

# ALFOLD PARISH COUNCIL

**MINUTES** of the Alfold Parish Council Meeting held on **Tuesday 13th November 2018** at Alfold Village Hall.

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

Ten members of the public were in attendance.

**Apologies:** Apologies for absence had been received from Cllr Kevin Deanus and Mr Nigel Budd.

**18/109**

## **Representations from members of the public**

A members of the public raised concerns regarding the parish council's accounts for the year ended 31/3/18. The parish council's letter of response is appended to these minutes.

A member of the public expressed concern about a pending application for 56 houses at the Garden Centre site. The Chairman advised that he had met the developer at Waverley to view the proposal. The parish council would consider the proposals once a formal application was submitted to Waverley.

A member of the public asked for information concerning the surface around the pumping station. The Clerk explained that although Thames Water had initially agreed to lay grasscrete, they had only laid turf without consulting with the parish council. Thames Water would reconsider if the surface gets churned up again by tankers.

**18/110**

## **Declarations of interest**

There were no declarations of interest pertaining to agenda items.

**18/111**

## **Minutes**

The minutes of the parish council meetings held on 4<sup>th</sup> September and 4<sup>th</sup> October were approved as a correct record of the meetings and signed by the Chairman.

**18/112**

## **Chairman's report**

The Chairman attended a talk at Ewhurst regarding GDPR and agreed that the parish council had taken appropriate action following introduction of new legislation and no further action was required.

The Chairman had visited the National Air Traffic Services (NATS) at Southampton with other parish councils, arranged by CAGNE. The Chairman had received email from CAGNE and APCAG regarding a consultation on a draft master plan for Gatwick. The Chairman would draft a response.

N Pidgeon

**18/113**

## **Clerk's report**

Regarding the Deed of Easement for Alfold Farm, the Clerk advised that she and the Chairman were currently checking the draft before proceeding.

N Pidgeon/Clerk

**ACTION**

Following concerns expressed by a member of public at the last meeting, the Clerk had asked Surrey Highways to check the positioning of the Alfold village gateway near Alfold Chapel in respect of sight lines for pedestrians crossing from the Chapel to the business centre. Highways had advised that the gateway didn't need to be moved but that cutting back low branches on a nearby oak tree would improve visibility. The Clerk advised that this work was included on a list of work being quoted for under the Localism Scheme and would be completed by the end of March.

Surrey Highways had also looked at the newly erected fence at the Garden Centre site and advised that as it was not on Highways land, he could take no action.

The Clerk advised that two Tommy silhouettes had been erected in the village. It was agreed that these would stay up until mid-December and then stored until next year

**18/114**

#### **Neighbourhood Plan Update**

The AECOM site assessment final report was awaited and would be posted on the website when received. Mr Denton-Miller advised that a key point to note with the recent approval of the planning application for 8 houses at Chapel Field, he believed the parish had provided its requirement for 125 units and therefore it may not be necessary to allocate a site in the Neighbourhood Plan.

A member of the public raised concerns about potential assessment of a site that could lead to it coming forward for development in the future. Mr Denton-Miller explained that the AECOM report is based purely on technical planning grounds using the same methodology as they use for the local planning authority and that any future planning applications would need to comply with all policies in the Local Plan and the Neighbourhood Plan.

The next steering group meeting was due to be held on 26<sup>th</sup> November.

**18/115**

#### **Cemetery Extension**

The plan submitted by Cem-Dev Services was approved. The Clerk would get a quote for stainless steel plot markers.

Clerk

**18/116**

#### **Correspondence**

Waverley had written regarding proposed names of new roads at the Sweeters Copse development. There was no objection although it was noted that they had ignored the parish council's previous suggestions.

Owners of the proposed development site at opposite the BP garage had written requesting advice regarding proposed housing. The Clerk had advised that as the parish number of 125 had been reached that it may not be necessary for a site to be allocated. She advised that the AECOM report was due to be published on the parish council website.

