

ALFOLD PARISH COUNCIL

MINUTES of the Alfold Parish Council Meeting held on **Wednesday 9th August 2017** at Alfold Village Hall.

Present: Mr Nik Pidgeon (Chair); Mrs Penni Mayne; Mrs Betty Ames;
Mr Adrian Erricker; Mr Wayne Mouring; Mrs B Weddell (Clerk)

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

Apologies: Apologies for absence had been received from Mr Denton-Miller and Mr Budd.

17/075 **Declarations of interest pertaining to agenda items**
Mrs Ames declared a personal interest in planning application
WA/2017/1291.

ACTION

The meeting was suspended to allow comments from members of the public: A member of the public expressed disappointment that there was no representation from the parish council at the recent Planning Inquiry relating to the Springbok application. The Chairman said it was regrettable that it had not been possible for a member of the parish council to attend due to work commitments and annual leave; the Chairman had declared a pecuniary interest which precluded him from speaking at the inquiry and the Clerk, as co-ordinator of the Joint Parish Councils as a Rule 6 Party, had attended the Dunsfold Park Inquiry, which ran at the same time; all these factors had left the parish council under-resourced. The parish council thanked Cllr Deanus for his attendance and representation at the Public Inquiry, on behalf of Alfold residents.

Representatives from Turley and Cove Homes asked for the parish council's opinion on what may be an acceptable level of development on their site adjacent to Brockhurst Farm, following the refusal by Waverley of their recent planning application. The Chairman stated that any discussion would be premature, pending the outcome of the Dunsfold Park and Springbok Planning Inquiries.

17/076 **Planning. Summary of the status of recent planning applications for information only**
PRA/2017/0004 GPDO Prior notification of application for change of use of agricultural building to 2 dwellings and associated operational development. Fastbridge Farm, Guildford Road, Alfold. **Prior approval granted.**

WA/2017/1047 Application under S 73 to remove condition 17 of WA/2012/0704 (contamination investigation and assessment) Little Bookers Lea Farm, Wildwood Lane, Alfold. **Full permission.**

WA/2017/1022 Application under S 73A to remove condition 17 of WA/2016/1728 (code for sustainable homes) and vary Condition 15 (boundary fence). Land at White Lea South, Guildford Road, Rudgwick. **Full permission.**

NMA/2017/0074 Amendment to WA/2015/0695 for alterations to car parking layouts, elevations and electrical distribution and refuse stores. Dunsfold Park. **Full permission.**

WA/2017/0789 Erection of an equestrian barn for the mixed use stabling of private and livery horses together with a horse walker. Alfold Farm. **Withdrawn.**

WA/2017/0198 Outline application with all matters reserved except access and layout for the erection of 27 dwellings including 9 affordable. Alfold Garden Centre. **Refused.**

WA/2017/0104 Outline application for up to 39 dwellings. Land adjoining Brockhurst Farm. **Refused.**

17/077

Planning

After full consideration of the following applications, the parish council resolved to comment as follows:

PC/2017/0016 Consultation from a neighbouring authority for erection of two dwellings. Land East of Rompin Down, Pigbush Lane, Loxwood. **No comment.**

DW/2017/0031 The erection of a single storey rear extension which would extend beyond the rear wall of the original house by 3.199m, for which the height would be 3.137m, and for which the height of the eaves would be 2.025m. 10 Brockhurst Cottages, Dunsfold Road, Alfold. **No comment.**

WA/2017/1291 Construction of a swimming pool and associated landscaping. Hawkins Barn, Stovolds Hill, Cranleigh. **No comment.**

WA/2017/1340 Change of use of and alterations to an existing barn to form a single residential dwelling following part demolition of existing building/barn. Farnhurst Farm Barn, Guildford Road, Alfold. **Letter of comment appended.**

WA/2017/1250 Approval of reserved matters (appearance, landscaping, layout and scale) following the outline approval of WA/2015/2261 for the erection of 55 dwellings (including 22 affordable) associated landscaping and open space, children's play area and private drainage system. Sweeters Copse, Loxwood Road, Alfold. **Letter of objection appended.**

17/078

Neighbourhood Plan Update

Mr Denton-Miller The printing of the neighbourhood plan survey was in hand and Mr Denton-Miller was liaising with distributors in the village.

17/079

Correspondence

Mr Ryan Crumley had written a letter of complaint referring to the parish council's response to a recent planning application. The Chairman would draft a response.

N Pidgeon

Mr Crumley had written asking the parish council to consider granting an easement into the pond for treated foul sewage from the development at Alfold Equestrian Centre. The Chairman would draft a response.

N Pidgeon

17/080

Items of business for information

Mr Erricker reported that he had met with Johnstone Grounds, Waverley and Glendale regarding cutting of the Common grass. He was advised that Waverley/Glendale would continue to cut a one metre strip from the Common to Old Forge and the remaining areas would be the parish council’s responsibility.

Mr Erricker had noticed that the 30mph painted surface had not been replaced following the recent resurfacing. Mr Erricker would chase Surrey Highways.

Mr Erricker

Mr Erricker advised that a resident had asked whether Waverley would be clearing the ditches at the rear of Clappers Meadow. The Clerk understood that this would be done annually and would check with Waverley at the next flood forum.

Clerk

The Sports Council reported that there had been another incidence of a dog biting a member of the public at the sports ground, which had been reported to the Police. This followed a previous incident with the same dog, when the Sports Council had asked for the dog to be muzzled and kept on a lead. Following the recent incident, the Sports Council would write to the owner to advise that the dog is banned from the sports ground.

