

ALFOLD PARISH COUNCIL

MINUTES of the Alfold Parish Council Annual Meeting held on **Tuesday 7th May 2019** at Alfold Village Hall.

Present: Mrs Penni Mayne (Chairman); Mr Chris Britten; Mrs Mary Brown; Mr Rick Dyer; Mr Adrian Erricker; Mr Alasdair Denton-Miller; Mr Wayne Mouring; Mrs B Weddell (Clerk)

Cllr Kevin Deanus, Mr Nik Pidgeon, Mrs Betty Ames and four members of the public were in attendance.

Apologies: There were no apologies for absence.

19/031	Election of Chairman	ACTION
	Proposed by Mr Denton-Miller, seconded by Mr Erricker and agreed unanimously, Mrs Penni Mayne was elected Chairman of the Parish Council for the ensuing year.	
	Mrs Mayne thanked retiring members Mr Nik Pidgeon, Mrs Betty Ames and Mr Nigel Budd, for their service. Mr Pidgeon had been an outstanding Chairman for the previous term and Mrs Ames had served as an Alfold Parish Councillor continuously for 48 years. Mrs Ames wished to thank Derek Uridge for co-opting her to the parish council all those years ago, and Cicely Green who she had worked with on the council for many years, including achieving the development of Chilton Close. Mrs Ames wished the new parish council well for the future.	
19/032	Election of Vice Chairman	
	Proposed by Mrs Mayne, seconded by Mr Denton-Miller and agreed unanimously, Mr Erricker was elected as Vice Chairman of the Parish Council for the ensuing year.	
19/033	Declarations of Acceptance of Office	
	Members signed Declarations of Acceptance of Office.	
	Members were reminded to submit their Declarations of Interest to the Clerk as soon as possible.	
19/034	Representations from members of the public	
	There were no representations from members of the public.	
19/035	Declarations of interest	
	Mr Erricker declared a personal interest in planning application. WA/2019/0586.	
19/036	Minutes	
	The minutes of the parish council meeting held on 5 th March were approved as a correct record of the meetings and signed by the Chairman.	
19/037	Clerk's report	
	The Clerk reported that the repairs to the playground had been carried out and that recent damage to an additional piece of equipment would be repaired that week. The wooden posts around the village green had been	

replaced. The Clerk would try to source reflectors for the posts on the roadside so that the broken black and white plastic posts could be removed.

Clerk

Unfortunately, fly tipping had continued at the pond, and the parish council would need to pay for this to be burnt on site. The Clerk would send a letter to nearby residents asking them to be vigilant and report any incidents to the Clerk. Unfortunately, if the fly tipping continued, the area would need to be closed from the public.

Clerk

19/038 Committees and Areas of Responsibility

The following were agreed:

Neighbourhood Plan Steering Group	All members
Playground	Mr Denton-Miller
Jubilee Pond	Mr Erricker
Cemetery	Mr Mouring
Notice Boards	Mr Dyer
Finance	Mr Denton-Miller
Police Liaison	Mr Mouring
Eastern Villages Task Group	Mr Britton
Surrey Local Committee Representative	Mr Britton
SSALC Representative	Mr Britton
Flooding	Mr Erricker
Sports Council Representative	Mr Erricker
Village Hall Representative	Mr Dyer
Gatwick/CAGNE Liaison	Mrs Brown and Mrs Mayne

19/039 Henry Smith Charity Accounts YE 31.12.18

The accounts and balance sheet for Alfold Henry Smith's Charity for the year ending 31.12.18 were approved by the council and signed by the Chairman.

19/040 Neighbourhood Plan Update

The Neighbourhood Plan Steering Group had met on the 1st May and were preparing for the Public Consultation which would be held on 20th May.

Mr Denton-Miller advised that he would submit the end of year grant funding report and that the unspent funds would need to be repaid and then a new grant applied for for the current financial year.

The Clerk advised that Waverley were seeking advice regarding whether they would be required to hold a consultation on the amended Area of Designation.

19/041 Accounts for Payment

The following payment was approved:

Richard Walker Installing Wooden Posts £585

19/042 Planning. Summary of the status of recent planning applications for information only

SO/2019/0004 Request for screening opinion for outline application for development of land for up to 80 dwellings. Land West of Sweeters Copse, Loxwood Road. **No Environmental Impact Assessment required.**

NMA/2019/0043 Amendment for internal changes to layout and amendment to the roof light. Chestnut Cottage, Loxwood Road. **Full permission.**

WA/2019/0452 Certificate of lawfulness under section 192 for erection of a pool house and associated outbuilding. Alfold Cross, Guildford Road.

Approved.

