

# ALFOLD PARISH COUNCIL

**MINUTES** of Alfold Parish Council Meeting held on **Tuesday 13<sup>th</sup> January 2015** in Alfold Village Hall, Alfold.

**Present:** Dr J Masding (Chairman); Mrs B Ames; Mr K Deanus; Mr N Pidgeon; Mr C Copus; Mrs P Mayne; Mr Wayne Mouring; Mrs B Weddell (Clerk)

Two members of the public were in attendance.

**Apologies:** Apologies had been received from Mrs Mary Foryszewski, Waverley Borough Councillor.

**15/001**

**Declarations of Interest**

Mrs Ames declared an interest in Alfold Village Hall.  
Mr Mouring declared in interest in Alfold Bonfire Society

**15/002**

**Minutes**

The minutes of the meeting of the Parish Council held on 11<sup>th</sup> November 2014 were approved as a correct record of the meeting and signed by the Chairman.

**15/003**

**Clerk's report on progress**

The Clerk advised that the installation of the new playground items was delayed due to the ground being too wet.

The Clerk would make further enquiries for someone to replace the bench around the tree on the village green.

Several residents had reported seeing dead fish in Jubilee Pond. This was reported to the Environment Agency, who had investigated but found nothing in the water that may have caused it. It was likely that any pollutant that may have been present had since drained away after heavy rains.

**15/004**

**Chairman's report**

The Chairman, Mr Deanus and the Clerk had met with Care Ashore and Thakeham Homes, where they provided information about proposals for a development at Springbok Estate. The question of a land swap, which had previously been mooted, was not now proposed. A public exhibition would be held on 30<sup>th</sup> and 31<sup>st</sup> January.

As agreed at the last meeting, the Chairman had responded to Busbridge Parish Council Chairman, and spoken to Alan Ground and Charles Orange, agreeing to some form of joint parish approach to addressing concerns about the Local Plan scenarios. Further to this, Alan Ground, Chairman of Dunsfold Parish Council had proposed commissioning a report to look at the transport evidence documents submitted by Dunsfold Park and Surrey County Council in support of the Local Plan Consultation. The Clerk had attended a meeting with Motion Transport who were producing a report on behalf of seven neighbouring parishes.

**ACTION**

Clerk

- 15/005 Precept for the Year Ending 31.3.16, including grant allocations**  
The budget figures for the year ending 31.3.16 were approved.
- After full consideration of the grant applications received, the following grants were approved:
- |   |  |
|---|--|
| Alfold Sports Club for Bonfire Night    | £400   |
| Parish Magazine s.137                   | £275   |
| Alfold PCC for churchyard maintenance   | £500   |
| Village Hall for new sound and lighting | £4000 subject to provision of disabled car parking spaces. |
- Taking into consideration current reserves held and budget figures, proposed by Mr Pidgeon and seconded by Mrs Ames it was agreed that the Precept for the year ending 31.3.16 would be £21,979.
- The Sports Council rent was discussed and it was agreed this would remain at £495 for the next financial year.
- 15/006 Clerk's Pay**  
It was agreed that the Clerk's pay would increase in line with the NALC new recommended pay scales.
- 15/007 Consultation on a Second Runway at Gatwick Airport**  
It was decided that the parish council would not respond as a body, however, the Clerk would add the information to the website for residents if they wished to respond as individuals.
- 15/008 Neighbourhood Plan Update**  
The Clerk and Mr Deanus were due to meet Chris Bowden of Navigus Planning at the end of the month and would report at the next meeting.
- 15/009 Correspondence**  
Cllr Alan Young had emailed a report summarising the transport improvement requirements in the Cranleigh area in connection with proposed development in the village. He highlighted that the county officers had not, so far, included any potential improvements in Alfold. It was agreed that any impacts on Alfold should be considered and the Chairman would ask Cllr Young to ensure that this now happens.
- Cllr Victoria Young had written to advise that she was setting up a Local Task Group concerning footpath and bridleway improvements. Mrs Mayne agreed to attend the first meeting in February.
- 15/010 Accounts for payment**  
Payments were approved and receipts were noted. The attached Order for Payments was signed by the Chairman, one Councillor and the Clerk.
- 15/011 Planning. Summary of the status of recent Planning Applications for information only**  
WA/2014/2184 Certificate of Lawfulness under Section 192 for the erection of side and rear extensions, erection of an outbuilding and rearrangement of access and parking areas. Linden Farm, Rosemary Lane.  
**Granted**

Clerk

Mr Deanus/Clerk

Dr Masding

Mrs Mayne

WA/2014/2071 Erection of a timber carport, garage and store following demolition of existing garage. Melrose Cottage, Loxwood Road. **Refused**

