated works including hardstanding. Land North of Lydia Park, Stovolds Hill, Cranleigh. **Letter of objection appended.**
- c) WA/2016/0345 Erection of 8 dwellings with associated amenity space and parking. Land South of Hillside, Loxwood Road, Alfold. **Letter of objection appended.**

16/031

Planning. Summary of the status of recent Planning Applications for information only

WA/2015/2261 Outline application with all matters reserved except access for the erection of up to 55 dwellings (including 22 affordable) with associated landscaping and open space, children's play area and private drainage system together with associated works. Land West of Sweeters Copse, Loxwood Road, Alfold. **Full permission (subject to S106).**

WA/2015/2246 Change of use of existing equestrian building containing 1 dwelling to provide 10 additional dwellings and alterations to existing. Alfold Farm, Loxwood Road, Alfold. **Refused.**

16/032

Next meetings

Planning – 19th April 7.30pm, Alfold Village Hall (this meeting was moved from 14th April)

Annual Meeting and Annual Assembly 10th May 7.30pm, Alfold Village Hall

There being no further business, the Chairman closed the meeting at 21:35.

ALFOLD PARISH COUNCIL

16 March 2016

Mrs J Dawes
Planning Department
Waverley Borough Council
The Burys
Godalming
GU7 1HR

Dear Mrs Dawes

RE: WA/2016/0114 Outline application for the erection of 10 dwellings, including 2 affordable with associated access works following demolition of existing garden centre buildings and associated works. Access and layout to be considered at outline. Alfold Garden Centre, Horsham Road, Alfold.

Alfold Parish Council does not object to this proposed development, although it regrets the loss of the facility in the village and loss of employment which hopefully will be taken up later with other projects.

However, the parish council would request that the planners be satisfied on the following matters and if necessary impose the relevant conditions:

1. To ensure that the proposed means of foul water drainage satisfies the requirements of Southern Water.
2. For the S.106 agreement to provide (3rd schedule para 2) the appropriate percentage of open market dwellings that can be occupied before delivery or construction of the affordable dwellings.
3. That prior to commencement of development, a registered provider has been established for the affordable dwellings.

The parish council would also be concerned as to any potential future development on the remainder of the site not included in this application and would be unlikely to support such enlarged development.

Yours sincerely

Beverley Weddell
Clerk to Alfold Parish Council

*Clerk: Mrs Beverley Weddell. Tel: 01483 200314
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Email: clerk@alfoldparishcouncil.co.uk*

ALFOLD PARISH COUNCIL

11 March 2016

Mr Tim Bryson
Planning Department
Waverley Borough Council
The Burys
Godalming
GU7 1HR

Dear Mr Bryson

RE: WA/2016/0179 Change of use of land to mixed use grazing of horses and residential use for stationing of 6 caravans; erection of 3 utility buildings and associated works including hardstanding. Land North of Lydia Park, Stovolds Hill, Cranleigh.

Alfold Parish Council has considered this application and OBJECTS.

The parish council considers that this application is not an extension to the existing site but would form a new traveller site, which would set a harmful precedent for development in the countryside. A new site in this isolated location would be contrary to national and local policies.

Policy C of the PPTS states that sites in rural areas may be acceptable provided that they do not dominate the nearest settled community. The parish council considers that the existing and permitted sites in Stovolds Hill already dominate the settled community and any further development would cause harm to that settled community.

There has already been unacceptable development creep onto the agricultural land adjacent to the existing traveller sites and further encroachment onto undeveloped land would exacerbate the harm to this area.

The parish council considers that there would be insufficient land available for the grazing of horses as proposed, and would request that the Council consults its agricultural advisor on this point.

The 2014 Traveller Accommodation Assessment states that no additional Gypsy or Traveller pitches are required over the period 2012-2017. Using the compound growth rate, there is an identified need for 39 pitches and 5 plots over the period to 2027, however, taking into consideration the disproportionate number of pitches in this location, the parish council would not expect further pitches to fulfil any need arising throughout the rest of the borough. Therefore, the parish council concludes that the adverse impacts of the proposal significantly and demonstrably outweigh any perceived benefit of providing additional accommodation and as such this application should be refused.

Yours sincerely

Beverley Weddell
Clerk to Alfold Parish Council

ALFOLD PARISH COUNCIL

16 March 2016

Mrs J Dawes
Planning Department
Waverley Borough Council
The Burys
Godalming
GU7 1HR

Dear Mrs Dawes

RE: WA/2016/0345 Erection of 8 dwellings with associated amenity space and parking. Land South of Hillside, Loxwood Road, Alfold.

Alfold Parish Council **OBJECTS** to this application.