**18/117**

#### **Planning. Summary of the status of recent planning applications for information only**

PRA/2018/0035 and 0036 GPDO prior notification application for proposed change of use of agricultural building to two dwellinghouses/one dwellinghouse High Stovolds Farm, Stovolds Hill. **Withdrawn**

WA/2018/1211 Extensions and Alterations. Chestnut Cottage, Loxwood Road, Alfold. **Full permission**

WA/2018/0977 Erection of 8 dwellings and a building to provide a mixed use retail and café together with associated works. Chapel Field, Loxwood Road, Alfold. **Full permission** (subject to S106).

#### **18/118**

##### **Planning**

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

WA/2018/1754 Use of an existing outbuilding to provide ancillary habitable accommodation. Old Lock House, Knightons Lane, Dunsfold. **Letter of comment appended**

WA/2018/1710 Certificate of lawfulness under S191 that planning permission for the erection of a hotel with associated spa and leisure facilities; golf academy building and lodge accommodation has been lawfully implemented. Wildwood Golf Club. **No comment**

WA/2016/1976 Erection of a building to accommodate a museum. Land East of Benbow Lane, Dunsfold Road, Alfold. **Letter of objection appended.**

WA/2018/1846 Consultation on a county matter; an anaerobic digestion facility without compliance with conditions 1 and 20 of planning permission WA/2012/0940. Dunsfold Park, Stovolds Hill. **No comment**

#### **18/119**

##### **Next meetings**

Planning and Draft Precept – 6th December, 7.30pm, Green Room, Alfold Village Hall

Full Parish Council – 8th January, 7.30pm, Alfold Village Hall

**There being no further business, the Chairman closed the meeting at 21:30**

# ALFOLD PARISH COUNCIL

19 November 2018

Dear Mr

**RE: Questions raised at Alfold Parish Council meeting 13<sup>th</sup> November 2018**

As requested, this is a written response to your questions set out in your memo and raised at the parish council meeting on 13<sup>th</sup> November.

I will respond to each specific question, but first I set out the background relating to the issue and correct a couple of your assertions.

In 2016, Waverley Borough Council produced draft Local Plan Part 1 which allocated up to 2600 houses and additional commercial buildings on Dunsfold Airfield. At the same time, Dunsfold Park applied for and obtained permission for 1800 houses.

The parish council had consistently received representations from residents objecting to the proposed scheme. The Local Plan was subject to review at an Examination in Public in 2017.

The Local Plan and the planning permission were intrinsically linked, so it was necessary for the village to be represented at the Examination in Public and the Public Inquiry for the Planning Permission following the call-in by the Secretary of State.

Other parish councils in the district had the same concerns, so it was agreed to work together and combine resources. The Joint Parish Councils was formed at the instigation of Hascombe Parish Council and included Alfold, Bramley, Busbridge, Chiddingfold, Dunsfold, Hascombe, Loxwood, Plaistow and Ifold, Shalford and Womersley together with other interested parties Protect Our Waverley Campaign and CPRE. Each parish council agreed to contribute towards the expenses necessarily incurred by the Joint Parish Councils such as representation by a barrister, preparation of reports and attendance at the Inquiry by experts on traffic, landscape etc. and administrative expenses. Funds were also obtained from the public by way of donations.

It was therefore necessary for one of the organisations to act as banker receiving the funds, maintaining accounts and paying out such funds for the said expenses. Alfold agreed to the role after clearing its position with the relevant authorities.

Alfold Parish Council donated £10,000 towards the fund. As Mr Brown recollects, this was reported to the public at a parish council meeting and minuted.

Therefore, Alfold Parish Council did not donate money to Protect Our Waverley but to the fighting fund controlled by Alfold Parish Council for the costs of the Joint Parish Councils to be represented at the Local Plan Examination in Public and as Rule 6 Parties at the Public Inquiry.

*Clerk: Mrs Beverley Weddell. Tel: 01483 200314*  
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The progress of the preparations and payments was reported at each parish council meeting as it was a regular agenda item.

