

# ALFOLD PARISH COUNCIL

**MINUTES** of the Alfold Parish Council Meeting held on **Tuesday 7<sup>th</sup> November 2017** at Alfold Village Hall.

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

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

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

**17/103**      **Declarations of interest pertaining to agenda items**

Mrs Ames declared a personal interest in planning applications WA/20171950 and WA/2017/2013.

Mr Denton-Miller declared a prejudicial interest in planning application WA/2017/1947.

**ACTION**

*The meeting was suspended to allow comments from members of the public:* Members of APCAG gave a presentation to the parish council, which is appended to these minutes.

**17/104**      **Minutes**

The minutes of the parish council meetings held on 9<sup>th</sup> August, 5<sup>th</sup> September and 19<sup>th</sup> October were approved as a correct record of the meetings and signed by the Chairman.

**17/105**      **Chairman's report**

The Chairman reported the following:

The Secretary of State's decision following the Dunsfold Park public inquiry, was expected on or before 17<sup>th</sup> January.

Following the Local Plan Examination in Pubic, Waverley had carried out consultation on major modifications.

A decision following the Springbok appeal was still awaited.

Regarding Chapel Field, as agreed at the last meeting, the Chairman had been in contact with Mr Richard Cooke with the parish council's feedback to his proposals for the site, principally that the parish council would look for more parking to be made available to the village and to reduce the roof height on the proposed shop/commercial unit and provide a larger green space in the middle of the site. The Chairman had nothing to report following discussions with Mrs King regarding the shop.

Mr Ryan Crumley had requested an easement across parish council land at Jubilee Pond for a mains water pipe to serve the Alfold Equestrian Centre development. The parish council had sourced a surveyor who specialises in such work, and was awaiting a breakdown of his fee quote.

Surrey Highways had recently carried out some road surface repairs in Rosemary Lane with the new jet patcher. The same day, a resident of

Rosemary Lane was offered some left over tarmac for the cost of a drink. The resident was then demanded to pay a large sum of money. The police were involved, however, it was agreed that Surrey Highways should be made aware, although there was no suggestion that anyone associated with Surrey Highways was involved.

Clerk

The Chairman had received a complaint about the poor signage at Alfold Cemetery. The Clerk advised that a new sign could be funded out of the PIC Funding pot.

17/106

#### **Clerk's report**

The Clerk advised that a competitive quote for repairing the cemetery wall had been received from David Slater and it was agreed the work would proceed subject to a faculty approval from the Diocese. The Clerk would update the resident of the adjacent property.

Clerk

The Clerk had met with Mr Harry Noyes, who wished to update the parish council about meetings he's had with Surrey CC regarding potential cycle routes into Dunsfold Park and Cranleigh if the Dunsfold Park development goes ahead. Mr Noyes would keep the Clerk updated.

The Clerk had met with an employee at Alfold Business Centre who had wanted to give suggestions for cutting back some of the planting at the Pond. The Clerk would meet with Johnstone Grounds to discuss. The Clerk had been in contact with the tree surgeon recommended by Merrist Wood to get a quote for the remedial tree work required. The litter bin next to the bench is rotting at the base and it was agreed that this would be removed and the spare litter bin stored at Alfold Mowers would be installed next to the gate. The Clerk would ask Mr Budd if he could undertake this. The Clerk would also ask Mr Budd if he could take a look at the jetty to check for wood rot.

Clerk

Clerk/N Budd

The Clerk had met with Emma Ayres, Cllr Victoria Young and Adrian Selby of Surrey Highways to discuss the parish council's feedback from the traffic calming feasibility study, that the parish council wished to pursue the build-outs between Alfold Stores and the old Crown and the extension of the footpath at the Crossways. Mr Selby agreed that the work should be split into separate projects to be more easily funded, although there was currently no budget available for further design work. The Clerk had copied in Richard Cooper of Highways so that he is aware of the projects to request for funding from future development. In the meantime, Mr Selby had emailed to confirm that the replacement 30mph sign would be ordered and that Highways would also upgrade the existing bend warning signs and add road narrows as a new combined yellow backed single sign on each approach to the bend. SLOW road markings would also be installed at the same locations. He said that he had previously suggested that the road narrows signs were not entirely appropriate for this situation, however, in the interests of safety and in an effort to try and reduce the number of collisions, he was happy to approve them on this occasion.

Waverley had asked the parish council to propose projects for potential PIC funding from the Brockhurst development. It was agreed the Clerk and the Chairman would meet with Waverley officers to discuss.

N Pidgeon/Clerk

The Clerk reported that the Flood Forum had been held in October. The project to divert surface water from 6 properties in Clappers Meadow should be carried out this month.

