

ALFOLD PARISH COUNCIL

MINUTES of the Alfold Parish Council Meeting held on **Tuesday 3rd July 2018** at Alfold Village Hall.

Present: Mr Nik Pidgeon (Chairman); Mrs Penni Mayne; Mr Nigel Budd; Mr Adrian Erricker; Mr Wayne Mouring; Mrs B Weddell (Clerk)

One member of the public was in attendance.

Apologies: Apologies for absence had been received from Mrs Betty Ames and Mr Alasdair Denton-Miller.

		ACTION
18/063	Representations from members of the public There were no representations from members of the public.	
18/064	Declarations of interest Mr Budd and Mr Erricker declared a personal interest in planning application WA/2018/0977 Chapel Field.	
18/065	Minutes The minutes of the parish council meetings held on 8 th May and 7 th June were approved as a correct record of the meetings and signed by the Chairman.	
18/066	Chairman's report The Chairman reported that he had been on a tour of Gatwick Airport, as a stakeholder engagement exercise. He had also attended meetings with CAGNE and APCAG and would attend the APCAG AGM. The Chairman reported that he would be attending the CIL Examination in Public, to speak on behalf of the parish council.	
18/067	Clerk's report Regarding the Easement for Alfold Equestrian Centre, the Clerk advised that she was awaiting an undertaking to pay costs from the Equestrian Centre's solicitor before this could be progressed. The Clerk advised that the baseline survey for the Cemetery extension area had been received and she would need to speak to the Environment Agency regarding any requirement for a permit.	Clerk
18/068	Report by the Borough Councillor Cllr Deanus reported that he was in the process of setting up a meeting with Thames Water following the recent flooding and reports of broken sewerage pipe.	
18/069	Neighbourhood Plan Update The next steering group meeting would be held on 16 th July.	
18/070	Local Plan Part 2 Issues and Options Consultation The proposed parish council response had been circulated prior to the meeting and was approved. A copy is appended to these minutes.	

- 18/071 Youth Club**
Mrs Mayne reported that the Youth Club had unfortunately ceased to operate due to low attendance. It was anticipated that the account would close with a nil balance and no assets. The members of the youth club committee wished to thank the parish council for their support over the years.
- 18/072 Privacy Policies**
Privacy Policies required to meet the new General Data Protection legislation had been circulated prior to the meeting and were approved for adoption.
- 18/073 Clerk's Salary Review**
It was agreed that the Clerk's salary for the year ending 30/4/19 would be increased in line with NALC recommendations.
- 18/074 Correspondence**
Andrew Smith, Head of Strategic Housing and Delivery at Waverley had written requesting to attend a parish council meeting to explain the new housing strategy for 2018-2023. The Clerk would invite him to the September meeting.
- 18/075 Accounts for Payment**
The attached Order for payments was approved.
- 18/076 Planning. Summary of the status of recent planning applications for information only**

PRA/2018/0022 General Permitted Development Order Prior Notification application for a proposed change of use of agricultural building to a dwelling house. High Stovolds Farm. **Refused**

WA/2018/0680 Erection of 50-seater stand; installation of floodlights and perimeter fencing together with associated works. Alfold Recreation Ground. **Full permission**
- 18/077 Planning**
After full consideration of the following applications, the parish council resolved to comment as follows:

WA/2018/1044 Amendments to planning permission for construction of supported living accommodation. Lindon Farm, Rosemary Lane, Alfold. **Letter of comment appended**

PRA/2018/0029 GDPO – Prior notification application for a change of use from storage or distribution buildings and any land within its curtilage to a single dwelling house. Farnhurst Farm, Guildford Road, Alfold. **No comment.**

WA/2018/0977 Erection of 8 dwellings and a building to provide a mixed-use retail and café together with associated works provision of a village parking area and open space. Chapel Field, Loxwood road, Alfold. **Letter of support appended**

Clerk

18/078

Items of business for information

Mr Erricker reported that the red paint on Loxwood Road had been reinstated. He had also spoken with John Johnstone and instructed him to cut some extra areas including cutting back the bracken on the A281 near the garage, which had improved the sightlines. He requested maps of the parish areas to be maintained, which the Clerk would provide.

Clerk

Mr Erricker would report the fallen fence that was impeding the footpath at Stonehatch, on the Surrey CC website. SCC had advised they would be cutting back the hedge adjacent to Wagons and Mr Erricker would chase this up.

A Erricker

Mr Budd reported that the grass triangle opposite the church wasn't being cut. The Clerk advised that this area was within the contract for Johnstone Grounds and she would make sure that John Johnstone was aware. Another meeting would be arranged with John, Glendale and Surrey CC regarding maintenance of the various areas in the village.

Mr Erricker advised that the large oak tree on the sports ground at the end near the small gate was in need of some pruning, which the Sports Council would carry out.

Mr Erricker reported that he had instructed Countryside Pest Control to deal with an infestation of rats on the recreation ground. It was agreed that the parish council and the Sports Club would each pay half the cost.

Regarding the section of recreation ground hedge that had been removed by the developer on Dunsfold Road, it was agreed that the parish council would purchase new hedging plants in the autumn if the Sports Club would be willing to plant them.

The parish council had received complaints from residents concerned about the potential road safety hazard caused by the new driveway entrance created at Tollgate Cottage. The Clerk would investigate whether this breached planning regulations.