WA/2014/2047. Erection of self-contained residential annexe for incidental use of Tudor Cottage, following demolition of existing shed. **Withdrawn**

**15/012**

**Planning**

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

WA/2014/2337 Erection of 8 dwellings and associated works. Land at Loxwood Road, Alfold. **Letter of OBJECTION appended**

WA/2014/2299 Erection of bridge to replace existing causeway and associated works. Compasses Bridge, Three Compasses Lane, Dunsfold Road, Alfold. **No objection**

WA/2014/2307 Erection of 4 dwellings and associated works following demolition of existing buildings. Site of Mobil Garage, Dunsfold Road, Alfold. **Letter of comment appended**

WA/2014/2413 Outline application with all matters reserved except access, for the erection of up to 120 dwellings with associated shop (Class A1) and café (Class A3). Land West of Sweeters Copse, Loxwood Road, Alfold.

**Letter of OBJECTION appended**

**15/013**

**Items for inclusion on a future agenda**

Cemetery Fees and May Parish Council Election will be included on the agenda for the meeting in March.

Clerk

**15/014**

**Next meetings**

12 February 7.30pm, The Green Room, Alfold Village Hall.  
10 March 7.30pm, Alfold Village Hall

**There being no further business, the Chairman closed the meeting at 21:45**

# ALFOLD PARISH COUNCIL

29 January 2015

Mr Peter Cleveland  
Planning Department  
Waverley Borough Council  
The Burys  
Godalming  
GU7 1HR

Dear Mr Cleveland

**RE: WA/2014/2413 Outline application with all matters reserved except access for the erection of up to 120 dwellings with associated shop (Class A1) and café (Class A3); provision of common land, surface and foul water treatment works; highway works and associated works. Land West of Sweeters Copse, Loxwood Road, Alfold.**

Alfold Parish Council has considered this application and **OBJECTS**.

The Parish Council considers that this application does little to address residents' objections to the previous application for up to 104 dwellings (WA/2013/1617). They have also taken into account the results of a Housing Need Survey, carried out by Surrey Community Action in December 2012 and adopted by the Parish Council. The Survey showed that 67% of Alfold residents believe the current housing stock is serving Alfold well; 64% supported an Affordable Housing Project to meet the needs of local residents, however, an overwhelming 81% said they would not be in favour of a housing development taking place in Alfold of 50 or more houses being a mixture of affordable and market houses.

The Parish Council considers that some development in the village would be beneficial and would help support the existing services. However, this proposed development would increase the size of the village by over 30%, the village atmosphere would be lost.

The Parish Council does not believe the proposed development is sustainable and does not believe there is a proven local need for this amount of housing in Alfold. There are brownfield sites suitable for development in Waverley and as such, green field sites such as this should be protected.

Alfold Parish Council and local residents are concerned about the increased traffic which would result in a development of this size, particularly on Alfold Crossways junction and the northbound A281. This becomes more of a concern when taking into account the additional traffic which will be generated from the Wildwood Golf Club development and other proposed developments in the village and surrounding areas.

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*Clerk:* Mrs Beverley Weddell. Tel: 01483 200314. Email: [clerk@alfoldparishcouncil.co.uk](mailto:clerk@alfoldparishcouncil.co.uk)  
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The Parish Council is concerned about the impact of light pollution on the local amenity. There is currently no street lighting in Alfold and previous research has indicated an overwhelming objection to lighting in the village.

The applicant claims that this development in the countryside, outside the settlement area, would be sustainable and seeks to demonstrate this by changing the criteria for assessing sites in the recent SHLAA. This would seem to the parish council to be a nonsense and that the criteria by which land was assessed for the SHLAA document is actually very sensible and by no means inappropriate for assessing the application land. For example, the criteria in the SHLAA document for distance to the nearest primary school to be scored Green is presumably the distance considered reasonable for primary school age children to be able to walk to school. It would not be reasonable to expect children from the proposed development to walk to the nearest primary school along busy rural roads with no footpath two miles away in Loxwood. In any case, this school has been regularly oversubscribed in recent years and it would be unlikely that children from the proposed development would allocated places.

The proposed development is isolated in that it is not in close proximity to the facilities required for sustainable living and therefore the proposal does not meet any of the sustainability criteria listed in paragraph 55 of the NPPF.

Alfold Parish Council concludes that the proposed development offers no benefit to Alfold, is unsustainable and should be refused.

Yours sincerely

A handwritten signature in black ink, appearing to read 'B Weddell', written in a cursive style.