<b>17/107</b>	<b>Neighbourhood Plan Update</b> Mr Denton-Miller reported that 118 responses had been received to the neighbourhood plan survey/questionnaire. 65% of respondents had entered in the prize draw. The three prize winners were drawn by members of the public present. The results of the survey would be published on the website and Mr Denton-Miller would write an update for the parish magazine. Mr Denton-Miller would also write some copy to publish a Call for Sites.	A Denton-Miller
<b>17/108</b>	<b>Playground Inspection Report and recommended actions</b> The Clerk reported that there were no urgent or severe issues to be addressed, however there were some minor recommended actions. The Clerk had sent a copy of the report to Mr Budd asking his to advise whether he would be able to carry out any of the work required. In Mr Budd's absence, this item was deferred to the next meeting.	N Budd
<b>17/109</b>	<b>Correspondence</b> Godalming Town Council had written requesting funding for the Citizens Advice Bureau. Surrey CC had provided an updated definitive map of footpaths 403 and 405.	
<b>17/110</b>	<b>Accounts for Payment</b> The attached order for payments was approved by the council.	
<b>17/111</b>	<b>External Audit Report</b> The External Audit Report had resulted in the Annual Return being qualified. The issue raised that the parish council did not undertake a risk assessment as part of its review of effectiveness of its system of internal control during the year ending 31.3.17. The parish council must ensure that a risk assessment is carried out as part of its review annually before the end of the financial year and minuted as evidence of the review being undertaken. It was noted that the risk assessment had been reviewed in May and would be reviewed in May each year. Matters had been raised by the internal auditor and it was noted that these had already been addressed.	
<b>17/112</b>	<b>Planning. Summary of the status of recent planning applications for information only</b> There were no decisions to report.	
<b>17/113</b>	<b>Planning</b> After full consideration of the following applications, the parish council resolved to comment as follows:  WA/2017/1950 Erection of outbuilding to house pool equipment. Hawkins Barn, Stovolds Hill, Cranleigh. <b>No comment</b>  WA/2017/1947 Outline application for up to 25 dwellings, provision of public open space and SuDS attenuation with all matters reserved except	

access. Land Adjoining Brockhurst Farm, Dunsfold Road, Alfold. **Letter of objection appended.**

WA/2017/2013 Change of use to a mixed use of equestrian and agricultural use with the erection of a stable block, chicken coop, storage barn, horse walker and associated works. Land to the north of Lydia Park, Stovolds Hill, Cranleigh. **Letter of objection appended.**

**17/114 Items of business for information**

Mr Erricker advised that the Sports Council wished to install new signage and would advise the parish council of the size and design in due course.

Mr Erricker advised that Village Hall Committee were concerned about the new fencing at Tollgate Cottage restricting visibility when exiting the hall and sports club road. The Clerk would contact Surrey Highways for advice.

Clerk

**17/115 Next meetings**

Planning – 7<sup>th</sup> December, 7.30pm, Green Room, Alfold Village Hall  
Full Council – 9<sup>th</sup> January, 7.30pm, Alfold Village Hall

**There being no further business, the Chairman closed the meeting at 21:55**

# ALFOLD PARISH COUNCIL

5 December 2017

Ms Victoria Choularton  
Planning Department  
Waverley Borough Council  
The Burys  
Godalming  
GU7 1HR

Dear Ms Choularton

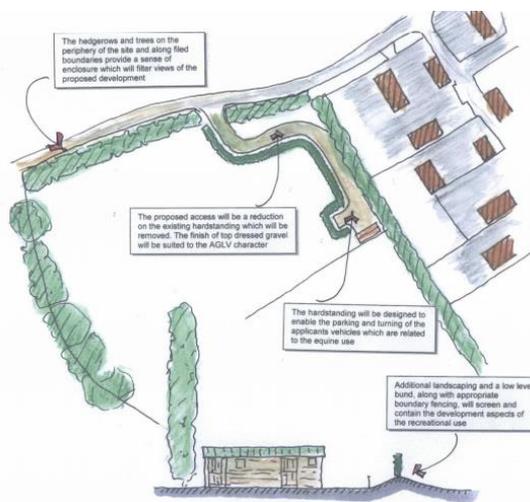
**RE: WA/2017/2013 Change of use to a mixed use of equestrian and agricultural use with the erection of a stable block, chicken coop, storage barn, horse walker and associated works. Land to the North of Lydia Park, Stovolds Hill, Cranleigh**

Alfold Parish Council (APC) considered this application and OBJECTS for the following reasons:

1. Change of use – this application is for the change of use to a mixed use of equestrian and agricultural use. This site has already been granted permission for the keeping of horses (WA/2014/0366). APC considers that there is no justification for the change to a mixed use.
2. Size and Scale of Development – the Council's Agricultural Consultant for the 2014 application stated that the site was suitable for the keeping of up to two horses. The stable block, for which permission was granted, was considered acceptable small-scale development. This current application is for a significantly larger stable building to accommodate three horses and provide considerable storage space. Condition 16 of WA/2014/0366 stated that no more than two horses shall be kept on the site at any time, therefore, APC would ask the Council to again seek the advice of their Agricultural Consultant as to the suitability of the site for the keeping of three horses, especially taking into account the reduction in grazing land to accommodate the further proposed structures.