Clerk

18/079

Next meetings

Planning – 2nd August, 7.30pm, Green Room, Alfold Village Hall, if required
Full Parish Council – 4th September, 7.30pm, Alfold Village Hall

There being no further business, the Chairman closed the meeting at 20:55

ALFOLD PARISH COUNCIL

4 July 2018

LPP2
Planning Policy
Planning Services
Planning
Waverley Borough Council
The Burys
Godalming
GU7 1HR

Dear Sirs,

RE: Local Plan Part 2 Preferred Options Consultation

Alfold Parish Council (APC) submits the following comments in response to the LLP2 Preferred Options consultation:

It is noted there are no specific policies for Alfold because a Neighbourhood Plan is being produced. It is intended that the Alfold Neighbourhood Plan will reflect the broader policies, upon which we comment as follows:

DM 14: Reuse of and alterations to large buildings:

APC supports this policy.

DM 15: Self-build and Custom Housebuilding:

APC supports the policy of incorporating self-build plots in existing or new sites rather than specific self-build sites.

Gypsies, Travellers and Travelling Showpeople:

APC agree that where additional traveller sites are necessary they are additions to existing sites and would encourage prompt enforcement action to prevent new sites being set up without planning permission.

APC would welcome a policy that where development of a new site is being proposed, the applicant must specifically demonstrate that there is sufficient infrastructure to support the development before any building work commences. All new sites and extensions of existing sites must be fully compliant with all other policies in the Plan.

Continued.../

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

/...

Tables 9 and 10: Proposed site allocations for Gypsy and Travellers:

It should be noted that DS50 Burnt Hill is within the parish of Dunsfold, not Alfold.

Economic Prosperity:

APC would support the retention of small business units where viable. APC supports the encouragement of home working. APC also supports the encouragement of retail units to serve local needs.

Tourism:

Tourism should be encouraged both on a rural scale, for example B&B and glamping sites, and where appropriate, larger scale development such as hotels.

Protecting places:

APC wishes to see a general policy protecting rural villages from losing their identity by the introduction of buffer zones.

Yours faithfully

Beverley Weddell
Clerk to Alfold Parish Council

ALFOLD PARISH COUNCIL

9 July 2018

Ms Nicola Martin
Planning Department
Waverley Borough Council
The Burys
Godalming
GU7 1HR

Dear Ms Martin

RE: WA/2018/0977 Erection of 8 dwellings and a building to provide a mixed use retail (Class A1) and Café (Class A3) together with associated works; provision of a village parking area and open space. Chapel Field, Loxwood Road, Alfold.

Alfold Parish Council has considered this application and have the following comments:

1. The applicant has made a number of previous applications in respect of this site, which have been refused by Waverley and on appeal. The main grounds have been the position of the site which adjoins the Conservation Area and the number of houses and design which had an urbanising effect on the adjoining village.
2. Since then, the land to the rear of the site (which was formerly part of the holding) has been acquired by Surrey County Council, who have granted themselves permission for three large buildings to be used as supported living accommodation. This has had the effect of enclosing the application site by buildings.
3. Further, the applicant has on this application significantly reduced the number of houses and introduced two aspects which benefit the village, namely parking on the site for the benefit of occupants of nearby houses who currently have to park on the road (which is an area of frequent traffic accidents) and parking for the Alfold Chapel. The applicant has also agreed with Surrey Highways to implement the traffic calming scheme designed as a result of a transport feasibility study, which also includes provisions to hopefully reduce the risk of such accidents.

The application also includes and provision of a shop and café with parking, together with a communal area, all of which it is hoped will be viewed as an additional facility for the village. (It is intended the shop will complement the existing village shop by providing goods and services not currently available.)

4. Therefore, strictly subject to the above being part of the permission, and enforceable, the parish council SUPPORTS this application, subject to Grampian conditions or an enforceable planning agreement, for the following:
 - a) Provision for ten parking spaces for us by occupants of the adjoining village area and ten parking spaces for us of Alfold Chapel, such parking to be provided at no cost (but with provision for contribution to cost of maintenance).

- b) Prior to occupation, the traffic calming scheme as submitted with the application is approved and agreed to be implemented by the Highways Authority.
- c) Prior to occupation of the residential units, the shop and café are constructed and ready for occupation.
- d) The applicant agrees terms with Southern Water as to the implementation of any alterations or required improvements to the foul drainage system serving the site.
- e) The applicant provides details of a scheme for surface water drainage that meets the requirements of the Lead Local Flood Authority.

Yours sincerely

Beverley Weddell
Clerk to Alfold Parish Council

ALFOLD PARISH COUNCIL

9 July 2018

Ms Nicola Martin
Planning Department
Waverley Borough Council
The Burys
Godalming
GU7 1HR

Dear Ms Martin

RE: WA/2018/1044 Consultation under Regulation 3 for construction of supported living accommodation for adults with autism and high support needs within use Class C3(B). Site of former Lindon Farm, Rosemary Lane, Alfold.

Alfold Parish Council has no objection to this application but would ask that it is ensured that the surface water drainage is such that no surface water from the site escapes so as to flood adjoining land.

Since construction of the new tarmac access road, during heavy rainfall, the resultant surface water runs down onto Rosemary Lane, which has no kerbing or gutter.

This has resulted in the surface stones being washed down the lane and land at the edge of the lane being scoured out which has caused dangerous ruts. This can lead to damage to vehicles as there is little room for two vehicles to pass.

Yours sincerely

Beverley Weddell
Clerk to Alfold Parish Council