

ALFOLD PARISH COUNCIL

MINUTES of the Alfold Parish Council Meeting held on **Thursday 8th June 2017** in the Tennis Club Room at Alfold Sports and Social Club.

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

Apologies: Apologies for absence had been received from Mr Denton-Miller and Mrs Ames, which were accepted. Cllr Deanus also sent his apologies.

17/057 **Declarations of interest pertaining to agenda items**
Mr Erricker declared a personal interest in planning application WA/2017/0758.

17/058 **Planning**
After full consideration of the following applications, the Parish Council resolved to comment as follows:

- a) WA/2017/0789 Erection of an equestrian barn for the mixed use stabling of private and livery horses together with a horse walker. Alfold Farm, Loxwood Road, Alfold. **Letter of objection appended.**
- b) WA/2017/0758 Erection of an extension to existing dwelling to provide two additional dwellings. Alfold Farm Bungalow, Loxwood Road, Alfold. **Letter of objection appended.**
- c) PRA/2017/0004 GPDO Prior Notification application for change of use of agricultural building to two dwellings and associated operational development. Fastbridge Farm, Guildford Road, Alfold. **No comment.**
- d) WA/2017/0104 Outline application for up to 39 dwellings, provision of public open space and SuDS attenuation with all matters reserved except access. Land Adjoining Brockhurst Farm, Dunsfold Road, Alfold. Revised block plan and number of dwellings reduced to 29. **Letter of objection appended.**

17/059 **Planning. Summary of the status of recent planning applications for information only**
NMA/2017/0074 Amendment to WA/2015/0695 for alterations to car parking layouts, elevations and electrical distribution and refuse stores. Dunsfold Park. **Non-material amendment allowed.**

PRA/2017/0003 GPDO Prior notification application for change of use of agricultural building to two dwellings. Fastbridge Farm, Guildford Road, Alfold. **Prior approval refused.**

PRA/2017/0002 GPDO Prior notification application for change of use of agricultural building to industrial units. Fastbridge Farm, Guildford Road, Alfold. **Prior approval granted.**

ACTION

		ACTION
	WA/2017/0499 Erection of extension and alterations to existing dwelling to provide four flats. Dolphin Cottage, Dunsfold Road. Full permission.	
17/060	Neighbourhood Plan Update There was nothing to report in Mr Denton-Miller's absence. It was agreed that another meeting would be required regarding arrangements to launch the Neighbourhood Plan at the Alfold Sports Day on 1 st July. The Clerk would ask Mr Denton-Miller to arrange a meeting.	Clerk/Mr Denton-Miller
17/061	Accounts for payment The attached Order for payments was approved and signed.	
17/062	Correspondence A member of the public had contacted the parish council concerned about the safety of the trees at Jubilee Pond. It was agreed that a tree surgeon would be contacted and any work required would be carried out in the autumn. Mr Richard Cooke had sent revised proposals for Chapel Field. Members were asked to make any comments to the Clerk within 7 days.	Clerk Mr Pidgeon
17/063	Items of business for information or inclusion on a future agenda The parish council were asked to provide an initial list of bullet points for a statement for the Dunsfold Park public inquiry. The Chairman would draft. On behalf of the sports club, Mr Mouring advised that the football club had remained in the county league and would be required to have a permanent fence around the pitch. He advised that this would be post and rail in keeping with existing fencing. There was no objection from the parish council, subject to the provisions of the lease. Mr Erricker reported that Glendale appeared to have stopped cutting the grass on the common. He would contact Waverley for an update. Mr Budd advised that he was trying to get Speedwatch up and running again but was short of volunteers. Criteria for where the Speedwatch could be placed had changed, however, they would be allowed to operate on the A281. Mr Budd would speak to the Community Payback team regarding possible clearing of footpaths.	Mr Pidgeon Mr Erricker Mr Budd
17/064	Next meeting Tuesday 4 th July 7.30pm, Alfold Village Hall	

There being no further business, the Chairman closed the meeting at 21:10.

ALFOLD PARISH COUNCIL

19 June 2017

Ms Jennifer Samuelson
Planning Department
Waverley Borough Council
The Burys
Godalming
GU7 1HR

Dear Ms Samuelson

RE: WA/2017/0104 Outline application for up to 45 dwellings, provision of public open space and SuDS attenuation with all matters reserved except access. Land Adjoining Brockhurst Farm, Dunsfold Road, Alfold.

Alfold Parish Council notes the revised plans submitted in relation to the above application and the reduction to 39 dwellings. The parish council considers that their reasons for objection outlined in their letter of 23rd February 2017 have not been addressed, therefore the parish council's objection still stands.

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

12 June 2017

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

Dear Ms Clarke

RE: WA/2017/0789 Erection of an equestrian barn for the mixed-use stabling of private and livery horses together with a horse walker. Alfold Farm, Loxwood Road, Alfold.