APC strongly objects to the proposed storage building. The parish council considers that the size, mass and scale of the proposed building will be detrimental to the open countryside and impact on the views from Hascombe Hill AONB and is not reasonably necessary for the keeping of horses. Whilst it may be considered that provision of the storage building may help to tidy up the site, APC notes that Condition 2 of WA/2014/0366 required that *no vehicle, other than those directly related to the equestrian use of the land, shall be stationed, parked or stored on this site. No vehicles shall be stationed, parked or stored on the site overnight, other than one horsebox or trailer.* It has been reported to the parish council and Waverley officers are aware that road surfacing vehicles and equipment are habitually stored on the site. APC consider that this is inappropriate use of the land, whether or not the vehicles and equipment are stored in the open or under cover.

- Boundary fence – APC welcomes the proposed hedge planting to reduce the visual impact of the fence, however, we would request the planting of 3-year native mixed hedging, which would be more appropriate in this rural area. However, APC considers that the 2m close board fencing that has been erected is not reasonably necessary for the equestrian use and causes great harm to the landscape. The 2014 application stated in the DAS that the visual effect of the development would be lessened by ‘a low-level bund and post and wire fencing to ameliorate the visual effect on the wider landscape’ (see below). APC would request a condition that fencing is agricultural stock fencing or post and rail, which would be more inkeeping with the surroundings and respect the open countryside setting. The current Planning Statement states that the fencing has been erected under Permitted Development Rights, however the Town and Country Planning (General Permitted Development) Order 2015 states that nothing in that Order permits development contrary to any condition imposed by any planning permission granted or deemed to be granted. Alternatively, APC requests that consideration be given to an Article 4 Direction for the land preventing the erection of such inappropriate structures in the AGLV.



*Current situation*



*WA/2014/0366 Visual Assessment*

- Drainage – Proposed drainage is by way of a soakaway. The site is situated on heavy clay soil, therefore APC considers that a soakaway is unlikely to be suitable, with the risk that the development will add to the existing flooding of the road during periods of heavy rain. APC, would therefore request that a condition requiring a comprehensive drainage strategy to be approved by the Lead Local Flood Authority.
- Lighting – There is little information about the proposed lighting, other than a diagram of the appearance of the light itself. Certainly, the existing lighting is unsuitable for the area, which is otherwise unlit. Currently, the existing lights are left on all night, which is harmful to wildlife, in particular the local bat population. APC would wish to know the height and number of the proposed lights, whether they are PIR security lights or intended to be left on throughout the night.

Alfold Parish Council requests that this application be REFUSED. Should officers consider that imposing conditions may make the development acceptable in planning terms, it is essential that any conditions are enforceable and are enforced.

Yours sincerely

# ALFOLD PARISH COUNCIL

27 November 2017

Mr Chris French  
Planning Department  
Waverley Borough Council  
The Burys  
Godalming  
GU7 1HR

Dear Mr French

**RE: WA/2017/1947 Outline application for up to 25 dwellings, provision of public open space and SuDS attenuation with all matters reserved except access. Land Adjoining Brockhurst Farm, Alfold**

Alfold Parish Council (APC) considered this application and object on the following basis.

It would be helpful if the applicants could decide whether they're applying within Alfold or Alford as there is inconsistency in the application documentation.

That being said, this is very similar to the previous application, which was refused, with a reduction in the number of units from 43 (original application), 39 (amendment to original app) and now in this application 25.

APC refer to their previous letter of objection, which still stands, and the reasons for which Waverley refused the previous application, which has not been appealed.

Contrary to statements supporting the application, there has been no real consultation in respect of this application and in a previous consultation referred to, residents of Alfold made it clear and objected to a development of this size.

Referring to the relevant issues:-

## **Planning Policy:**

1. Local plan. The modifications resulting from the recent Examination in Public have now gone through the statutory public consultation and we therefore consider the plan to be at an advanced stage and therefore carry substantial weight. This application would be contrary to policies in the local plan, namely RE1 (formerly C2 of the previous Local Plan), RD1, M1 and ST1 (see later reference in connection with NPPF).

