

# ALFOLD PARISH COUNCIL

**MINUTES** of the Alfold Parish Council Meeting held on **Thursday 8<sup>th</sup> December 2016** 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;  
Mrs B Weddell (Clerk)

Two members of the public were in attendance.

**Apologies:** Apologies for absence had been received from Wayne Mouring and Nigel Budd, which were accepted.

- |               |  | ACTION |
|---------------|--|--------|
| <b>16/113</b> | <b>Declarations of interest pertaining to agenda items</b><br>Mr Erricker declared a personal interest in planning application WA/2016/2287.   |        |
| <b>16/114</b> | <b>Planning</b><br>After full consideration of the following applications, the Parish Council resolved to comment as follows:<br><br>a) WA/2016/2269 Erection of rear extensions and alterations. 8 Clappers Meadow, Alfold. <b>Letter of comment appended.</b><br><br>b) WA/2016/2287 Erection of 5 dwellings following demolition of existing dwelling (revision of WA/2016/2154). Alfold Farm Bungalow, Loxwood Road, Alfold. <b>Letter of objection appended.</b><br><br>c) WA/2016/2276 Certificate of Lawfulness under Section 191 for conversion of former milking parlour within barn into an independent residential dwelling and use of the building for C3 use. High Stovolds Farm, Stovolds Hill, Cranleigh. <b>No comment.</b><br><br>d) WA/2016/2168 Erection of two storey rear extension and detached single storey nurture unit with single storey temporary classrooms to be used during construction. The Little School, Loxwood Road, Alfold. <b>No comment.</b> |        |
| <b>16/115</b> | <b>Planning. Summary of the status of recent planning applications for information only</b><br>There were no recent decisions to report.   |        |
| <b>16/116</b> | <b>Draft Precept on Waverley Borough Council for the year ending 31.3.18</b><br>The proposed draft budget, as circulated, was approved subject to review and confirmation at the January meeting. A grant application from Alfold Youth Club was expected and would be considered at the January meeting.  |        |
| <b>16/117</b> | <b>Items of business for information or inclusion on a future agenda</b><br>Mrs Mayne would report on the recent CAGNE Parish Councils Forum meeting.  |        |

**16/118**

**Next meetings**

Full Council – 10th January 7.30pm, Alfold Village Hall

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

# ALFOLD PARISH COUNCIL

16 December 2016

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

Dear Ms Clarke

**RE: WA/2016/2287 Erection of 5 dwellings following demolition of existing dwelling.  
Alfold Farm Bungalow, Loxwood Road, Alfold.**

Alfold Parish Council OBJECTS to this application for the following reasons.

The application to replace one existing single storey dwelling with five two storey dwellings will have an urbanizing effect in the rural area. The proposed design fails to take the opportunity to improve the character and appearance of the area.

The parish council is particularly concerned about the impact on the character and setting of the adjacent Conservation Area. The barns within Alfold Business Centre, which are now converted to office and residential, have, in the most part, been kept to their original form, whereas the proposed suburban style dwellings would be out of keeping with the important character of the Conservation Area.

The proposed development is outside of Alfold's settlement boundary in countryside beyond the greenbelt and the parish council considers that no special circumstances exist for the development to comply with the NPPF or Waverley saved Policies C2, D1, D4, H4 and HE8.

The parish council is not satisfied that adequate provisions have been made for surface water and foul sewage disposal. The foul sewage network in Alfold is at capacity and any further connections to the system would increase the risk of sewage flooding of neighbouring properties. Should the applicant propose a private sewerage treatment package, the parish council is unlikely to agree an easement for discharge into Jubilee Pond and it is doubtful whether discharge of treated effluent into the pond, which is essentially a still body of water, would fulfill the requirements of the Water Frameworks Directive.

Waverley Borough Council is now able to demonstrate a five-year housing land supply and recent planning permissions for developments in Alfold will satisfy 50% of Alfold's anticipated housing requirements for the next ten years.

Alfold Parish Council considers that this application has failed to demonstrate that can deliver the three dimensions to sustainable development:

- An economic role – it is not demonstrated that the development would contribute to the village economy.

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- A social role – the proposed development is located in a remote location outside of the settlement boundary with limited access to services.
- An environmental role – the proposed development does not contribute to the environment and would increase demand on services, particularly drainage, in an area of the village that has in the past suffered from surface and foul water flooding.

For these reasons, Alfold Parish Council considers that there are no benefits of the development that would outweigh the harm, and therefore requests this application be refused.

Yours sincerely

Beverley Weddell  
Clerk to Alfold Parish Council

# ALFOLD PARISH COUNCIL

23 December 2016

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

Dear Ms Samuelson

**RE: WA/2016/2269 Erection of rear extensions and alterations, 8 Clappers Meadow, Alfold.**

Alfold Parish Council has no objection to this application, however, we would request that consideration be given to potential overlooking of number 9 Clappers Meadow, and would request a condition requiring obscured glazing to the new window on the south elevation. The parish council would also request that the officer is satisfied there would be no loss of light to number 7 Clappers Meadow.

Yours sincerely

Beverley Weddell  
Clerk to Alfold Parish Council

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