

ALFOLD PARISH COUNCIL

MINUTES of the Alfold Parish Council Meeting held on **Thursday 6th December 2018** in the Green Room, 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)

Three members of the public were in attendance.

Apologies: Apologies for absence had been received from Mr Nigel Budd and Cllr Kevin Deanus.

18/120	Representations from members of the public	ACTION
	A member of the public thanked the Clerk for providing copies of the Accounts for 2017/18 and stated that he was satisfied with the information received but requested further information relating to years 2016/17 and the current financial year, which the Clerk would provide.	Clerk
	A member of the public raised concerns about the safety of pedestrians crossing the A281 and requested a pedestrian crossing near the BP Station. The Clerk advised that it was unlikely funding would be available from Highways, although this was something that could potentially be funded from housing development.	Clerk
18/121	Declarations of interest	
	There were no declarations of interest pertaining to agenda items.	
18/122	Neighbourhood Plan Update	
	The AECOM site assessment final report had been received and would be published on the website with an explanatory note.	
	Mr Denton-Miller reported that the Steering Group had voted unanimously in favour of not allocating any sites in the Neighbourhood Plan as the requirement to provide 125 new houses in the plan period had been met, although policies would be proposed to provide a contingency via small windfall sites.	
	The Steering Group were planning for the next public consultation event to be held in early 2019.	
	An error had been noticed in the NP site boundary and the Clerk would write to Waverley to request an amendment.	
18/123	Planning. Summary of the status of recent planning applications for information only	
	WA/2018/1044 Supported living accommodation for adults with autism and high support needs without compliance with Condition 2 of planning permission WA/2016/1793 to allow modifications to the buildings and landscaping. Lindon Farm. Full permission	

WA/2018/1754 Use of an existing outbuilding to provide ancillary habitable accommodation. Old Lock House, Knightons Lane, Dunsfold. **Full permission**

WA/2016/1954 Erection of a building to accommodate a museum with ancillary parking and access. **Refused**

18/124

Planning

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

S52/2018/0008 Request to modify Section 52 legal agreement (WA/2015/2261) to amend the description of the highways work and financial contribution. Land West of Sweeters Copse, Alfold. **Clerk to request detail of proposed changes before drafting a response.**

WA/2018/1945 Erection of 8 dwellings and formation of new access to Loxwood Road. Land South of Junction with Sachel Court Drive, Loxwood Road, Alfold. **Letter of objection appended.**

TC/2018/0005 GPDO Schedule 2 Part 16; installation of a 20m high monopole mast with antennas and dishes within an enclosed compound. Springbok Estate, Sachel Court Drive, Alfold. **No comment.**

WA/2018/1894 Application under S 73a to vary condition 1 of WA/2013/0923 to allow repositioning of caravans and utility/dayroom. East View Cottages, 1 Dunsfold Road, Alfold. **Letter of comment appended.**

WA/2018/1971 Stationing of replacement log cabin for an agricultural worker. Turtles Farm, Rosemary Lane, Alfold. **No comment.**

18/125

Draft Precept

The Clerk circulated proposed budget for the year ending 31.3.20 for approval at the January meeting.

18/126

General Matters

Veolia are missing one of the dog waste bins; the Clerk would chase this.

The Clerk would contact Waverley re parking pressures in Clappers Meadow.

18/127

Next meeting

Full Parish Council – 8th January 7.30pm, Alfold Village Hall

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

ALFOLD PARISH COUNCIL

21 December 2018

Ms Jessica Robinson
Planning Department
Waverley Borough Council
The Burys
Godalming
GU7 1HR

Dear Ms Robinson

RE: WA/2018/1945 Erection of 8 dwellings and formation of new access to Loxwood Road. Land South Of Junction with Sachel Court Drive, Loxwood Road, Alfold.

This application follows a previous refusal for the same number of dwellings in the same location and although the applicants have made some amendments, Alfold Parish Council (APC) do not feel that the amendments are enough to overcome the reasons for refusal, and therefore OBJECT to this application.

Before dealing with the reasons for the objection it is appropriate to both correct and update the principles and polices that apply:

1. The Local Plan Part 1 has now been adopted and that plan describes Alfold as a village with limited infrastructure and gave a requirement of a minimum of 125 new dwellings, to reflect the small size of the village and limited local facilities. This number has now been achieved with consented development, notwithstanding the early stage of the Local Plan period.
2. APC are aware that there are other applications expected within Alfold for further development on brownfield sites.
3. The Sites Assessment carried out by AECOM for Alfold's neighbourhood plan has been finalised and will be published shortly. This site was rejected initially by Waverley in its LAA and has been assessed by AECOM in their assessment as unsuitable for development. The reasons given for its rejection is the site does not integrate well with the existing settlement and would have an adverse landscape impact. The applicants refer in the application to the advantage of connecting the dwellings along Loxwood Road, but APC say that is a disadvantage and they would not want to see development in the village all the way along Loxwood Road.

APC's reasons for objection are:

- a) Planning policy applies. As stated by the applicants, the land is agricultural land therefore Policy RD9 applies. As does Policy RE1 which recognises and safeguards such sites from development (supported by Paragraph 170 of the revised NPPF).

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

- b) APC note that the applicants state they have overcome the previous reasons for objection relating to trees and visibility splays and we request that officers are satisfied that this is the case.
- c) The design remains one of urbanisation. The applicants state there is no significant change to the design and that they do not agree with that comment and refer to development on the other side of the road for which permission was granted before the Local Plan was adopted.
- d) The provision for a pedestrian crossing on Loxwood Road is noted, but APC do not consider this adequate or safe.
- e) The application cannot overcome the lack of infrastructure within the village. The bus service is not as set out in the application, reductions to the service have recently been announced, which will mean that it will no longer be possible to travel by bus to Cranleigh on Saturdays and that there will no longer be a service after 17:25 on weekdays. Therefore, residents would be reliant on the use of private cars. In respect of drainage, the applicants give no details of how they're going to overcome the fact that currently the drainage system is wholly inadequate leading to flooding. As with the previous application, there is no school or health centre within the village to facilitate development.

In conclusion, there is no need for this development within the village, it does not fit with Waverley's Local Plan nor the emerging neighbourhood plan, and as such should be refused.

Yours sincerely

Beverley Weddell
Clerk to Alfold Parish Council

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21 December 2018

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Dear Ms Robinson

RE: WA/2018/1894 Application Under Section 73A to vary condition 1 of WA/2013/0923 to allow repositioning of caravans and utility/dayroom. Land adjacent 1 East View Cottages, 1 Dunsfold Road, Alfold.

Alfold Parish Council is aware that this work has already been carried out. The parish council notes that the hedge on the eastern boundary with Dunsfold Road has been removed and the parish council would request that it be reinstated as a planning condition, should officers be minded to permit this application.

Yours sincerely



Beverley Weddell
Clerk to Alfold Parish Council