In respect of the applicant's comments on the housing numbers set out in the Local Plan and five-year housing land supply, APC do not accept the applicant's claim they are inaccurate. APC understand that the October Appeal Court decision [St Modwen] lowers the bar regarding certainty of delivery of planned development, therefore we are confident that Waverley can demonstrate a five-year supply.

In relation to the housing numbers, of Alfold's current allocation of 125, it is relatively early within the plan period and permission has been granted for 95 dwellings and

there are current undetermined applications for 400 and 16 dwellings. APC are also aware of other sites within the settlement area which are more compliant with the preferences of residents, as established from surveys recently carried out to gather evidence for our Neighbourhood Plan, namely for small developments within the village settlement boundary.

2. The applicants have failed to refer to the Alfold housing needs survey of 2012, which was adopted by Waverley, and the village made it clear that they would be supporting smaller residential developments within the village of 6 units or fewer.
3. NPPF. In so far as relevant, having regard to the emerging Local Plan, APC submits in any event this development is not sustainable within the terms of Paragraph 55 (which itself is referred to in Local Plan Policy ST1) for a development that could be sustainable in respect of location, need and infrastructure.

#### **The Site:**

This is a greenfield site outside the settlement boundary within AGLV. The site currently has no services (see later comments as to drainage) nor any existing infrastructure.

Although the site abuts a public highway, the highway is not suitable for such a development. It leads to the already over-congested Alfold Crossways. It is inevitable that occupants of the site would be car-reliant and it is rejected that the adjacent Dunsfold Park development would provide the employment and other facilities for these residents as it has been claimed by the Dunsfold Park developer that the 1800 houses applied for at Dunsfold Park would themselves take up those facilities.

In any event, APC consider it is paramount not to develop land between the village settlement and Dunsfold Park, in order to retain a separate identity for the village which would otherwise become a suburb of the new town.

#### **Particulars of the application:**

1. Housing numbers. Notwithstanding the objection to development of the site in principal, the current number of 25 is too many (see comments relating to design), so far as that considered possible by Waverley Borough Council in previous comments.
2. Design. The outline design produced shows that the development is too crowded with an urban effect more suitable to a town than a village and APC would like to see more provision for parking, otherwise parking would spill over into other already overcrowded nearby areas.
3. Drainage. It is noted that the drainage report merely states in respect of foul drainage that there is a public sewer in the highway fronting the site. Thames Water stated in respect of a previous application for 55 dwellings at Sweeters Copse, that at the time of making that statement, the drainage would be adequate for the Sweeters Copse site but only if no other properties were connected. Since that time, not only has the Sweeters Copse development moved towards fruition, but permission has been given for additional 24 which may connect into that drainage system. APC notes Thames Water's submission to this application which confirms there is currently no capacity for the proposed development and for WBC, if minded to grant permission, to apply a Grampian condition. If Waverley are minded to grant permission, APC would strongly request that serious consideration is given to conditions to ensure that the existing Alfold residents, who already suffer sewage inundation in their homes and gardens, are not put at further risk of flooding from the proposed development.

4. Public open space. This is referred to in the particulars of the application and therefore needs comment. If the development was to proceed, there would need to be provision for the open space to be preserved in perpetuity, at no cost to public funds, to avoid further creeping development.

It is for the above reasons that Alfold Parish Council OBJECTS to his proposal.

Yours sincerely

Beverley Weddell  
Clerk to Alfold Parish Council

# Alfold Parish Council

Schedule of receipts and order for payments for November 2017

To be approved under Agenda item 10 at the Parish Council meeting on 7.11.17

## RECEIPTS

<b>Payer:</b>	<b>Detail:</b>	<b>Amount:</b>
Cranleigh Funerals	Burial t/l E Hewett	£716.00
	<b>Total</b>	<b>£716.00</b>

## PAYMENTS

<b>Payee:</b>	<b>Detail:</b>	<b>Amount:</b>
B Weddell	November salary	£ 579.72
Dark Group Ltd	Webhosting	£ 48.00
B Weddell	Overtime	£ 3266.64
	<b>Total</b>	<b>£3894.36</b>

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

<b>Payee:</b>	<b>Detail:</b>	<b>Amount:</b>
Dark Group Ltd	Alfold.org domain name	£ 30.00
BDO LLP	External audit	£ 240.00
Rospa Playsafety	Playground inspection	£ 270.00
	<b>Total</b>	<b>£540.00</b>

**Total receipts £716.00**

**Total expenditure £4434.36**

Signed by Chairman: ..... Date: .....

Signed by Councillor: ..... Date: .....

Signed by Clerk/RFO: ..... Date: .....