Alfold Parish Council (APC) note that the building has already been constructed and is in use (contrary to what is stated in the application form). Having regard to previous activities on this site and discussions with planning officers, this shows a complete disregard for the planning process. APC note that they have had to deal with seven applications on this site in the recent past, more than any other within the parish.

The application is purported to be made by a potential purchaser of one of the units of the building, which was previously an equestrian barn, and now being converted to residential units following permission on appeal.

However, APC note that the signage on the barn is in the name of 'Crumley Equestrian' (reference to this organisation is on the internet) and that as far as can be ascertained, existing users are the same as those of the abovementioned equestrian barn, now partly demolished. The application also refers to this 'purchaser' negotiating for additional land and APC would estimate that for 12 horses 6 to 10 acres would be needed.

In respect of the question of an equestrian barn at this location, particularly as regards commercial use, APC would refer officers to the statement made on behalf of the landowner in that planning application (WA/2016/0683), in which it was stated that the commercial venture had failed on four separate occasions and that it was acknowledged in that statement that an equestrian facility with commercial vehicles and horse box movements would a) be out of context in regard to the amount of residential units on the site; b) such use would have a detrimental effect on the amenity of nearby residents; c) the site is not well located to provide accessible off-site hacking .

These were statements made by the site owner on the said application. We would also refer officers to policy RD13, which relates to non-commercial use should be small in scale, which this proposed development is not, and RD14 relating to commercial element such that permission should only be granted in the event that a) it is not possible to reuse existing buildings (the existing stable being demolished); b) that there is sufficient offsite riding (it is noted that riders from this site often ride through the village which is well known as being congested; c) does not generate future requirement for new accommodation (see other applications made in respect of this site).

Further, insufficient detail has been provided as to the disposal of foul and surface water, which is crucial for this site. We believe that wastewater from the stable yard runs directly into nearby a ditch without any treatment nor indeed permission from the ditch owner.

There has been some other development surrounding this site, as a result of which it has become virtually impossible for large lorries to enter the site without reversing in, thereby holding up traffic near the blind bend just south of the site. With an increasing number of residential units nearby and the ongoing horse-bedding business carried out at the site, further intensification of the equestrian use with the associated lorry movements would raise concern as to the safety of such vehicles. The applicant does not make it clear whether an existing horse bedding business, which has caused concern to nearby residents in respect of traffic movements and the regular shedding of the plastic load through the village. If officers are minded to grant permission, APC would request a condition requiring the horse bedding to cease, to prevent overdevelopment of the site in the interests of the residential amenity.

Therefore, Alfold Parish Council objects to this application.

Yours sincerely

A handwritten signature in black ink, appearing to read 'B Weddell', with a stylized flourish at the end.

Beverley Weddell
Clerk to Alfold Parish Council

ALFOLD PARISH COUNCIL

12 June 2017

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

Dear Ms Clarke

RE: WA/2017/0758 Erection of an extension to existing dwelling to provide two additional dwellings. Alfold Farm Bungalow, Loxwood Road, Alfold.

Alfold Parish Council (APC) notes that this application follows a previous application for five houses, which was refused, and seeks to address the reasons for refusal by reducing the number of units to three and leaving the building as a single-storey building.

However, APC still feels that three units of this size and density will create an urbanising effect and as such would be inappropriate outside the settlement boundary in countryside beyond the Green Belt adjoining the Conservation Area. Waverley can demonstrate a 5-year housing land supply, therefore Policy C2 should be given weight. APC considers that single-storey building of two units in this location would be more appropriate.

APC is concerned that again, there are no details of how the applicant proposes to deal with disposal of foul and surface water. The SUDs report submitted with the application is the 2015 report prepared in connection with the nearby equestrian barn conversion to residential units. The surface water from this site flows directly into a nearby ditch without consent from the ditch owner the owner. If officers are minded to grant permission, APC would request that a detailed drainage strategy for the disposal of both foul and surface water be submitted before any planning permission is granted on this site.

Therefore, Alfold Parish Council objects to this application, as presented.

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

Schedule of receipts and order for payments for June 2017

To be approved under Agenda item 7 at the Parish Council meeting on 8.6.17

RECEIPTS

Payer:	Detail:	Amount:
	Total	£

PAYMENTS

Payee:	Detail:	Amount:
B Weddell	June salary	£ 579.72
Amazon	Paper (re DP)	£ 59.90
	Total	£ 639.62

EXPENDITURE TO BE RATIFIED – paid since last Parish Council Meeting:

Payee:	Detail:	Amount:
Johnstone Grounds	May grasscutting	£ 750.00
B Weddell	May salary	£ 579.72
B Weddell	Travel (train to London & parking)	£ 35.90
Amazon	Colour laser toner (re DP)	£ 145.95
	Total	£1511.57

Total receipts £

Total expenditure £2151.19

Signed by Chairman: Date:

Signed by Councillor: Date:

Signed by Clerk/RFO: Date: