

# ALFOLD PARISH COUNCIL

MINUTES of the Alfold Parish Council Meeting held on **Thursday 16th August 2018** in the Green Room at Alfold Village Hall.

**Present:** Mr Nik Pidgeon (Chairman); Mrs Penni Mayne; Mrs Betty Ames;  
Mr Alasdair Denton-Miller; Mr Adrian Erricker; Mr Wayne Mouring;  
Mrs B Weddell (Clerk)

Cllr Kevin Deanus and one member of the public were in attendance.

**Apologies:** Apologies for absence had been received from Mr Nigel Budd

**18/080 Representations from members of the public**  
A member of the public expressed concern about the fence recently erected outside the garden centre. It was agreed that the parish council would advise the developer that the fence was causing concern and they may wish to consider repositioning it.

**ACTION**

**18/081 Declarations of interest**  
There were no declarations of interest pertaining to agenda items.

**18/082 Neighbourhood Plan Update**  
Mr Denton-Miller that he, Mr Erricker and Cllr Deanus had met with AECOM, who were carrying out the site assessment, which included visiting the site submitted. A first draft of the report for consideration by the Steering Group was expected at the end of August.

**18/083 Planning. Summary of the status of recent planning applications for information only**

WA/2018/1044 Construction of supported living accommodation. Site of former Lindon Farm, Rosemary Lane, Alfold. **Objection**

PRA/2018/0029 GPDO Prior notification for a change of use from storage or distribution buildings and any land within its curtilage to a single dwelling house. Farnhurst Farm, Guildford Road, Alfold. **Prior approval granted**

WA/2018/0907 Erection of extensions and alterations to dwelling and garage to provide habitable accommodation together with addition of pitched roof and glazed link. Four Acres, Horsham Road. **Full permission**

**18/084 Planning**  
After full consideration of the following applications, the parish council resolved to comment as follows:

WA/2018/1278 Change of use of land to residential curtilage together with the erection of an outbuilding. 15 Chilton Close, Alfold **Letter of comment appended**

WA/2018/1273 Application for the installation of external lighting. Wildwood Livery, Hook Street, Rudgwick. **Letter of comment appended.**

WA/2018/1262 Siting of temporary construction compound. Land West of Sweeters Copse, Loxwood Road, Alfold. **Letter of comment appended**

WA/2018/1220 Erection of 2 dwellings and associated works. Adjacent Byway Cottage Land at Plot 1, Dunsfold Road, Alfold. **Letter of objection appended**

**18/085**

**Items of business for information**

The Sports Council requested the parish council's permission to reposition the club sign to the road side of the hedge. This would be discussed at the next meeting.

A member of the public had queried why the parish council didn't write a monthly report for the parish magazine as Loxwood do. Mr Mouring kindly volunteered to write a monthly report.

The Chairman and the Clerk had met with the developer for the garden centre, who showed proposed plans for a development of 56 houses.

Regarding the recreation ground hedge adjacent to new application site on Dunsfold Road, it was agreed that the Chairman would draft a letter to the developer.

**18/086**

**Next meeting**

Full Parish Council – 4<sup>th</sup> September, 7.30pm, Alfold Village Hall

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

N Pidgeon

# ALFOLD PARISH COUNCIL

29 August 2018

Mr Alex Inglis  
Planning Department  
Waverley Borough Council  
The Burys  
Godalming  
GU7 1HR

Dear Mr Inglis,

**RE: WA/2018/1220 Erection of two dwellings and associated works. Adjacent Byway Cottage Land At Plot 1, Dunsfold Road, Alfold.**

Alfold Parish Council (APC) has considered this application and strongly object to it on the basis set out in this letter.

There is an existing planning permission WA/2014/1518 on this site for development of two houses, which has not been finished. APC did not object to that application but requested that the land now subject of this application be included within the residential curtilage of Plot 1, and this was contained in condition 11 of that planning permission.

Despite this, with the development not complete, in the layout of the fencing and positioning of the garage it seems clear that the applicant never intended to fully implement the existing planning permission. If that is the case, the proper course of action would have been to appeal that condition not implement the development in part.

