

ALFOLD PARISH COUNCIL

MINUTES of the Alfold Parish Council Meeting held on **Thursday 7th February 2019** in the Green Room, Alfold Village Hall.

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

Eight members of the public were in attendance.

Apologies: Apologies for absence had been received from Mr Alasdair Denton-Miller and Cllr Kevin Deanus.

19/014	Representations from members of the public	ACTION
	The owners of land adjacent to the recently approved application for 23 houses at Brockhurst Farm advised the parish council that they wished to offer their land as a potential site for housing through the neighbourhood plan. The Chairman advised that the parish had provided its allocation and there were no plans to allocate sites.	
19/015	Declarations of interest Mr Mouring declared a personal interest in planning application WA/2019/0092.	
19/016	Neighbourhood Plan Update Mr Denton-Miller advised that he was due to meet Maggie Williams to drive around the parish, with particular attention to local green spaces and strategic gaps.	
19/017	Planning. Summary of the status of recent planning applications for information only WA/2018/2120 Erection of extension and alterations. Brookfield, Horsham Road, Alfold. Full permission WA/2018/1945 Erection of 8 dwellings and formation of new access to Loxwood Road. Land South of Junction with Sachel Court Drive, Loxwood Road, Alfold. Invalid WA/2018/1971 Stationing of replacement log cabin for an agricultural worker. Turtles Farm, Rosemary Lane, Alfold. Full permission WA/2018/1921 Erection of a non-illuminated sign. Land West of Sweeters Copse, Loxwood Road, Alfold. Full permission WA/2018/1710 Certificate of lawfulness under S191 that planning permission re hotel and lodge accommodation has been implemented. Wildwood Golf and Country Club. Certificate of lawfulness granted	
19/018	Planning After full consideration of the following applications, the parish council resolved to comment as follows:	

WA/2019/0092 Erection of a 100 standing covered stand; erection of a 50-seater stand and associated works. Alfold Recreation Ground. **No comment**

WA/2019/0026 Application under S73a to vary condition of planning application WA/2015/0695 to allow increase of floor area of 63sqm to mezzanine. Building 213, Dunsfold Park. **Letter of comment appended.**

WA/2018/2264 Erection of 56 dwellings including 17 affordable dwellings with associated parking and open space following demolition of existing buildings. Alfold Garden Centre. **Letter of objection appended**

WA/2018/2032 Hybrid application for the erection of buildings for B1 (12560sqm) and B8 (870sqm) floorspace, parking and landscaping. Dunsfold Park. **Letter of comment appended.**

19/019

General Matters

Regarding Cala Homes request to use the area of common land within the development site for temporary parking between May and December, it was agreed that the parish council had no objection provided that the surface would be grasscrete which would be relaid on the land adjacent to the pumping station and at the village hall when no longer required. Cala Homes to be reminded that it was not in the parish council's remit to permit the use of common land for parking.

The Clerk advised that Dunsfold Park had invited members of the parish council, who had been unable to attend previously, to go on a tour of the site which could be arranged for an evening or Saturday morning.

19/020

Next meeting

Full Parish Council – 5th March 7.30pm, Alfold Village Hall

There being no further business, the Chairman closed the meeting at 21:50

ALFOLD PARISH COUNCIL

18 February 2019

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

Dear Ms Kellas

RE: WA/2018/2032 Hybrid application for the erection of buildings for B1 (12560sqm) and B8 (870sqm) floorspace, parking and landscaping. Dunsfold Park, Stovolds Hill, Cranleigh

Alfold Parish Council were surprised to receive this notification of this planning application because:

1. The application was lodged by the intended tenant not Dunsfold Park.
2. The siting of the business unit is outside the business park as represented by the Illustrative Master Plan, and the applicant makes it clear that if for any reason the main development permitted under WA/2015/2395 did not proceed, consent under this application could still be implemented.

The parish council had concern in those circumstances as to whether the total floorspace of this application would apply to that set out in WA/2015/2395 and in accordance with LPP1 Policy SS7, and whether the conditions under WA/2015/2395 would apply in respect of any permission given under this application.

The parish council met with the planning representative of Gordon Murray Design and the Planning Officer to ascertain reasons for the relocation of the proposed buildings from the business park area shown in the Illustrative Master Plan and were advised by Gordon Murray's representative that this was the only land that was offered to them. The representative did explain that it was necessary to secure the planning permission and implement it to secure occupation within the near future.

The parish council also asked the Planning Officer to confirm that the floorspace of the application would be included within the total commercial floorspace permitted under WA/2015/2395 (which the Planning Officer subsequently did) and the parish council also queried how the conditions that apply to said main planning permission would apply to this application if permitted.

The parish council subsequently met with representatives of Dunsfold Park in connection with commencement of consultation for the Masterplan and were advised in respect of the above point on location that Dunsfold Park could not offer any land within the business park area as shown on the Illustrative Masterplan as it would not be available within the

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timescale required, due to the presence of an existing tenant. No information was given as to the ability to relocate such tenants.

Therefore, at a subsequent meeting of the full parish council, despite concerns that this application does not comply with the conditions under WA/2015/2395 or LPP1 Policy SS7, it was decided not to object to this planning application provided that:

1. It is dealt with as an exception and that future applications would accord with the emerging Masterplan.
2. That the additional floorspace granted under this application would form part of the overall within the Masterplan as permitted under WA/2015/2395.
3. All appropriate conditions of permission WA/2015/2395 would be applied to this application.
4. If construction of the new access road is not included within the above conditions then a condition should provide that access must be via the new road as soon as it is built.
5. That the commencement of implementation of this permission would trigger the start of the S106 obligations under the main permission.

Yours sincerely

Beverley Weddell
Clerk to Alfold Parish Council

ALFOLD PARISH COUNCIL

15 February 2019

Ms Gemma Paterson
Planning Department
Waverley Borough Council
The Burys
Godalming
GU7 1HR

Dear Ms Paterson

RE: WA/2018/2264 Erection of 56 dwellings including 17 affordable dwellings with associated parking and open space following demolition of existing buildings. Alfold Garden Centre, Horsham Road, Alfold.

Alfold Parish Council object to this application as presented.

The planning application is for 56 houses on a brownfield site but outside the settlement boundary in countryside beyond the green belt.

Alfold village is described in the Local Plan Part 1 as a small village with limited infrastructure. It was allocated a minimum of 125 new units to be provided by 2032 and this number has been achieved to date by new units or extant permissions. The parish council is aware of pending applications for a further ten units in the pipeline.

Alfold Rural Housing Initiative, as accepted by Waverley, showed that Alfold residents preferred smaller developments of 6 houses or fewer. This view was repeated in the public response to a recent the Neighbourhood Plan survey.

Notwithstanding the above, the village already has one site being built of 55 units (Sweeters Copse) and an extant permission for 26 units (Brockhurst).

The applicants have tilted this application to exclude provisions in the Local and emerging Neighbourhood Plan. This is clearly because the applicants prefer to argue the provisions of the NPPF to promote this development. No doubt the planning officers will offer councillors guidance on the relevance of Local Plan Part 1 to this application.

So far as the Neighbourhood Plan is concerned, the site appraisal which includes this site has now been published on the parish council website before consultation which is now proceeding. It is relevant that on the Brockhurst appeal, the Planning Inspector's reference to the emerging Neighbourhood Plan was that it had not identified sites for further development, which it now has.

Even under the NPPF, the fact that the site may be brownfield does not mean the development can be so intensive and urban as proposed. It would be wrong and against the NPPF provisions to allow such an urban style development in a rural situation.

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Therefore, the objection of the parish council on the relevant planning principals and policies are:

1. It does not accord with the provisions of the Local Plan Part 1 as to the limited development applicable to Alfold.
2. It does not accord with the provisions of the emerging Neighbourhood Plan.
3. It does not accord with the NPPF as to the development of such an urban style in a rural situation.
4. The fact that the site may be brownfield in whole or in part does not mean the development should be so large and intensive having regard to its location. The Planning Inspector for the Brockhurst appeal described the plan for 39 units as 'an unacceptable degree of harm to the intrinsic character and beauty of the countryside' and that appeal was dismissed.

In addition, the parish council have received many representations from residents on details of the application including

- a) Surrey County Council as the Lead Local Flood Authority have objected to the existing provisions for surface water drainage and it must be remembered that Alfold suffers from surface water flooding regularly.
- b) Although Thames Water have not objected (as they cannot), it would be necessary for remedial measures to upgrade the foul water drainage system in Alfold, currently in the early stages of planning, to be completed BEFORE any commencement of development; any permission should contain such a condition.
- c) The site is outside the settlement boundary and would not form an integral part of the village.
- d) The site is in countryside beyond green belt where such an urban development is inappropriate notwithstanding on a brownfield site.
- e) Such development will encourage further development to the rear of the proposed site (as stated by the applicants in a meeting with the parish council), joining up the existing houses on the B2131 and creating a mass of housing in Alfold which would be against the Local Plan and NPPF provisions for development in the countryside.
- f) Notwithstanding the applicant's statements in relation to access from the site, local residents who have lived there for many years say the pedestrian access is unsafe and unsuitable for children to walk to the nearest bus stop or access the village due to the narrow width of the pavement. There is considerable traffic and accidents are common.
- g) There is a paucity of infrastructure in Alfold (as recognised by the Local Plan) such as:
 - i) drainage (as above)
 - ii) Transport. The current bus service only runs every two hours and there is no bus to Cranleigh on a Saturday. Further, it is stated in the national press that bus services are likely to be reduced in the near future.
 - iii) No school.
 - iv) No medical centre.
 - v) Lack of suitable shops. Whilst the petrol station shop is nearby, it is small with limited supplies and expensive therefore not suitable for everyday shopping.
- h) There is no evidence of demand. It is clear that similar sites in Cranleigh are struggling to sell such properties.
- i) The affordable housing is lumped together next to the main road.

- j) There is a lack of screening for the adjoining Hatch Close. (We are advised that the residents object to this application notwithstanding the statement in the application.)
- k) The development does nothing to benefit the village itself as to its vitality, facilities or (after completion of construction) economy.

Notwithstanding this objection to the development the parish council acknowledge some residential development is appropriate on the site as noted in the pre-application response and remain willing to consult with the applicants and their advisers.

Yours sincerely

Beverley Weddell
Clerk to Alfold Parish Council

ALFOLD PARISH COUNCIL

18 February 2019

Ms Rachel Kellas
Planning Department
Waverley Borough Council
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Godalming
GU7 1HR

Dear Ms Kellas

RE: WA/2019/0026 Application under Section 73a to vary condition 2 of WA/2015/0695 to allow increase of floor area of 63sqm to mezzanine. Dunsfold Park 213

Alfold Parish Council has considered this application and has no objection, provided that the additional floor area of 63sqm is included within the total permitted for the site under planning permission WA/2015/2395 and in accordance with the Local Plan Policy SS7.

Yours sincerely

Beverley Weddell
Clerk to Alfold Parish Council