17/081

Next meetings

Full Council – 5th September 7.30pm, Alfold Village Hall

There being no further business, the Chairman closed the meeting at 21:20.

ALFOLD PARISH COUNCIL

29 August 2017

Mr Chris French
Planning Department
Waverley Borough Council
The Burys
Godalming
GU7 1HR

Dear Mr French

RE: WA/2017/1340 Change of use of and alterations to an existing barn to form a single residential dwelling following part demolition of existing building/barn. Farnhurst Farm Barn, Guildford Road, Alfold.

Alfold Parish Council (APC) have considered this application and consulted with the owners of Old Farnhurst (who had understood that any such application would be for a single storey dwelling only).

APC do not object to the application, subject to the following conditions:

1. There must be no increase whatsoever in the height of the building.
2. Velux windows in the upper floor must not be allowed to open so as to view any part of Old Farnhurst; or the windows must be obscure glazed.
3. Permitted development rights should be removed to strictly control any subsequent alterations.
4. There should be a condition that prior to commencement or occupation of the proposed dwelling sufficient screening along the common boundary with Old Farnhurst is put in place and subsequently maintained to prevent overlooking the listed building in any way.

APC note the position set out in the planning officer's report between the NPPF requirements and the listed buildings officer's views. At present, situate next to the listed building there is an ugly redundant agricultural building. There must be an element of common sense applied when considering either replacement or alterations to the existing building, as either if carried out sympathetically would be a benefit to the listed building.
Yours sincerely

Beverley Weddell
Clerk to Alfold Parish Council

Clerk: Mrs Beverley Weddell. Tel: 01483 200314
Lock House Lodge, Knightons Lane, Dunsfold GU8 4NU
Email: clerk@alfoldparishcouncil.co.uk

ALFOLD PARISH COUNCIL

29 August 2017

Ms Rebecca Clarke
Planning Department
Waverley Borough Council
The Burys
Godalming
GU7 1HR

Dear Ms Clarke

RE: WA/2017/1250 Approval of reserved matters (appearance, landscaping, layout and scale) following the outline approval of WA/2015/2261 for the erection of 55 dwellings. Land West of Sweeters Copse, Loxwood Road, Alfold

Alfold Parish Council (APC) object to this application in its present form. In respect of the overall design, this gives the impression of an urban development and not consistent (as stated in the application) with a development within a rural village.

The design and access statement frequently refers to Cranleigh and Cranleigh's Design Statement. Cranleigh is, of course, a nearby town, not a village. The proposed development is similar in design to that of the applicant's at Amlets Lane, and whilst that may be suitable on the edge of a residential area of a country town, it is not suitable for a country village.

APC feel that the applicants (and Waverley in considering the application), are missing an opportunity not only for Alfold but for other villages in Waverley, which will have new development to satisfy the national demand.

This is an opportunity to design a rural village settlement with a soft impact on the surrounding village. Here we have street scenes with rows of houses.

The design and access statement refers to saved policy D4, but it does not comply. The statement also refers to Cranleigh's Design Statement but why is there no mention of the Alfold Housing Rural Initiative, which would be more appropriate?

Comments on the design are as follows:

1. Not only are the houses of an urban style, they are bland and, in particular, it's inappropriate to have 2.5 storeys for apartments in a rural village.
2. There are no bungalows, which are sought after in the village. (Refer to the above mentioned Rural Initiative.)
3. Although the parking provisions may meet the required minimum, they're inadequate in the circumstances. First, it is inevitable with the development being in an area with very limited public transport, there will be a strong demand by each of the households for two or more vehicles. Secondly, we note the provision of 22 garages, which are incorporated in the parking numbers, but in reality, the garages are more likely to be used for storage (there's little provision for storage in the houses). If one deducts the number of garages, it leaves 99 parking spaces against a

minimum requirement of 114. Further, we would challenge the width of the estate roads as it is inevitable that parking takes place in the street (see recent developments in nearby Loxwood and Cranleigh) which restricts the use of the roads.

4. Lighting – the proposal for street lighting in the development would have an additional urbanising effect and clashes with the stated wishes of the village for no street lighting (see Rural Initiative), which the village currently enjoys. It is acknowledged that the consequence of installing lighting in one particular area will exacerbate darkness of the unlit areas.
5. Amenity area – although there is provision for a play area, it is located at the edge of the development. As recently publicised, modern society wants children to be able to play outside but in view of the houses; surely it would be more sensible and more inkeeping with the “village hamlet” to have the amenity and play area as a central feature.
6. Ongoing maintenance – it is noted there’s a proposal for a management company. This must be set up in such a way as to ensure it continues to exist in the future (a number have been struck off in the past). APC also note the temporary bin area. We presume this is for the flats only and there will be sufficient regulations to ensure it is not used permanently.
7. Noise – concern has been expressed from the village as to the generation of noise from the development.

APC are concerned to note that there seems to be little progress on the issue of foul drainage. As stated in the original planning permission, drainage goes to the heart of this application and we would have thought by this time, there would have been progress on this issue. Whilst this application admits it does not in any way seek to deal with the foul drainage issue, it is essential in the view of APC, that this particular issue is progressed and dealt with without further delay. We would not want to see the same situation as occurred at the applicant’s development in Cranleigh, whereby they were seeking to commence development without first resolving the drainage issue.

In respect of surface water drainage, we must rely upon the council and its officers as to the suitability of the proposed scheme.

Yours sincerely

Beverley Weddell
Clerk to Alfold Parish Council