

ALFOLD PARISH COUNCIL

MINUTES of the Alfold Parish Council Meeting held on **Thursday 9th February 2017** in the Green Room at Alfold Village Hall.

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

Cllr Kevin Deanus and one member of the public were in attendance.

Apologies: Apologies for absence had been received from Nigel Budd, which were accepted.

ACTION

- 17/013** **Declarations of interest pertaining to agenda items**
Mrs Ames declared a personal interest in planning application WA/2017/0098.
Mr Denton-Miller declared a prejudicial interest in planning application WA/2017/0104 and left the meeting when the item was discussed.
- 17/014** **Planning**
After full consideration of the following applications, the Parish Council resolved to comment as follows:
- a) AG/2017/1114 G.P.D.O. part 6; erection of agricultural storage barn. Alfold Farm, Loxwood road, Alfold. **Letter of comment appended.**
 - b) CA/2017/0010 Alfold Conservation area removal of tree. St Nicholas Church, Rosemary Lane, Alfold. **No comment.**
 - c) WA/2017/0098 Consultation on a County Matter detailed landscape scheme submitted pursuant to Condition 20 of planning permission WA/2012/0940 (AD Plant). Land at Dunsfold Park, Stovolds Hill, Cranleigh. **Letter of comment appended.**
 - d) 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. **Letter of objection appended.**
- 17/015** **Planning. Summary of the status of recent planning applications for information only**
WA/2016/2287 Erection of 5 dwellings following demolition of existing dwelling. Alfold Farm Bungalow, Loxwood Road, Alfold. **Refused.**
- 17/016** **Neighbourhood Plan**
- a) Update: The Chairman advised that he was due to have a meeting with Waverley the following week with Mr Denton-Miller and the Clerk to discuss the neighbourhood plan and Waverley's Local Plan Part 2 and would report at the next meeting. The Clerk advised that she was still awaiting a response from Ian Motuel at Waverley to confirm the number of existing permissions that would count towards the allocation for Alfold of 100.

- b) It was resolved that Colin Smith Planning would be appointed as consultant for the neighbourhood plan as per their fee proposal submitted, subject to being able to obtain grant funding via Locality.

17/017

Correspondence

Correspondence had been received from a resident concerned about the increasing amounts of litter and asking whether the parish council would organise an event as part of the Great British Spring Clean. It was agreed an event involving all the village clubs and organisations should be arranged and Mr Erricker would liaise with the other village organisations and the sports club. A member of the public commented that there is a tremendous build up of litter in the village and that Waverley aren't clearing it. Cllr Deanus would try to get a schedule for the litter picking in the village.

A Erricker

A resident had written to enquire about the status of the encampment on the A281 opposite Wildwood Lane. Cllr Deanus would ask the Waverley planning enforcement team.

17/018

Items of business for information or inclusion on a future agenda

The next Alfold Flood forum would take place at Alfold Village Hall on Friday 24th February at 1pm.

The Sports Club had asked again about who was responsible for maintaining the fences on the Sports Club grounds. The Chairman advised that the lease was silent on this matter, however, if the parish council was required to maintain the fences then it would require an increase in the annual rent to cover the cost.

The Clerk advised that there had been two recent burials in the cemetery and another scheduled for later in the month and that the parish council should be thinking about extending the cemetery into the field as spaces may run out within the next two years. The Clerk and the Chairman would discuss and report at the next meeting.

Clerk/N Pidgeon

17/119

Next meeting

Tuesday 21st March 7.30pm, Alfold Village Hall

There being no further business, the Chairman closed the meeting at 20:45.

ALFOLD PARISH COUNCIL

21 February 2017

Mr Myles Joyce
Planning Department
Waverley Borough Council
The Burys
Godalming
GU7 1HR

Dear Mr Joyce

RE: AG/2017/0004 G.P.D.O. Part 6; erection of agricultural storage barn. Alfold Farm, Loxwood Road, Alfold.

Alfold Parish Council considers that this application fails to comply with the requirements of Part 6 of the General Permitted Development Order.