Beverley Weddell  
Clerk to Alfold Parish Council

# ALFOLD PARISH COUNCIL

16 January 2015

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

Dear Mrs Dawes

**RE: WA/2014/2337 Land At Loxwood Road, Alfold GU6 8ET. Erection of 8 dwellings and associated works**

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

Whilst appreciating that the NPPF applies currently, the Parish Council considers there is still some relevance to the policies of the Local Plan 2002 and this application would not accord with C2 or RD1.

The Parish Council has also considered the result of the recent housing needs survey, which the council has adopted, which showed a local need for smaller units only.

In considering the NPPF, the Parish Council does not believe this would amount to sustainable development in that new building is inappropriate in areas beyond the green belt and this breaches the need to conserve and enhance the natural and local environment. Further, the lack of infrastructure in the village is a concern. There is no element of support for the rural economy arising out of this development and the land is subject to an Article 4 Direction, which we believe may have been breached.

The council has to consider whether the application overcomes non-compliance of policies and we consider it does not in that:

- The type of housing does not meet the need in the village;
- The location is outside the village settlement area; there are other sites within the village more suitable.
- The development would damage the environment and habitat of the rural area.

In considering the application in particular, the Parish Council has grave concern as to the proposed access on the highway. This is a busy road with a blind bend and it is not suitable for vehicular and pedestrian access at this point. The Parish Council has been given a copy of a traffic survey carried out by Sanderson Associates on behalf of a local resident (copy attached) and concurs with their conclusion that adequate junction visibility is not provided and that the

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planning application should be refused on the grounds that the development would be adverse to highway safety.

It is noted that the plans showing elevations and street views do not reflect the block plans, which show garages immediately in front of the houses. This development would be totally out of character with the residential area in the centre of the village. The site is very close to the conservation area, with its picturesque 13<sup>th</sup> century church and several listed buildings. The centre of Alfold is an important heritage asset in South West Surrey and as such should be cherished.

The plans indicate two parking spaces per dwelling, which would not comply with Waverley's Parking Guidelines, which state that 2.5 spaces should be provided for dwellings of 3+ bedrooms. Given residents' reliance on private transport due to inadequacy of public transport in the area and considering the lack of on-street parking nearby, the parish council considers that visitor parking spaces should also be provided.

The applicant has not provided a Drainage Statement, however, the plans indicate surface water to be drained by means of a soakaway, which is not suitable in this area of heavy clay soil. Further, it is acknowledged by Thames Water and Southern Water that there is currently no available capacity in the local sewerage network and an alternative means of foul water drainage would need to be found.

The parish council considers that the adverse impacts of the proposal significantly and demonstrably outweigh the benefit of providing additional dwellings and as such this application should be refused.

Yours sincerely

Beverley Weddell  
Clerk to Alfold Parish Council

# ALFOLD PARISH COUNCIL

19 January 2015

Mrs H Hobbs  
Planning Department  
Waverley Borough Council  
The Burys  
Godalming  
GU7 1HR

Dear Mrs Hobbs

**RE: WA/2014/2307 Erection of 4 dwellings and associated works following demolition of existing buildings. Site of Mobile Garage, Dunsfold Road Alfold.**

Alfold Parish Council has considered application and is concerned that the inclusion of a third storey with dormers will cause unacceptable overlooking to the neighbouring properties at the rear.

Yours sincerely

Beverley Weddell  
Clerk to Alfold Parish Council

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# Alfold Parish Council

Schedule of receipts and order for payments for November 2014  
To be approved under Agenda item 11 at the Parish Council meeting on 11.11.14

## RECEIPTS

<b>Payer:</b>	<b>Detail:</b>	<b>Amount:</b>
J Woodford	Ashes t/l P Stenning	£ 250.00
Pims	Burial t/l K Covey	£ 570.00
Freeman Brothers	Burial t/l Clive Collins (outside parish)	£ 1056.00
	<b>Total</b>	<b>£ 1876.00</b>

## PAYMENTS

<b>Payee:</b>	<b>Detail:</b>	<b>Amount:</b>
B Weddell	January salary (inc tax)	£ 587.11
Alfold Sports Association	Grant as agreed less rent	£ 505.00
		£
	<b>Total</b>	<b>£1092.11</b>

## EXPENDITURE TO BE RATIFIED – paid since last Parish Council Meeting:

<b>Payee:</b>	<b>Detail:</b>	<b>Amount:</b>
		£
	<b>Total</b>	<b>£</b>

**Total receipts           £1876.00**

**Total expenditure       £1092.11**

Signed by Chairman: ..... Date: .....

Signed by Councillor: ..... Date: .....

Signed by Clerk/RFO: ..... Date: .....