

ALFOLD PARISH COUNCIL

MINUTES of the Alfold Parish Council Meeting held on **Thursday 6th April 2017** in the Green Room at Alfold Village Hall.

Present: Mr Nik Pidgeon (Chairman); Mrs Betty Ames; Mr Adrian Erricker;
Mrs B Weddell (Clerk)

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

		ACTION
17/035	Declarations of interest pertaining to agenda items Mrs Ames declared a personal interest in planning application WA/2017/0504.	
17/036	Planning After full consideration of the following applications, the Parish Council resolved to comment as follows: a) WA/2017/0504 Construction of a swimming pool and associated landscaping. Hawkins Barn, Stovolds Hill, Cranleigh. No comment. b) WA/2017/0504 Erection of extension and alterations to existing dwelling to provide four flats together with associated works. Dolphin Cottage, Dunsfold Road, Alfold. Letter of objection appended.	
17/037	Planning. Summary of the status of recent planning applications for information only There were no recent decisions to report.	
17/038	Neighbourhood Plan Update Mr Denton-Miller is arranging a meeting with Colin Smith Planning. There was nothing further to report.	
17/039	Correspondence Mr Richard Cooke had written with revised proposals for the development of Chapel Field, which were discussed. It was agreed that the parish council would continue discussions. The Chairman would contact Mr Cooke.	
17/040	Next meeting Tuesday 9th May 7.30pm, Alfold Village Hall	

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

ALFOLD PARISH COUNCIL

28 April 2017

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

Dear Ms Samuelson

RE: WA/2017/0499 Erection of extension and alterations to existing dwelling to provide 4 flats together with associated works. Dolphin Cottage, Dunsfold Road, Alfold.

Alfold Parish Council has no objection to development of this site in principle, however they do object to this application as presented.

Notwithstanding the Planning Inspector's decision regarding the previous application, the parish council considers that the current proposal represents overdevelopment of the site resulting in a cramped form of residential development, out of keeping with the rural area and that two 2-bed maisonettes would be more appropriate. The parish council maintains that the proposed development does not make the best use of the site and does nothing to enhance the local area, neither does it address the housing need which is for two and three bedroom units.

The parish council acknowledges that parking provision has increased from the previous application, however they consider the parking arrangements to be cramped, taking into consideration the narrow access road. Five allocated parking spaces fulfils the requirements of Waverley's borough-wide parking standards, however, contrary to the applicant's claims, residents of Alfold are reliant on the use of private cars. The site does have good access to the local bus service, however, that service is infrequent. There are very limited services within walking distance and the local rural roads are dangerous for all but the most experienced and hardy of cyclists.

The Sustainability Statement submitted with the application still states that surface water management will be by soakaways. It should be noted that soakaways are not suitable in this area of heavy clay soil. No mention is made of proposed foul water drainage. It is well documented that the existing foul drainage network in Alfold is over capacity and the parish council is concerned that if the proposed dwellings are connected to the existing network it will increase the risk of sewage flooding neighbouring properties. Consequently, the parish council would request that Thames Water, who would usually request Grampian conditions for developments in Alfold, are consulted on this application.

Continued/...

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Yours sincerely

Beverley Weddell
Clerk to Alfold Parish Council