

ALFOLD PARISH COUNCIL

MINUTES of the Alfold Parish Council Meeting held on **Tuesday 21st March 2017** at Alfold Village Hall.

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

Seven members of the public were in attendance. Cllr Kevin Deanus was present for part of the meeting.

Apologies: There were no apologies for absence.

17/020 Representations from Members of the Public

Mary Pinn advised the parish council that she had obtained some litter picking equipment from Waverley and had been litter picking in the village and surrounding roads and was hoping that the parish council would organise a litter-picking day. Mr Erricker advised that the Village Spring Clean would be held on 22nd April. One resident said that Waverley were scheduled to litter pick once a week, however, that wasn't thought to be the case; Cllr Deanus will check the schedule. Mr Erricker advised that another resident would be doing some regular litter picking in the village.

Representatives of the Dunsfold Airfield History Society gave a presentation regarding proposals for Dunsfold Airfield to be designated a Conservation Area.

17/021 Declarations of interest pertaining to agenda items

Mr Pidgeon declared a pecuniary interest in Springbok Estate as he rents a paddock on Springbok land.

Mr Erricker declared a personal interest in Springbok Estate.

Mrs Ames declared a personal interest in Lydia Park.

17/022 Minutes

The minutes of the parish council meetings held on 10th January and 9th February were approved as correct records of the meetings and signed by the Chairman.

17/023 Chairman's report

The Chairman reported that he and the Clerk had met with a structural engineer regarding the Churchyard wall. One part of the wall will need to be rebuilt and soil levels changed on the remaining section of wall where spoil from graves has been deposited against the wall. The Clerk would obtain three quotes for carrying out the work. The Chairman and the Clerk had looked at the current Cemetery and ascertained that about seven spaces remain. The Clerk advised that planning permission had been obtained for the entire site back in the 1960s and it was believed the whole area of land had been consecrated. The situation regarding the availability of spaces in the current area would be monitored.

There had been a turf cutting ceremony for Linden Farm, however, the Chairman had been unable to attend. Work on the site was now underway.

ACTION

Clerk

The Chairman had attended a meeting at Waverley regarding the bill for the parish share of electoral expenses. Waverley had provided a full explanation of the costs and the invoice had been paid in full.

17/024

Clerk's report

The Clerk reported that Flood Forum held in February had been successfully chaired by Cllr Deanus. The Clerk would circulate notes from the meeting.

The Clerk advised that she had obtained costs and submitted a list of projects to Waverley for S.106 funding that may be available if current planning applications were approved.

17/025

Report from Waverley Borough Councillor

Cllr Deanus reported he had been in contact with Surrey Highways to chase up the promised provision of a footpath along the Dunsfold Road from the A281 to the Compasses. Time frames were being discussed and Cllr Deanus would be advised when the work would be expected to be carried out.

17/026

Neighbourhood Plan Update

The Chairman, the Clerk and Mr Denton-Miller had met with Cllr Deanus and Waverley planning policy officers, Ian Motuel and Gayle Wootton regarding the Neighbourhood Plan and Local Plan Part 2. The officers advised that Alfold was allocated a minimum of 100 houses, of which 82 had already been granted, leaving 18 which could be allocated either in the Local Plan Part 2 or Alfold's Neighbourhood Plan. The parish council members indicated that consideration would be given to Waverley allocating the sites. The Chairman, Clerk and Mr Denton-Miller had met subsequently and concluded that the parish council should have as much control of sites as possible and therefore recommended that the parish council would allocate sites in the neighbourhood plan, which would entail conducting a call for sites and working through the site allocation process. It was unanimously agreed that the parish council would proceed on the basis of allocating sites in the neighbourhood plan. A meeting would be arranged with Colin Smith Planning to discuss the next steps and arrange a consultation event

Clerk/
A Denton-Miller

17/027

Traffic Calming

Surrey Highways had provided proposed designs for traffic calming in the centre of the village for consideration by the parish council. There was some discussion concerning the location of village gateways, however, it was agreed that the designs would be available for comment by residents at the Annual Assembly and that the Clerk would upload the documents to the website.

Clerk

17/028

Dunsfold Park Planning Inquiry

It was resolved that the parish council would join with the other joint parish councils to apply for Rule 6 Status for the planning inquiry to be held for Dunsfold Park's application for a new settlement, subject to the availability of funds.

17/029

Code of Conduct

It was resolved that the parish council's Code of Conduct would be updated to incorporate a paragraph relating to prejudicial interests. Paragraph 5(b) to be deleted as not relevant to the parish council.

