

ALFOLD PARISH COUNCIL

MINUTES of the Alfold Parish Council Meeting held on **Tuesday 15th October 2015** in The Green Room, Alfold Village Hall, Alfold.

Present: Mr N Pidgeon (Chairman); Mrs Penni Mayne; Mrs Betty Ames; Mr Wayne Mouring; Mr Adrian Erricker; Mrs B Weddell (Clerk)

Waverley Borough Councillor Kevin Deanus and one member of the public were in attendance.

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

15/086 **Declarations of interest pertaining to agenda items**
Mr Pidgeon and Mrs Mayne declared a personal interest in Lindon Farm.

15/087 **Chairman's Report**

The Chairman reported that he had attended a briefing from Surrey County Council regarding their plans for Lindon Farm to become a residential unit to house ten to twelve adults with autism. The Chairman outlined the background to Simon's Trust, which is promoting the scheme with Surrey County Council. The three buildings on the site, comprising the main house the two piggeries which have consent for residential use, would most likely be demolished and replaced by new units using the same footprint. The barn would likely be reconstructed and used for leisure facilities and the field would be used for hobby farming. The Chairman had commented to SCC that the parish council may have concerns about drainage and access to the site which would be via Rosemary Lane. SCC had advised that there would be a strategic stakeholder committee and they would like a representative from the village to be on the committee.

The Chairman had been notified that there was a potential issue in respect of the boundary between the sports field and the buildings being constructed on land next to Byways and that the builder had removed the hedge. The Chairman had contacted the person responsible for the development, who had agreed to reinstate the hedge at the end of the build. It was agreed that the Chairman would draft a letter requesting that the hedge be reinstated with English Conservation Mix Hedging minimum 2m height.

Regarding the provision of a pension scheme for the clerk, the Chairman had looked into the auto enrolment rules and spoken to Charles Orange, Chairman of Hascombe Parish Council. The parish council isn't obliged to pay into a pension but can look at doing so on a voluntary basis and both parish councils could pay into the NEST Scheme. The Chairman would speak to Trevor Leggo for further advice.

15/088 **Planning**

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

WA/2015/1830 Change of use from office (Class B1) to non-residential educational institution (Class D1) Unit 46 1A-K, Dunsfold Park. **No objection**

ACTION

Mr Pidgeon

Mr Pidgeon

15/089

Planning. Summary of the status of recent Planning Applications for information only

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. **Allowed**

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 ref HM/R18064. Fastbridge Farm Cottage, Guildford Road, Alfold. **Granted**

WA/2015/1547 Application under S.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. **Full permission**

The business of the meeting was suspended to allow representations from members of the public: In response to a question from a resident regarding reports that private meetings were taking place between Waverley, Cranleigh Councillors and developers, the Chairman stated developers do seek meetings with the parish council but that the parish council's policy is for any meetings to be held in public. Members of the parish council must not predetermine an application, however, parish councils should have a more proactive role in negotiating planning gain but that should not influence a decision as to whether the parish council would support a development. The parish council had not been made aware of any meetings between Waverley and Thakeham Homes.

Cllr Deanus reported that he had recently attended a meeting of the Dunsfold Park Liaison Group, which reviews enforcement and complaints about noise. Complaints from residents about noise from Dunsfold Park had fallen considerably and it was unclear whether the nuisance to neighbours had improved or whether people were now more accepting of the noise. Cllr Deanus asked the parish council to advise him if they received complaints from residents. The Clerk would put something on the parish website to remind residents.

Clerk

15/090

Alfold Conservation Area Appraisal

After consideration of the Draft Alfold Conservation Area Appraisal, it was agreed that the parish council would respond to the consultation requesting that Chapel Field be considered for inclusion within the Conservation Area.

15/091

Correspondence

Plaistow and Ifold Parish Council had written regarding the ongoing planning and legal process against the unlawful biogas plant at Crouchland Farm, requesting financial support and also requesting that the parish council write to the Planning Inspectorate regarding Crouchland's Appeal against Chichester District Council's enforcement action. It was noted that Farm Fuel HGVs from Crouchland are driving through Alfold with increasing regularity. It was agreed that the parish council would make a donation of £500 to support Plaistow and Ifold Parish Council in meeting legal costs. The parish council also agreed to write a letter to the Planning Inspectorate, which is appended to these minutes.

15/092

General matters

The Clerk would email Surrey Highways about the poor condition of the footpaths and the need for hedges to be cut back.

Clerk

15/093

Next meetings

10th November 7.30pm, Alfold Village Hall

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

ALFOLD PARISH COUNCIL

19 October 2015

BY EMAIL TO teame2@pins.gsi.gov.uk

Mr Ben White
The Planning Inspectorate
2/23 Temple Quay House
2 The Square
Temple Quay
Bristol BN1 6PN

Dear Mr White

RE: APP/L3815/C/15/3133236 and APP/L3815/C/15/3133237 Crouchland Biogas Ltd

Alfold Parish Council has considered this case and supports Chichester District Council's enforcement action against this unlawful development.

Alfold is a small rural linear village and the B2133 from Plaistow passes directly through the centre of the village, which is a designated Conservation Area and has a particularly narrow main street which is to all intents and purposes a single lane carriageway. HGV traffic from the Crouchland Farm biogas facility travels in both directions through the centre of the village en route from the A281 to and from Crouchland Farm.

Alfold Parish Council and local residents object to the increased HGV traffic which has already resulted due to this development and is causing traffic congestion and loss of amenity throughout the village, particularly on the main street through the Conservation Area, at the Alfold Crossways junction. The HGVs proceed Alfold from along the A281, which is already acknowledged to be at capacity and is stated by Surrey County Council to be the busiest A road in Surrey. This additional HGV traffic represents an inappropriate form of development in this rural location and should be considered unsustainable in transport terms and therefore contrary to the sustainability objectives in the National Planning Policy Framework.

Alfold Parish Council concludes that the development is unsustainable and recommends that the appeal be dismissed.

Yours sincerely

Beverley Weddell
Clerk to Alfold Parish Council

Clerk: Mrs Beverley Weddell. Tel: 01483 200314.
Lock House Lodge, Knights Lane, Dunsfold GU8 4NU
Email: clerk@alfoldparishcouncil.co.uk