

ALFOLD PARISH COUNCIL

MINUTES of the Alfold Parish Council Meeting held on **Thursday 7th December 2017** at Alfold Village Hall.

Present: Mr Nik Pidgeon (Chair); Mrs Penni Mayne (Chair); Mrs Betty Ames; Mr Adrian Erricker; Mrs B Weddell (Clerk)

Mr Richard Cooke and three members of the public were in attendance.

Apologies: Apologies for absence had been received from Mr Nigel Budd, Mr Alasdair Denton-Miller and Mr Wayne Mouring.

17/116 **Declarations of interest pertaining to agenda items**

Mr Erricker declared a non-pecuniary interest in planning application WA/2017/2118.

Mrs Mayne and Mrs Ames declared a personal interest in Alfold Youth Club.

The meeting was suspended to allow comments from members of the public: A member of the public commented on the Reserved Matters application for the Sweeters Copse development that there did not appear to be an adequate nature corridor between the site and Mercedes, as had been agreed at the outline stage. The Clerk would communicate this to Cala Homes.

The Chairman reported that the hedge on Dunsfold Road to the north of the village hall entrance had been cut back at the parish council's request.

17/117 **Planning. Summary of the status of recent planning applications for information only**

WA/2017/1863 Certificate of lawfulness for single storey side extension. Garden Cottage, Loxwood Road, Alfold. **Granted.**

WA/2017/1250 Approval of reserved matters (appearance, landscaping, layout and scale) for the erection of 55 dwellings. Land West of Sweeters Copse, Loxwood Road, Alfold. **Committee decision deferred to allow a revised scheme.**

WA/2015/1381 Land at Springbok Estate. **Appeal dismissed.**

17/118 **Planning**

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

PRA/2017/0014 General Permitted Development Order 2015, Schedule 2 Part 3 Class Q – Prior Notification Application for change of use of agricultural building to 2 dwellings and associated operational development. Fastbridge Farm, Guildford Road, Alfold. **No comment.**

WA/2017/2171 Erection of extensions and alterations following demolition of existing garage. 2 Stone Hatch, Alfold. **No comment.**

WA/2017/2118 Outline application with all matters reserved for the erection of 16 dwellings, including 5 affordable units, along with provision

ACTION

of mixed retail space, additional car parking for village use and open space. Chapel Field, Loxwood Road, Alfold. **Letter of objection appended.**

17/119

Draft Precept on Waverley Borough Council for the year ending 31.3.19

The proposed draft budget, as circulated, was approved subject to minor amendments and confirmation at the January meeting. Mrs Ames advised that the Youth Club may not continue due to insufficient funding, therefore a grant from the parish council, which would not in itself be sufficient to secure the future of the club, would not be required. Mrs Ames would confirm the situation at the January meeting. Godalming Town Council had requested a grant of £1060. It was agreed that a grant of £500 would be paid in the next financial year but that the parish council could not guarantee funding in future years.

17/120

Neighbourhood Plan Update

It was agreed that Mr Denton-Miller would publish a Call for Sites. A meeting of the Steering Group would be arranged.

17/121

Next meetings

Full Council – 9th January, 7.30pm, Alfold Village Hall

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

Clerk

ALFOLD PARISH COUNCIL

2 January 2018

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

Dear Mr Taylor

RE: WA/2017/2118. Outline application with all matters reserved for the erection of 16 dwellings, including 5 affordable units along with provision of mixed retail space (Use Class A1 and A3), additional car parking for village use and open space. Chapel Field, Loxwood Road, Alfold.

Alfold Parish Council objects to this application.

This development is proposed for an extremely sensitive location in the centre of Alfold, on a greenfield site adjacent to the Conservation Area. Alfold Parish Council is extremely concerned that the impact this development may have in this sensitive location, cannot be properly assessed in the application's outline form.

The applicant has represented to the parish council that the application would deal with drainage, communal parking, village green and highways issues, but if permission is granted on an outline only basis, such issues are not dealt with or may not be enforceable or binding on successors in title.

The parish council does not comment on the indicative layout for the site, as this does not form part of the outline application. However, the parish council does consider that 16 dwellings on this site will result in a cramped form of development not inkeeping with the surrounding area.

There are 12 affordable shared ownership units and 11 affordable rented units planned for the Sweeters Copse development, which is a significant provision of affordable housing in this small rural village, therefore the parish council considers that affordable housing would be better provided in other areas of the borough where there is housing need. Should officers consider that affordable housing is necessary, the parish council would request this be provided in the form of subsidized homes for first-time buyers.

The parish council understands that both Thames Water and Southern Water have stated that no new development can be connected to the existing sewerage system until the capacity is increased. We note that the developer is in talks with both Thames Water and Southern Water, however, the water companies are still carrying out studies of the sewerage system and looking into the feasibility of options that may be available to increase the capacity, therefore any planning permission should be subject to strict conditions requiring the sewerage system to be upgraded prior to any development.

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The parish council has had discussions with the applicant in an attempt to overcome planning shortfalls which affect this site, together with providing a scheme which would enhance the village centre and alleviate parking problems (which would improve road safety). The parish council has left the applicant with some suggestions to try and achieve this, which were not rejected by the applicant but are not incorporated in this application. The applicant has also stated that a full application may be lodged. The parish council is prepared to continue such discussions. However, the current application, for the reasons set out above, falls short of acceptability and therefore the parish council request that it be refused.

Yours sincerely

Beverley Weddell
Clerk to Alfold Parish Council