<p>17/030</p>	<p>Planning. Summary of the status of recent planning applications for information only AG/2017/0004 GPDO Part 6; erection of agricultural storage barn. Alfold Farm. Not permitted development.</p>	
	<p>WA/2017/0098 Consultation on a County matter; detailed landscape scheme. Land at Dunsfold Park. No objection.</p>	
<p>17/031</p>	<p>Planning After full consideration of the following applications, the parish council resolved to comment as follows:</p> <p>WA/2017/0176 Change of use of land to a mixed-use site, for the stabling and keeping of horses, and residential use for three Gypsy families. The site to contain three static caravans, three touring caravans, with associated parking, hardstanding and water treatment plants. Land to the West of Lydia Park, Stovolds Hill, Cranleigh. Letter of objection appended.</p> <p>WA/2017/0360 Full application for the erection of a building to provide a 60-unit independent living care facility with 20 associated bungalows following demolition of part of existing care home; erection of 125 dwellings including a shop and café, all with community facilities; the provision of 2 new accesses, one on the Dunsfold Road and one on the Loxwood Road. Outline application for the erection of up to 275 dwellings, primary school with associated open space. Land at Springbok Estate, Sachel Court Drive, Ifold. Letter of objection appended.</p> <p>WA/2017/0198 Outline application with all matters reserved except access for erection of 28 dwellings including 9 affordable with new access and associated works following demolition of existing buildings. Alfold Garden Centre. Letter of objection appended.</p>	
<p>17/032</p>	<p>Correspondence Waverley had written to advise of a Consultation regarding the proposed designation of Dunsfold Aerodrome as a Conservation Area. The deadline for response is 24th April. Chairman to draft.</p>	<p>N Pidgeon</p>
<p>17/033</p>	<p>Items of business for information Arrangements for the Annual Assembly: it was agreed refreshments would be provided; the Chairman would purchase the wine and the Clerk would provide food. The Traffic Calming proposals would be presented. Clerk to publicise.</p> <p>Mr Erricker advised that Waverley's contractor had cut the grass on the Common. Situation to be monitored.</p> <p>A couple of panes of glass in the telephone box had been broken; Mr Budd to report to BT.</p> <p>Mr Erricker advised that traffic queuing for the petrol station is causing a traffic safety hazard. The Clerk will contact Adrian Selby at Highways for advice.</p>	<p>N Pidgeon/Clerk</p> <p>N Budd</p> <p>Clerk</p>

17/012

Next meetings

Planning – 6th April, 7.30pm, Green Room, Alfold Village Hall

Annual Assembly – 18th April, 7.30pm Alfold Village Hall

Annual Meeting Full Council – 9th May, 7.30pm, Alfold Village Hall

There being no further business, the Chairman closed the meeting at 22:20.

ALFOLD PARISH COUNCIL

22 March 2017

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

Dear Ms Clarke

RE: WA/2017/0176 Change of use of land to mixed use site, for the stabling and keeping of horses, and residential use for three Gypsy families. The site to contain three static caravans, three touring caravans, with associated parking, hardstanding and water treatment plants. Land To The West 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 beyond the green belt. A new site in this isolated location would be not be a sustainable form of development, contrary to national and local policies.

The application site is in open fields, highly visible from public view points. Work already taking place at the site and on adjoining fields, such as the erection of close board fencing, is creating harm to the visual character of the area. The proposed development would be obtrusive and out of scale and character with its surroundings resulting in visual intrusion and harm to the openness of the countryside.

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 is continual 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.

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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

22 March 2017

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

Dear Mrs Dawes

RE: WA/2017/0198 Outline application with all matters reserved except access for erection of 28 dwellings, including 9 affordable with new access and associated works following demolition of existing buildings. Access and layout to be considered at outline. Alfold Garden Centre, Horsham Road, Alfold.

As previously indicated, Alfold Parish Council does not object to the principle of development of this site. However, the parish council considers that the proposed development of 28 dwellings constitutes over development of the site, resulting in an urban style of development which would be out of character in the rural area.

If officers are minded to grant permission, the parish council would request that they are satisfied on the following matters and if necessary impose the relevant conditions:

The parish council would be concerned as to any potential future development on the remainder of the site not included in this application. If officers are minded to grant permission, the parish council would request that the remainder of the site is allocated as public open space for the benefit of the residents of the parish.

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

6 April 2017

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

Dear Mr French

RE: WA/2017/0360 Full application for the erection of a building to provide a 60 unit independent living care facility with 20 associated bungalows following demolition of part of existing care home; Erection of 125 dwellings including shop and café; all with community facilities including sports pitches, public open space and associated works; the provision of 2 new accesses, one on the Dunsfold Road and one on the Loxwood Road. Outline application for the erection of up to 275 dwellings, care facility and primary school with associated open space. Land at Springbok Estate, Sachel Court, Drive, Alfold.

Alfold Parish Council has considered this application and it does not address our objections in relation to the previous application (WA/2015/1381). Furthermore, we do not consider that it addresses Waverley's eleven reasons for refusal, with the exception of housing mix.

Copied below are the parish council's reasons for objecting to the previous application, which have not changed:

The Parish Council has taken into account the view of residents expressed at a Public Meeting. The Parish Council has also considered Care Ashore's financial position and its need to generate funds to improve its current facilities, however this is not a material planning consideration.

The Parish Council has 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 almost double the size of the village.

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Alfold is a small rural village with limited facilities and poor public transport, making residents substantially reliant on private transport. The proposed café and community shop would do little to address this and the Parish Council would, in any case, question their viability in the long term. Alfold would benefit from the provision of a primary school in the village, however, the Parish Council does not consider that even doubling the existing population of the village would provide sufficient pupil numbers for the proposed school to be viable. Due to its lack of facilities, Alfold is considered an isolated location and, as such, the proposed development would not comply with Paragraph 55 of the NPPF, which states that new isolated homes in the countryside should be avoided.

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, which is already acknowledged to be at capacity.

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 Parish Council considers that the scale of the proposed development would have an urbanising effect on the rural character of the village and would be harmful to the intrinsic beauty and openness of the surrounding countryside, contrary to Paragraphs 17 and 118 of the NPPF and saved policies C2, D1 and D4 of the Waverley Local Plan.

Since the previous application, Waverley have submitted their draft Local Plan Part 1 for examination, which states that there is scope for some limited development in Alfold and gives a housing allocation of 100. Of this, 82 houses have already been delivered and the remaining 18 will be allocated in Alfold's Neighbourhood Plan.

Alfold Parish Council concludes that the proposed is unsustainable and should be refused.

Yours sincerely

Beverley Weddell
Clerk to Alfold Parish Council