

# ALFOLD PARISH COUNCIL

**MINUTES** of the Alfold Parish Council Meeting held on **Thursday 19 October 2017** in the Green Room, Alfold Village Hall.

**Present:** Mr Nik Pidgeon (Chair); Mrs Penni Mayne; Mrs Betty Ames; Mr Nigel Budd; Mr Alasdair Denton-Miller; Mr Adrian Erricker; Mrs B Weddell (Clerk)

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

**Apologies:** Apologies for absence had been received from Mr Mouring.

**17/095**      **Declarations of interest pertaining to agenda items**

Mr Erricker declared a pecuniary interest in development proposals for Chapel Field due to being an employee of Alfold Stores.

**ACTION**

*The meeting was suspended to allow comments from members of the public:*

Members of the public commented favourably on the proposals for the development of Chapel Field.

Members of the public commented that work on the Sweeters Copse development appeared to have started. The parish council advised that this was an archaeological dig; hand digging would be carried out for 6 to 8 weeks and then diggers would return to back fill.

Representatives from Cala Homes presented revised plans for Sweeters Copse.

**17/096**      **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/2017/1445 Alterations to existing barn to provide a residential dwelling. The Old Farm House, Stovolds Hill, Cranleigh. **Full permission.**

WA/2017/1291 Construction of a swimming pool and associated landscaping. Hawkins Barn, Stovolds Hill, Cranleigh. **Full permission.**

WA/2017/1340 Change of use 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. **Refused.**

WA/2017/1652 Construction of front and rear dormer windows to provide a loft conversion. 2 Hazeldene, Loxwood Road, Alfold. **Full permission.**

**17/097**      **Planning**

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

WA/2017/1863 Certificate of lawfulness under Section 192 for the erection of a single storey side extension. Garden Cottage, Loxwood Road, Alfold.  
**No comment.**

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. (Revised Plans) Sweeters Copse, Loxwood Road, Alfold. **Letter of objection appended.**

**17/098**

**Waverley Local Plan Part 1 Modifications Consultation**

A draft response had been circulated prior to the meeting, which was approved subject to minor amendments. Copy appended.

**17/099**

**Informal Consultation on Proposed Development at Chapel Field**

Residents' comments had been circulated prior to the meeting and were taken into account. The proposed plans were generally well received by the council. Concerns were raised about the height of the proposed shop building and responsibility for ongoing maintenance of the central and parking areas. Members proposed amendments to the site layout to provide parking off-road parking for residents of Loxwood Road in order to alleviate the need for on-road parking that created a traffic safety hazard and was the cause of recent accidents. The Chairman would contact Mr Cook with feedback.

N Pidgeon

**17/100**

**WBC Proposals for Electronic-Only Consultation on Planning Applications**

After consideration and viewing electronic copies of plans for the above applications via a projector, it was agreed that the parish council had no objection to electronic-only consultation on planning applications, subject to Waverley ensuring the quality of the downloaded plans on their website. It was agreed that hard copies of plans for applications of 5 or more dwellings should continue to be provided.

Clerk

**17/101**

**Neighbourhood Plan Update**

Mr Denton-Miller reported a good response to the Neighbourhood Plan Village Survey, the results of which were being collated. A meeting of the Steering Group would be arranged.

A Denton-Miller

**17/102**

**Next meeting**

Council – 7<sup>th</sup> November 7.30pm, Alfold Village Hall

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

# ALFOLD PARISH COUNCIL

30 October 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) have met and considered the revised plans submitted for this application and had the benefit of a presentation by Cala Homes. APC accept that there has been some attempt to meet our original concerns set out in our letter of 28<sup>th</sup> August, but there are still outstanding points of concern (as set out below), so Alfold Parish Council maintain their objection to this application.

The following points of concern remain:

1. Although the height of 2.5 stores of a building has been removed, the design remains bland and too crowded resulting in an urban style more than that of a village.
2. It is accepted that bungalows have been introduced into the development, but it is merely two bungalows (1 bedroom each) on the edge of the development. APC would prefer there to be more bungalows and integral to the development.
3. Parking remains inadequate. Cala say parking provisions comply with Waverley's minimum requirement and any overflow required for guests of residents would be on the internal roads. One only has to look at recent developments in the area to see that such estates end up with crowded or blocked roads. We would also question whether such parking is a danger to children. APC would, therefore, wish to see additional parking provision as will be necessary for car-reliant community.
4. APC feel that the amenity area should be larger, together with a less dense development.
5. Cala have stated that they will be responsible for organising ongoing maintenance in perpetuity, and APC would like to see this enshrined in a planning condition or planning agreement.

We would refer to the other objections lodged by village residents, which have a consistent theme of urban design and not enough bungalows. Concern has been expressed such that the disposal of surface water (there seems to be a change in design), and we understand the disposal of foul water has yet to be approved.

The outline planning permission was for up to 55 houses; APC understands that although the developer may wish to maximise the profit from this development, it may be necessary

to reduce the built form in order to create a development that is inkeeping with a rural village.

Alfold Parish Council would repeat the point made in our earlier letter that this is a chance for Waverley and Cala to show that it is possible to build houses in a village *and* create an attractive environment.