As to your specific questions:

*Q1. Given that Alfold is a small parish with no legal issues that local residents are aware of, could you please tell me why Alfold Parish Council has paid out such huge sums for legal fees?*

Answer: Alfold may be a small parish (others involved were smaller), but the majority of the proposed housing at Dunsfold Park will be within our parish and there were significant legal issues, publicly known such as the local plan and the public inquiry.

*Q2. For the year ending 30<sup>th</sup> March 2017 and the year ending 30<sup>th</sup> March 2018 can you give me a breakdown of the Grants and Donations received and what the Legal Fees paid out covered?*

Answer: You have made an appointment to inspect the Parish Council's books and accounts.

*Q3. On such an important issue with so much money passing through Alfold Parish Council, why were Alfold parishioners not consulted?*

Answer: Alfold Parish Council agreed to contribute £10,000 towards the fighting fund as agreed at a parish council meeting which is in the public domain and minuted, and to this date had not been challenged.

As the money passing through this was also mentioned in meetings and I specifically on several occasions commented that it was important that no liabilities would be incurred in excess of the funds held at any time

*Q4. Was the Clerk's overtime payment borne solely by the Parish of Alfold?*

Answer: No, it was paid from the fighting fund.

*Q5. There is a VAT rebate from HMRC of £27,500.76. Can you explain how this amount came about?*

Answer: Alfold Parish Council, as other local authorities, public bodies, academies and eligible charities, claims a refund of VAT paid for its non-business activities.

Finally, I can now confirm that Alfold Parish Councils accounts, as published, have been approved by the External Auditor, whose report is available on the parish council website.

Yours sincerely

Beverley Weddell  
Clerk to Alfold Parish Council

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# ALFOLD PARISH COUNCIL

19 November 2018

Mr Alex Inglis  
Planning Department  
Waverley Borough Council  
The Burys  
Godalming  
GU7 1HR

Dear Mr Inglis

**RE: WA/2018/1754 Use of an existing outbuilding to provide ancillary habitable accommodation.**

Alfold Parish Council has considered this application and comments as follows.  
Should officers be minded to grant permission, the parish council would request a condition requiring the use of the building to be restricted to use incidental to the main dwelling house. The parish council would object to the use of the outbuilding as an independent dwelling.

Further, the parish council would request the removal of permitted development rights in order to prevent further development that would be harmful to the surrounding Ancient Woodland and SSSI.

Yours sincerely

Nik Pidgeon  
Chairman of Alfold Parish Council

# ALFOLD PARISH COUNCIL

14 November 2018

Rachael Kellas  
Planning Department  
Waverley Borough Council  
The Burys  
Godalming  
GU7 1HR

Dear Ms Kellas

**RE: WA/2016/1954 Erection of a building to accommodate a museum (use class D1) with ancillary parking and access. Land East of Benbow Lane, Dunsfold Road, Alfold.**

Alfold Parish Council (APC) have reconsidered this application in view of the time that has passed and representations since received from members of the public.

Initially APC had no objection to the application (subject to the condition of reinstatement) but on further consideration now OBJECT to the application in its present form.

When initially considering the application and having received representations from the applicants, it was considered the application was for a modest building to house a museum on a brownfield site. Having now seen the revised site plan which details dimensions of the proposed building (which was not available when initially considering the application) it is in fact an application for an 8000 sqm building on a site which the applicant accepts has been used for 60 plus years for wildlife and therefore is not brownfield nor previously developed land.

Therefore, APC consider the application is for too large a building in such a rural area.

Further, APC cannot see that the applicants have provided any information with the planning application as to the need for such a large building, ability to fund the construction of such a building and the likely level of visitors to the museum to financially support the venture.

There are no details as to how the proposed nature reserve is to be managed in the future. In order to be viable, a museum of this size would need a considerable number of visitors which would create an unacceptable increase in traffic on the nearest public highway, which is already destined to be overcrowded with traffic from Dunsfold Park and which is poorly maintained.

APC consider that unless there is evidence of need and financial viability they would be faced in the future with an application for change of use of a substantial industrial building in a rural area.

In the circumstances, it may be prudent for the applicants to withdraw or seek to postpone further so they can reconsider the size and viability of the venture.

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