WA/2019/0436 Erection of a single storey extension. Alfold Cross, Guildford Road. **Full permission.**

WA/2019/0401 Erection of 8 houses and formation of new access to Loxwood Road. Land South of Junction with Sachel Court Drive. **Refused.**

WA/2019/0092 Erection of a 100 standing covered stand; erection of a 50 seater stand and associated works. Alfold Recreation Ground. **Full permission**

WA/2019/0026 Application under Section 73a to vary condition to allow increase in floor space of 63sqm to mezzanine. 213 Dunsfold Park. **Full permission**

WA/2019/1846 Landscaping amendments anaerobic digestion facility. Land at Dunsfold Park. **Full permission**

19/043

Planning

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

NMA/2019/0065 Amendment to WA/2018/1558 for alterations to elevations. Velhurst Farm, Rosemary Lane. **No comment.**

WA/2019/0586 Erection of extension and alterations. Dove Cottage, Loxwood Road. **No comment.**

WA/2019/0575 Erection of a dwelling and associated works. Land at Plot 1 Adjacent Byway Cottage, Dunsfold Road. **Letter of objection appended.**

SO/2019/0005 Request for screening opinion for construction of a new access road from the A281 into the Dunsfold Park site. Runway Extension, Dunsfold Park. **No comment.**

19/044

Items of business for information or inclusion on a future agenda

Mr Erricker requested investigation into the possibility of installing village gateway signs on the A281. The Clerk advised that this would be a project to put forward at Eastern Villages Task Group. The Clerk would also find out the likely cost for the parish council to consider providing the funding.

Clerk

Mr Dyer reported the narrowing of the pavement along the A281 towards White Lea and he would report this via Surrey Highways website.

R Dyer

Cllr Deanus advised that Surrey Highways were carrying out a further feasibility study for the new pavement along Dunsfold Road. It was hoped that work would start this year.

19/045

Next meetings

Planning– 13th June, 7.30pm, Green Room, Alfold Village Hall
Full Parish Council – 9th July, 7.30pm, Alfold Village Hall

There being no further business, the Chairman closed the meeting at 21:20.

ALFOLD PARISH COUNCIL

13 June 2019

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

Dear Mr Inglis,

RE: WA/2019/0575 Erection of a dwelling and associated works. Adjacent Byway Cottage Land At Plot 1, Dunsfold Road, Alfold.

Alfold Parish Council (APC) has considered this application and strongly object to it on the basis set out in this letter.

There is an existing planning permission WA/2014/1518 on this site for development of two houses. APC did not object to that application but requested that the land now subject of this application be included within the residential curtilage of Plot 1, and this was contained in condition 11 of that planning permission.

Despite the condition, in the layout of the fencing and positioning of the garage it seems clear that the applicant never intended to fully implement the existing planning permission. If that is the case, the proper course of action would have been to appeal that condition not implement the development in part.

There is passing reference in the statement of the applicant that the size of the garden is disproportionate to the house. APC then questions why the application site was included as the garden of Plot 1 in the initial application. In any event, APC does not accept this; if one looks at the other semi-detached houses in the row of dwellings all the gardens are considerably larger than those provided for the new approved dwellings.

This is an example of development by stealth.

APC would also refer to the relevant planning policies as follows:

1. Local Plan – Waverley’s Local Plan Part 1 was adopted in February 2018, in addition the retained policies of the previous 2012 plan were identified. The Local Plan describes Alfold as a village without infrastructure and under planning policy ALH1 states a minimum requirement of 125 residential units by 2032, of which 131 have already been granted permission and there are other applications and appeals in hand, which would easily exceed that number at this early stage in the life of the Local Plan. Therefore, the applicant’s contention there is a need for housing is rebutted.

2. NPPF – Although the golden thread of the NPPF supports development, it also requires the development to be sustainable and design of good quality. The development of this site is not sustainable, there is not sufficient infrastructure, in particular drainage.

The NPPF states that planning decisions should support development that makes efficient use of land taking into account the desirability of maintaining an area’s prevailing character and setting, including residential gardens. The proposed development does not maintain the

prevailing character of this rural setting. The development would make no contribution to the village as required by the NPPF.

APC has considered the design of the application and acknowledges the reduction from two additional dwellings to one, however they find the revised proposal is still overdevelopment of the site with a lack of residential amenity. Due to the restricted space available on the site, the parking provisions would still result in dangerous traffic manoeuvres with the possibility of vehicles reversing onto the main road or vehicles being parked on the main road. The site overlooks the village playground.

In summary, the application does not meet the criteria of the local plan and would result in overcrowded overdevelopment, which is unnecessary. Therefore, the parish council requests that this application be refused.

However, notwithstanding the above, if officers are minded to grant permission, APC would seek a condition of such permission that the developer does not damage the rear hedge which belongs to APC, although agreed pruning where the hedge overhangs the applicant's land would be considered. APC seeks this condition as the developer did on the adjoining site, without reference or permission of APC, remove a section of hedge later replacing it with close board fence. This followed the discharge of Condition 6 of the planning permission after the applicant submitted a landscaping scheme that detailed the hedging to be retained.

Yours sincerely

Beverley Weddell
Clerk to Alfold Parish Council