Yours sincerely

Beverley Weddell  
Clerk to Alfold Parish Council

# ALFOLD PARISH COUNCIL

20 October 2017

Planning Policy  
Planning Services  
Planning  
Waverley Borough Council  
The Burys  
Godalming  
GU7 1HR

Dear Sirs,

## **RE: Local Plan Part 1 Modifications Consultation**

Alfold Parish Council submits the following comments in response to the LLP1 Modifications consultation:

### **MM3: Policy ALH1 (The Amount and Location of Housing).**

Alfold Parish Council (APC) disputes that the revised Housing Need figure of 11,210 has been accurately 'assessed as required'. Indeed, we note that throughout plan the words 'Objectively' and 'Assessed' have been deleted, which is telling. In our opinion, the Local Plan Part 1 is no longer working to an Objectively Assessed Need (OAN) but an arbitrary figure imposing what is considered to be the maximum the borough can accommodate rather than what is needed.

The parish council fully endorses the NMSS Report 'Advice to Waverley CPRE on the proposal that the housing requirement should be increased to 590 homes a year'. Neil MacDonald is a well-respected expert in this field and the parish council urges Waverley not to dismiss his report and conclusions, summarised as follows:

- The revised housing target of 590 homes per annum, 11,210 over the life of the plan to 2032 is overstated by at least 29%; an equivalent of 2,500 homes.
- The assessment of Woking's unmet need, half of which the inspector considered should be accommodated in Waverley, is unsound, being based on outdated information and uncertain assumptions.
- The Inspector's proposed 25% uplift for affordability is arbitrary and unsound. An evidence-based affordability adjustment would not be more than 13%, resulting in 950 homes during the plan period as opposed to 1881 recommended by the Inspector.
- The report concludes that Waverley should plan for a housing requirement of 458 homes per year, a total of 8,702 over the plan period.

Continued..../

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

### **MM22 – Policy SS7 (New Settlement at Dunsfold Aerodrome)**

APC disagrees that proposed amendment to criterion a) *from up to 2600 homes to be delivered by 2032 to About 2600 homes* will in any way ensure that the plan is flexible in its housing provision and allow for variation in detailed schemes according to site and market conditions. Up to 2600 homes allows for any number between 1 and 2600, whereas it is unclear what is actually meant by ‘about 2600 homes’. APC considers that this wording should be more specific.

APC disagrees with the deletion of the following wording in Para 6.21: *‘subject to infrastructure and transport issues being satisfactorily addressed’*. Until the outcome of the recent Planning Inquiry for DAL’s application for 1800 homes at Dunsfold Aerodrome and the Secretary of State’s ruling, it has not yet been established that the infrastructure and transport issues can be satisfactorily addressed, therefore it is essential that this wording remains.

Para 18.22 is proposed to be amended to add *(including bus service to be provided and secured in perpetuity)*; APC consider that this additional wording should state *(including bus service to be fully funded by the developer and secured in perpetuity)*; In addition to this amendment, APC requests that the word ‘should’ be amended to ‘shall – ‘In addition, a range of sustainable transport measures **shall** be implemented.....’

### **MM23 – New Policy SS7A (Dunsfold Aerodrome Design Strategy)**

APC is concerned that the proposed New Policy SS7A fails to deliver on its main aims to provide *‘overarching design principles to ensure a successful place is created; and the requirement for the developer to produce a comprehensive Masterplan for the site that would adhere to the design principles set out within this policy and be subject to design review.’* We are concerned that much of the wording is ambiguous and that there is an over-reliance on the detail of the proposed developer-produced masterplan. APC considers that the proposed new policy is not robust and fails to give the LPA the teeth to defend applications for bland ‘off the shelf’ designs which seek to make as much money as possible for the developer, as we have seen in so many of the recent reserved matters applications for outline permissions in the borough. An example of this is where the policy states *‘Where possible the Masterplan will set out how the new settlement will prevent a homogenous design aesthetic ensuring that the new settlement is both grounded into the site and reflects the traditional evolution of a village’*. This is not something that should be set out *‘where possible’* in the developer-produced Masterplan, but a design principle that should be set out in this policy.

*‘Buildings should be well designed and adaptable to future changes in circumstances and demands.’* APC is unclear what this means.

vi. states that *‘innovative technologies for water energy and waste will be encouraged...’* The parish council is unclear how this will be encouraged if not a requirement.

APC agrees that the Masterplan should be subject to a public consultation. We also agree that it should be assessed by a Design Review Panel and that the use of a Design Review Panel throughout the planning and development process is sensible, however, the effectiveness of this will be dependent upon the make-up of the Panel, which is not specified in this policy. APC considers that it is essential that the LPA has overall control of the Masterplan.

Continued.../

Yours faithfully



Beverley Weddell  
Clerk to Alfold Parish Council

Cc            Cllr Kevin Deanus  
              Cllr John Gray  
              Cllr Julia Potts  
              Cllr Brian Adams  
              Tom Horwood, Interim Managing Director, Waverley Borough Council  
              Graham Parrott, Planning Policy Manager, Waverley Borough Council  
              Elizabeth Sims, Head of Planning, Waverley Borough Council  
              Rt Hon Anne Milton, MP  
              Rt Hon Jeremy Hunt, MP  
              Secretary of State for Communities and Local Government