

ALFOLD PARISH COUNCIL

MINUTES of the Alfold Parish Council Meeting held on **Thursday 13th October 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; Mr Wayne Mouring;
Mrs B Weddell (Clerk)

Cllr Kevin Deanus and ten members of the public were in attendance.

Apologies: There were no apologies for absence.

16/093

Declarations of interest pertaining to agenda items

Mrs Mayne and Mr Pidgeon declared a personal interest in application WA/2016/1793. The Clerk declared a personal interest in application WA/2016/1872.

16/094

Planning

After full consideration of the following applications, the Parish Council resolved to comment as follows:

- a) PRA/2016/0018 and 0019 Prior notification for change of use of agricultural buildings to two dwellings and associated works. Units 1 and 2 High Stovolds Hill Farm, Stovolds Hill, Cranleigh. **No comment** (subject to confirmation that the application site is within Alfold parish).
- b) WA/2016/1872 Change of use of an existing outbuilding to provide an independent dwelling. Old Lock House, Knightons Lane, Dunsfold. **Letter of objection appended.**
- c) WA/2016/1793 Consultation under Regulation 3 for construction of supported living accommodation for adults with autism and high support needs within Use Class C3(b). Linden Farm, Rosemary Lane, Alfold. **Letter of comment appended.**
- d) WA/2016/1801 Alterations to existing garage to provide ancillary accommodation. Rooks Barn, Hall Place, Stovolds Hill, Cranleigh. **Letter of objection appended.**
- e) Appeal: WA/2016/1381 Part full/part outline application for up to 400 dwellings at Springbok Estate. **Further submission to the Planning Inspector appended.**

16/095

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

WA/2016/1522 Erection of a grain store with photovoltaic panels. Pound Lee Farm, Wildwood Lane, Alfold. **Full permission.**

WA/2016/1467 Construction of a horse walker. Wildwood Livery, Hook Street, Rudgwick. **Full permission.**

ACTION

WA/2016/0345 Erection of 8 dwellings with associated amenity space and parking. Lane south of Hillside, Loxwood Road, Alfold. **Invalid**

The business of the meeting was suspended to allow representations from Messrs Hunt, Mr Chafwin and Mr Minost from The Wings Museum regarding an application for a museum and nature reserve on land east of Benbow Lane, Dunsfold Road, Alfold. The applicants explained the background to the applications, which would be considered at the next meeting of the parish council.

16/096 Accounts for Payment

The attached Order for Payments was approved.

16/097 Items of business for information or inclusion on a future agenda

Mr Erricker reported that following a site meeting with Waverley, the verges had been cut on Loxwood Road between Sandy Court and the Chapel and ditches were being cut. The contractor had been fined by Waverley for failing to carry out the work previously. Mr Erricker also reported that the defibrillator had been installed at the village hall and that he was making arrangements for a training session.

16/098 Next meetings

Full Council – 8th November 7.30pm, Alfold Village Hall

There being no further business, the Chairman closed the meeting at 21:15.

ALFOLD PARISH COUNCIL

18 October 2016

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

Dear Ms Clarke

RE: WA/2016/1801 Alterations to existing garage to provide ancillary accommodation. Rooks Barn, Hall Place, Stovolds Hill, Cranleigh.

Alfold Parish Council has considered this application and on the basis of the information before us, there is insufficient justification for the proposed development. The parish council questions the extent of the ancillary use and without full explanation the parish council objects to this application.

Notwithstanding the above, if officers are minded to grant permission, we would request appropriate conditions restricting use of the building to be ancillary to the main house, and in order to prevent over-development of the site, we would also request that permitted development rights be removed.

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

14 October 2016

Mrs Jo Dawes
Planning Department
Waverley Borough Council
The Burys
Godalming
GU7 1HR

Dear Mrs Dawes

RE: WA/2016/1793 Consultation under Regulation 3 for construction of supported living accommodation for adults with autism and high support needs within Use Class C3(b) comprising: a block of 5 self-contained units with overnight staff accommodation, a 3 unit shared accommodation block with overnight staff accommodation, a 2 unit shared accommodation block, activity centre including ancillary office and staff facilities, car parking, exercise areas and associated landscaping following demolition of existing dwelling, piggeries and open sided barn, Linden Farm, Rosemary Lane, Alfold.

Alfold Parish Council has taken account of representations from residents and we are generally in support of this application. However, we have grave concerns, in part in respect of vehicle access to the site both during the construction phase, which we understand to be between 12 to 18 months, and thereafter in connection with the running of the unit.

Therefore, the parish council would want to see enforceable conditions on the planning permission in respect of the following:

1. We note the proposed start time for construction is 8am on weekdays but 6am on a Saturday, which is unacceptable to local residents and we would require a start time to be not before 8am on a Sat and for work to cease at midday.
2. We would require that planning permission incorporates a condition setting a limit on the number of traffic movements after the completion of construction to accord with the applicant's Traffic Statement.
3. We would require that there would be conditions during the construction period to limit the number of lorry movements and to put in hand arrangements so movements are properly managed, particularly with no meeting of large lorries in Rosemary Lane, which has caused blockages in the past. And we would further require that at the end of the construction period the road surface would be put in good condition, with the surface being maintained during the construction period as required.