The Parish Council notes that this is the third application for this site, which has been refused on the two previous occasions. The Parish Council continues to believe that this application does not overcome non-compliance of policies in that it is:

- still not meeting the needs of the village
- still outside the settlement of the village area
- still damages the environment and habitat of the local area

The Parish Council considers that there are more suitable sites in the village for development. Indeed, subject to A S.106 agreement, permission has just been given for the development of 55 dwellings at Sweeters Copse, which increases the number of dwellings in Alfold by over 10% and which will include a provision for Affordable Housing. A number of smaller scale developments have recently been approved and as such, the Parish Council considers that the housing need in the village is being met.

Access to the site is of major concern for the Parish Council and Alfold residents. The Parish Council notes that the proposed revised access to the site is located slightly further south than in the previous applications, however, taking into account the speeds of traffic on the approach to the access, notwithstanding there is a 30mph speed limit, the Parish Council is of the opinion that the location of the access near a dangerous bend will prove a danger to the residents of the proposed dwellings and other road users. A Traffic Study prepared in response to the previous application showed an 85th percentile speed southbound of 38mph and residents who conducted a Speedwatch session last week reported a top speed of 56mph. The Transport Statement states that the visibility splays *"have been approved by Richard Cooper (please refer to email correspondence)...."*. The Parish Council notes that the email states that the *"visibility splays are drawn properly"*. In our view this is not approval and the access to the site could still *"therefore lead to conditions prejudicial to highway safety, contrary to Policy M2 of Waverley Borough Council's Local Plan (2202) and the National Planning Policy Framework (2012)"* as identified by the Officer's report dated March 2015.

The Transport Statement also refers to the accident rates on the B2133 Loxwood Road in the vicinity of the site. Although it recognises that there have been one slight and three

serious accidents in the area, it states that "*Following the Public Consultation a Fatal Accident in the Loxwood Village Centre was noted in October 2015, this incident was not within the vicinity of the site entrance.*" In fact, this fatal accident was within 300 yards of the proposed site entrance in Alfold - easily within the vicinity.

Alfold is a small rural village. Public transport is poor. The current bus service only passes the proposed site twice per day - once southbound and once northbound - with the main 1.5 hourly service stopping a mile away from the application site. The Parish Council do not view the site, therefore, as being in an "*optimal location to access public transport.*" (Transport statement Section 6.5).

Whilst considering this application the Parish Council noted that in the Planning Statement - section 5.4 (page 18) - it states: *This is consistent with the Council's intended spatial strategy which allows limited development on the edge of the larger rural settlements where needs cannot be met within the settlement (there are no current housing allocations within Alfold). Development even on this small scale would help support existing village facilities including public transport in accordance with NPPF, para 55.*" We do not feel this is the case as elsewhere it says that the majority of journeys would be by car, therefore, not supporting existing facilities and is not in accordance with NPPF, para 55. Developments in more sustainable sites within the village have recently been approved and there are more sustainable sites being promoted for development in the parish.

Although this revised application allows for reduced height of the buildings, the Parish Council still considers that "*by virtue of its size, height, orientation and juxtaposition to the boundary would result in an overbearing and oppressive form of development, and a loss of privacy and amenity by way of overlooking, for the occupants of existing properties, Hillside and Temperance Villa, in conflict with Local Plan Policies D1 and D4 and the advice within the Residential Extensions Guidelines SPD 2010.*" as stated in the Officer's Report of March 2015, is still relevant and a strong reason for further refusal.

The application proposes the removal of three mature oak trees and two tree groups of indigenous species. The parish council objects to the removal of these trees, which contribute to the setting of the adjacent Conservation Area. The recently adopted Alfold Conservation Area Appraisal states "*The approach to Alfold CA from the south is enclosed by tall trees and hedging lining the verge, creating a funnel effect towards the former Crown Inn.....This approach is important to the character of the CA, reinforcing the rural character of the village set within the open countryside of south-west Surrey.*".

A Drainage Statement has been provided and this still shows that surface water is to be drained away by means of a soak-away. As stated in our previous objection, this is not suitable for an area of heavy clay soil. With regard to foul water drainage, the applicant has not provided an alternative instead of using the local sewerage network; which it is widely acknowledged is over capacity.

The Parish Council considers that, as per the Officer's Report of March 2015, this "*proposal conflicts with national and local planning policy advice regarding the Countryside beyond the Green Belt set out in Policy C2 of the Waverley Borough Local Plan 2002. Within these areas the countryside is to be recognised for its intrinsic character and beauty and development in open countryside outside existing rural settlements is strictly controlled. The proposed development is for market housing, (albeit self build) and would not constitute a rural exception site for affordable housing and would conflict with Policy H6.*" is still relevant and has not been addressed by the applicant.

The Parish Council concedes that the current lack of a 5 year supply of housing land adds weight in favour of the proposal however we consider that the unresolved adverse impacts of this proposal demonstrably outweigh the benefits of providing extra dwellings for the village and as such this application should be refused.

Yours sincerely

Beverley Weddell
Clerk to Alfold Parish Council