Development must be reasonably necessary for the purposes of agriculture. The application states that the proposed development is required for the storage of hay and agricultural plant and machinery for the maintenance of the land. The application states that with regards to agricultural trade, hay *would be* sold from the site and additionally the land *would be* used for sheep grazing. In the planning statement for the applicant's recent application for change of use of equestrian buildings to residential at the same site, it is stated that the existing 'quasi commercial' use is as an equestrian facility run as a part livery/part stud farm/part competition yard; the demand for the site has reduced notably due to the economic downturn. The applicant then goes on to state that he is running a small/private competition yard but cannot make it pay. He then goes on to mention neighbours complaining of feed/hay/straw deliveries, which would imply that hay isn't currently being stored and sold from the premises. The parish council notes that the stated nature of the only business currently registered at the address is for the buying and selling of real estate.

The parish council considers, therefore that agricultural activity has not yet started and indeed we are not aware of any agricultural activity taking place on the site. Paragraph D.1 in Part 6 of the G.P.D.O clearly states that, for the purposes of Part 6, 'agricultural land' means land, which before development permitted by this part is carried out, is land in use for agriculture for the purpose of trade or business. The parish council would request that officers ensure they are satisfied there is existing agricultural activity for the purposes of trade or business at the application site.

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The parish council is concerned that the location of the proposed barn is not well-related to the existing farm buildings, and requiring a new track to be built for access has an unnecessary impact on the countryside. The parish council would query whether the location is too close to the existing nearby residence.

Yours sincerely

Beverley Weddell
Clerk to Alfold Parish Council

ALFOLD PARISH COUNCIL

23 February 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 (APC) have considered this application and object to it on the following basis:

1. **Planning policy.** The local plan prepared by Waverley has been submitted to the planning inspector and therefore its contents should be taken into account when considering this application. The suggested allocation for houses over the plan period in Alfold is 100, of which permission has been achieved for 82, leaving a balance of 18 which is deliverable over the plan period. The Local Plan goes on to say that development within Alfold should be on small sites and this accords with the parish housing needs survey carried out in December 2012, which was adopted by APC and accepted by Waverley. Waverley's pre-application advice states that any over-delivery past the allocated numbers in the pre submission Local Plan would simply not be sustainable.

Therefore, in the light of the Local Plan and other current planning policies, this permission would be inappropriate.

2. **Location.** The site is outside the settlement boundary of the village, on greenfield land and in an area of Great Landscape Value.

Further, the site virtually adjoins Dunsfold Park and with Dunsfold Park's proposed development, there is a danger of creating one conurbation including Alfold village. APC considers there should be a distinct separation between the village and Dunsfold Park.

3. **Highway.** The access is onto the Dunsfold road which is already burdened with considerable traffic from Dunsfold park and leads to the Alfold Crossways junction which is already over-burdened with traffic causing not infrequent accidents.

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4. **Infrastructure.** The site is in an isolated position without immediate access to services. It is acknowledged by Waverley that Alfold lacks infrastructure for considerable further development. The foul drainage system is at full capacity and subject of ongoing studies. The Planning Statement claims that the site is not at risk from groundwater flooding, however, properties in Green Lane were severely affected by groundwater flooding during the storms in 2013, therefore APC disputes this claim. Development on this site is not sustainable therefore it does not accord with Paragraph 55 of the NPPF.

5. **Design.** Although we appreciate this is only an outline application, by virtue of the number of units it is inevitable that there would be an urban element to this development which does not accord with the village setting nor does it propose that there would be a suitable mix of properties.

It is for the above reasons APC object to this application.

Yours sincerely

Beverley Weddell
Clerk to Alfold Parish Council

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23 February 2017

Mr Myles Joyce
Planning Department
Waverley Borough Council
The Burys
Godalming
GU7 1HR

Dear Mr Joyce

RE: WA/2017/0098 Consultation on a County Matter; detailed landscape scheme submitted pursuant to Condition 20 of planning permission WA/2012/0940. Land at Dunsfold Park, Stovolds Hill, Cranleigh.

Alfold Parish Council welcomes the use of native species for the proposed planting scheme, however we would ask that consideration be given to the use of species of Ilex to provide better screening during the winter months.

We would also request that officers are satisfied that the planting and height of the bund will provide the necessary screening to protect nearby residents from the visual intrusion from the AD plant.

Yours sincerely

Beverley Weddell
Clerk to Alfold Parish Council

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