There is passing reference in the statement of the applicant that the size of the garden is disproportionate to the house. APC then questions why the application site was included as the garden of Plot 1 in the initial application. In any event, APC does not accept this; if one looks at the other semi-detached houses in the row of dwellings all the gardens are considerably larger than those provided for the new approved dwellings.

This is an example of development by stealth.

APC would also refer to the relevant planning policies as follows:

1. Local Plan – Waverley’s Local Plan Part 1 was adopted in February 2018, in addition the retained policies of the previous 2012 plan were identified. The Local Plan describes Alfold as a village without infrastructure and under planning policy ALH1 states a minimum requirement of 125 residential units by 2032, of which 94 have already been granted permission and there are other applications and appeals in hand, which would easily exceed that number at this early stage in the life of the Local Plan. Therefore, the applicant’s contention there is a need for housing is rebutted.
2. NPPF – Although the golden thread of the NPPF supports development, it also requires the development to be sustainable and design of good quality. The development of this site is not sustainable, there is not sufficient infrastructure, in particular drainage, nor is the design, which is excessive and overcrowded, suitable. The NPPF states that planning

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decisions should support development that makes efficient use of land taking into account the desirability of maintaining an area's prevailing character and setting, including residential gardens. The proposed development does not maintain the prevailing character of this rural setting. The development would make no contribution to the village as required by the NPPF.

Notwithstanding that the application does not accord with the relevant planning policies, APC has considered the design of the application and find it to be overdevelopment with a lack of residential amenity. The parking provisions would result in dangerous traffic manoeuvres with the possibility of vehicles reversing onto the main road or vehicles being parked on the main road. The site overlooks the village playground.

In summary, the application does not meet the criteria of the local plan and would result in overcrowded overdevelopment, which is unnecessary. Therefore, the parish council requests that this application be refused.

However, notwithstanding the above, if officers are minded to grant permission, APC would seek a condition of such permission that the developer does not damage the rear hedge which belongs to APC, although agreed pruning where the hedge overhangs the applicant's land would be considered. APC seeks this condition as the developer did on the adjoining site, without reference or permission of APC, remove a section of hedge later replacing it with close board fence. This followed the discharge of Condition 6 of the planning permission after the applicant submitted a landscaping scheme that detailed the hedging to be retained.

Yours sincerely



Beverley Weddell  
Clerk to Alfold Parish Council

# ALFOLD PARISH COUNCIL

29 August 2018

Mr William Gibb  
Planning Department  
Waverley Borough Council  
The Burys  
Godalming  
GU7 1HR

Dear Mr Gibb,

**RE: WA/2018/1273 Installation of external lighting. Wildwood Livery, Hook Street, Rudgwick.**

Alfold Parish Council notes that this is a retrospective application and the lighting has been installed specifically against planning conditions.

However, the parish council understand that lighting for the equestrian facility is necessary and has no objection to this application, provided that officers are satisfied that enforceable conditions can be applied to any planning permission ensuring that the lights aren't permanently on and that they are directed away from nearby residential premises.

Yours sincerely



Beverley Weddell  
Clerk to Alfold Parish Council

# ALFOLD PARISH COUNCIL

29 August 2018

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

Dear Ms Clarke,

**RE: WA/2018/1262 Siting of temporary construction compound. Land West of Sweeters Copse, Loxwood Road, Alfold.**

Alfold Parish Council has no objection to this application but would request a condition requiring that the land is returned to agricultural use upon construction of the final dwelling and for a period of no longer than 30 months.

Yours sincerely



Beverley Weddell  
Clerk to Alfold Parish Council

# ALFOLD PARISH COUNCIL

29 August 2018

Mr Alex Inglis  
Planning Department  
Waverley Borough Council  
The Burys  
Godalming  
GU7 1HR

Dear Mr Inglis,

**RE: WA/2018/1278 Change of use of land to residential curtilage together with the erection of an outbuilding. 15 Chilton Close, Alfold.**

Alfold Parish Council has no objection to this application but would request a condition requiring that the land and outbuilding remain incidental to the enjoyment of 15 Chilton Close and for no other purpose.

Yours sincerely



Beverley Weddell  
Clerk to Alfold Parish Council