We understand that during the preparation of the planning application consideration has been given to the dispersal of both foul and surface water from the site. Certain surface water runoff has caused problems in the past with flooding in Rosemary Lane and we would ask that attention be given so that the surface water disposal provisions are sufficient to take surface water from the site, plus the reinstated footpath, which is usually boggy during the winter months.

The parish council would request that there should be a Liaison Group formed between village representatives, Surrey County Council and a senior site manager to monitor, and if necessary, improve on these matters.

Yours sincerely

Beverley Weddell
Clerk to Alfold Parish Council

ALFOLD PARISH COUNCIL

19 October 2016

The Planning Inspectorate
Room 3/O, Temple Quay House
2 The Square
Temple Quay
Bristol
BS1 6PN

Dear Sir,

RE: APP/R3650/W/16/3155714 Land at Springbok Estate, Sachel Court Drive, Alfold.

Alfold Parish Council maintains its objection to the above application and our reasons for objecting still stand.

Since the parish council's letter of objection dated 23 September 2015, a copy of which will have been submitted to you by Waverley, an application for 55 dwellings in the village was recently granted permission. There have also been permissions for some windfall development and conversion of office space to residential. Taking the current permissions into account, Alfold is set to increase its population by c. 30%. Alfold Parish Council therefore considers that any further development in this parish would destroy the character of this small rural village and would fail to meet all three dimensions to sustainable development as set out in the NPPF.

Alfold Parish Council understands that the Alfold Neighbourhood Plan is not currently developed enough to carry any weight to be a material consideration in this case, however, the parish council will be drafting a neighbourhood plan based on providing 100 dwellings to comply with Policy ALH1 of the Draft Local Plan Part 1, which may have reached such a point in its development process that it will carry some weight at the time of the Public Inquiry scheduled for July next year.

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

WA/2016/1872 Old Lock House

This is the second application in respect of this building to come before Alfold Parish Council (APC). The first was for use as a dwelling ancillary to Old Lock House to which APC had no objection subject to terms set out in their response. However, that application was withdrawn.

In respect of this application, which is for an independent dwelling, APC objects for the following reasons.

The history of the building shows that it was constructed in 2013 to use as a garden store and study to replace a previous derelict outbuilding, and now the applicant seems to claim that after only 3 years that use is redundant.

In any event, APC submit that the permission sought would not be in accordance with either NPPF or saved Local Plan policies.

The council is in the process of replacing the adopted 2002 Local Plan and on 19th July 2016 approved publication of the proposed new Local Plan in draft form. The Pre-submission consultation has just been completed and we understand the Local Plan will be submitted later this year for examination.

In accord with paragraph 216 of the NPPF, some weight can be given to the Draft Local Plan but the degree to which it can be determined is governed by the stage the plan has reached and the extent to which there are any unresolved objections to it. At present therefore, only limited weight can be given to the plan and therefore the saved Local Plan policies are material.

The NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development. There are three dimensions to sustainable development – economic, social and environmental:

- a) Economic role – does the application contribute towards building a strong, responsive and competitive economy?
- b) Social role – does the application contribute towards a strong, vibrant and healthy community?
- c) Environmental role – does the application contribute towards protecting and enhancing our natural environment?

Paragraph 14 of the NPPF defines the presumption in favour of development as approving development plans that accord with (in this case) the relevant saved local plan policies, unless any adverse impact of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies of the framework when taken as a whole. APC submits that in the case of this application, the above criteria are not met and in any event the adverse impacts significantly outweigh any benefit.

The NPPF goes on to say that as a core planning principal the intrinsic character and beauty of the countryside shall be recognised (and APC submit also protected).

The site is located adjacent to Ancient Woodland and the Chiddingfold Forest SSSI within an Area of Great Landscape Value, away from any existing settlement, and under Policy C2, development should be strictly controlled.

Paragraph 55 of the NPPF, states that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities and that local planning authorities should avoid new isolated homes in the countryside unless there are specific circumstances.

This site falls outside any settlement boundary and is not related to any surrounding settlement; it is situated in woodland with a scattering of residential properties.

The site is not served by any public transport and has poor accessibility to a town or local centre, schools, health facilities and train stations.

Therefore, APC submit that the proposal would result in an isolated home in the countryside, which would be contrary Paragraph 55 of the NPPF and saved Local Plan policies.

The proposal would have an unacceptable impact on the intrinsic beauty of the countryside and would fail to preserve or enhance the rural landscape character of the area.

Therefore, APC submit that contrary to the applicant's statement, this application does not accord with the principal of the NPPF, nor the relevant saved policies of the Local Plan, nor indeed the Draft Local Plan. Therefore, the Alfold Parish Council objects to the application.

Alfold Parish Council

Schedule of receipts and order for payments for October 2016
To be approved under Agenda item 5 at the Parish Council meeting on 13.10.16

RECEIPTS

Payer:	Detail:	Amount:
	Total	£

PAYMENTS

Payee:	Detail:	Amount:
B Weddell	October salary	£ 592.97
RBS	Software maintenance	£ 135.60
Waverley BC	May election recharge	£1287.19
	Total	£2015.76

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

Payee:	Detail:	Amount:
		£
	Total	

Total receipts £0

Total expenditure £2015.76

Signed by Chairman: Date:

Signed by Councillor: Date:

Signed by Clerk/RFO: Date: