

ALFOLD PARISH COUNCIL

MINUTES of the Alfold Parish Council Meeting held on **Tuesday 14 September 2015** in Alfold Village Hall, Alfold.

Present: Mrs P Mayne (Chairman [part]); Mr Nik Pidgeon (part) (Chairman [part]); Mrs Betty Ames; Mr N Budd; Mr Wayne Mouring; Mr Adrian Erricker (part); Mrs B Weddell (Clerk)

Waverley Borough Councillor Kevin Deanus and more than 50 members of the public were in attendance.

Apologies: Apologies had been received from Mr Alasdair Denton-Miller.

ACTION

15/072 **Declarations of interest pertaining to agenda items**

Mr N Pidgeon and Mr A Erricker declared a pecuniary interest in planning application WA/2015/1381.

15/073 **Planning**

After full consideration of the following applications, the parish council resolved to comment as follows:

WA/2015/1381 Part full/part outline application. Full application for the erection of a building to provide a 60 unit independent living care facility with 20 associated bungalows following demolition of part of existing care home; erection of 125 dwellings including a shop and café; all with community facilities including sports pitches, public open space and associated works; the provision of 2 new accesses, one on the Dunsfold Road and one on the Loxwood Road. Outline application for the erection of up to 275 dwellings, care home and primary school with associated open space. Land at Springbok Estate, Sachel Court Drive, Alfold. **Letter of objection appended**

At 8.10pm Mr Pidgeon and Mr Erricker joined the meeting. Mr Pidgeon took the chair.

WA/2015/1547 Application under Section 73A to vary Condition 13 of WA/2014/0913 to allow revision of layout of cycle and recycling bins and provide a space for oil storage for new heating scheme. Units 1-6 and 9-12 Alfold Business Centre, Loxwood Road, Alfold. **No objection**

WA/2015/1598 Certificate of lawfulness under S.191 for continued occupation of the dwelling in breach of the agricultural occupancy condition placed on application HM/R/18064. Fastbridge Farm Cottage, Guildford Road, Alfold. **No comment**

WA/2015/1528 Erection of grain store, photovoltaic panels and associated works. Land at Poundlea Farm, Wildwood Lane, Alfold. **No objection**

NMA/2015/0127 Amendment to WA/2014/2299 to provide deletion of vehicle safety fence; extension of timber bridge parapet to provide vehicles safety fence; addition of handrail along steps to viewing area. Compasses Bridge, Three Compasses Lane, Alfold. **No objection**

WA/2015/1676 Use of existing dropped kerb and creation of parking/turning area. 1 Crossways Cottages, Guildford Road, Alfold. **No objection**

15/074	Minutes	
	The minutes of the parish council meeting held on 7 th July were approved as a correct record of the meeting and signed by the Chairman.	
15/075	Chairman's report	
	<p>The Chairman had attended a Councillor Briefing at Waverley regarding an update on the Local Plan. Waverley had prefaced their report by giving details of a new direction from the Secretary of State in respect of brownfield sites. Waverley are looking at the infrastructure implications of development in the borough, including a further report on the impact on the A281; three areas were considered, which were rescheduling the traffic lights at Elmbridge Road junction, changes to the A281 at Bramley to incorporate a new mini roundabout and installing a one way system at Shalford. It was expected that the Spatial Strategy would be submitted to the Executive committee for approval in November.</p> <p>A number of councillors, including the Chairman, had attended a briefing from Robin Pellow, Monitoring Officer at Waverley, which had been a useful reminder regarding the Code of Conduct.</p> <p>The Chairman had visited Dunsfold Park, along with some Waverley Councillors and Dunsfold Parish Council Chairman. The visit included a tour of the site and councillors were shown plans for a residential development. It had been noted that although there were plans for Dunsfold Park to build a new road, there would be continued use of Compasses Gate which may be used as a rate run.</p>	
15/076	Clerk's report	
	There was nothing to report not covered elsewhere on the agenda.	
15/077	Report from Waverley Borough Councillor	
	<p>Cllr Deanus reported that Surrey County Council had stated that the A281 is the busiest road in Surrey. He went on to say that it already took twice the usual amount of time to get through Bramley during rush hour, twice the amount of time it should take.</p> <p>Mr Deanus advised that Alfold flooding issues had been left out of the planning strategy details but he had formally raised this with the WBC Planning Policy team and the information had now been updated.</p>	
15/078	Neighbourhood Plan Update	
	<p>It was anticipated that Waverley's proposed Spatial Strategy would be published in November and that little progress could be made until that was known, although work could begin on gathering background evidence. The Clerk would liaise with Mr Denton-Miller.</p>	Clerk/Mr Denton-Miller
15/079	Correspondence	
	Waverley had written to advise that the Alfold Conservation Area appraisal would be going out to consultation. The parish council would discuss its response to the consultation at the October meeting.	Clerk

- 15/080** **Accounts for payment**
 Payments were approved and receipts were noted. The attached Order for Payments was signed by the Chairman, one Councillor and the Clerk.
- 15/081** **Speedwatch**
 A decision to fund Speedwatch was deferred to the next meeting so that more information could be provided.
- 15/082** **Employee Pension Scheme**
 The parish council had a Staging Date of March 2016 in order to comply with the requirements of the Pensions Regulator to provide an employee pension scheme. Further consideration of the NEST and LGPS schemes was required. Mr Pidgeon would speak to Charles Orange, Chairman of Hascombe Parish Council, and SSALC before making a recommendation.
- 15/083** **Planning. Summary of the status of recent Planning Applications for information only**
 NMA/2015/0112 Amendment to WA/2014/0913 for alterations to internal ground floor layout and changes to fenestration. Units 1-6 and 9-12 Alfold Business Centre. **Allowed**
- AG/2015/0014 GPDO Part 6; erection of an agricultural farm office. Land at Sydney Farm, Rosemary Lane, Alfold. **Prior approval not required**
- WA/2015/1257 Certificate of Lawfulness under S 192 for the erection of a two storey extension. **Certificate of Lawfulness granted**
- SO/2015/0007 Request for Screening Opinion for the development of a new access road from the existing A281 into Dunsfold Aerodrome. Land At Dunsfold Park, Stovolds Hill, Cranleigh. **EIA not required**
- WA/2015/1191 Erection of a detached garage/store following part demolition of existing garage. Hall Place House, Hall Place, Stovolds Hill, Cranleigh. **Full permission**
- WA/2015/1168 Erection of single storey extension. Little Crown, Loxwood Road, Alfold **Full permission**
- DW/2015/0029 Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 6.8m, for which the height would be 3.2m and for which the height of the eaves would be 3.2m. Pound Cottage, Loxwood Road, Alfold **Prior approval not required**
- WA/2015/0990 Certificate of lawfulness under s.191 for erection of a single storey front extension. Alfold Farm Bungalow, Loxwood Road, Alfold. **Certificate of Lawfulness granted**
- WA/2015/0991 Certificate of Lawfulness under S.191 for occupation of the dwelling for non-compliance with Condition 1 of WA/84/1489 (occupation limited to persons employed in agriculture). Alfold Farm Cottage, Loxwood Road, Alfold **Certificate of Lawfulness granted**
- WA/2015/0888 Erection of building to provide three dwellings following demolition of existing building. Dolphin Cottage, Dunsfold Road, Alfold. **Refused**

Mr Pidgeon

15/084

Items for inclusion on a future agenda

- Mr Mouring reported that an application had been made for a public access defibrillator in the village.
- Review External Audit Report at the November meeting.
- Business Plan/Aims and Objectives would be discussed at the November meeting.

15/085

Next meetings

15th October 7.30pm, The Green Room, Alfold Village Hall
(planning).

10th November 7.30pm, Alfold Village Hall

There being no further business, the Chairman closed the meeting at 20:50.

ALFOLD PARISH COUNCIL

23 September 2015

Ms Gemma Paterson
Planning Department
Waverley Borough Council
The Burys
Godalming
GU7 1HR

Dear Ms Paterson

RE: WA/2015/1381 Full application for the erection of a building to provide a 60 unit independent living care facility with 20 associated bungalows following demolition of part of existing care home; Erection of 125 dwellings including shop and café; all with community facilities including sports pitches, public open space and associated works; the provision of 2 new accesses. Outline application for the erection of up to 275 dwellings, care home and primary school with associated open space. Land at Springbok Estate, Sachel Court, Drive, Alfold.

Alfold Parish Council has considered this application and **OBJECTS**.

The Parish Council has taken into account the view of residents expressed at a Public Meeting, the minutes of which are appended to this letter. The Parish Council has also considered Care Ashore's financial position and its need to generate funds to improve its current facilities, however this is not a material planning consideration.

The Parish Council has also taken into account the results of a Housing Need Survey, carried out by Surrey Community Action in December 2012 and adopted by the Parish Council. The Survey showed that 67% of Alfold residents believe the current housing stock is serving Alfold well; 64% supported an Affordable Housing Project to meet the needs of local residents, however, an overwhelming 81% said they would not be in favour of a housing development taking place in Alfold of 50 or more houses being a mixture of affordable and market houses.

The Parish Council considers that some development in the village would be beneficial and would help support the existing services. However, this proposed development would almost double the size of the village.

Alfold is a small rural village with limited facilities and poor public transport, making residents substantially reliant on private transport. The proposed café and community shop would do little to address this and the Parish Council would, in any case, question their viability in the long term. Alfold would benefit from the provision of a primary school in the village, however, the Parish Council does not consider that even doubling the existing population of the village would provide sufficient pupil numbers for the proposed school to be viable. Due to its lack of facilities, Alfold is considered an isolated location and, as such, the proposed development would not comply with Paragraph 55 of the NPPF, which states that new isolated homes in the countryside should be avoided.

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Alfold Parish Council and local residents are concerned about the increased traffic which would result in a development of this size, particularly on Alfold Crossways junction and the northbound A281, which is already acknowledged to be at capacity.

The Parish Council is concerned about the impact of light pollution on the local amenity. There is currently no street lighting in Alfold and previous research has indicated an overwhelming objection to lighting in the village.

The Parish Council considers that the scale of the proposed development would have an urbanising effect on the rural character of the village and would be harmful to the intrinsic beauty and openness of the surrounding countryside, contrary to Paragraphs 17 and 118 of the NPPF and saved policies C2, D1 and D4 of the Waverley Local Plan.

Alfold Parish Council concludes that the proposed is unsustainable and should be refused.

Yours sincerely

Beverley Weddell
Clerk to Alfold Parish Council

Alfold Parish Council

Schedule of receipts and order for payments for September 2015
To be approved under Agenda item 11 at the Parish Council meeting on 14.9.15

RECEIPTS

Payer:	Detail:	Amount:
		£
	Total	£ .00

PAYMENTS

Payee:	Detail:	Amount:
B Weddell (inc. HMRC)	September salary	£ 587.11
SSALC Ltd	New Councillor Training	£ 120.00
Parish Online	Annual fee (mapping)	£ 33.60
RBS Software	Accounts software maintenance	£ 133.20
	Total	£873.91

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

Payee:	Detail:	Amount:
B Weddell	August salary	£587.11
BDO	External audit	£240.00
	Total	£827.11

Total receipts £0.00

Total expenditure £1701.02

Signed by Chairman: Date:

Signed by Councillor: Date:

Signed by Clerk/RFO: Date:

