

ALFOLD PARISH COUNCIL

MINUTES of the Alfold Parish Council Meeting held on **Thursday 7th June 2018** at Alfold Village Hall.

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

Apologies: Apologies for absence had been received from Mr Denton-Miller and Waverley Borough Cllr Kevin Deanus.

18/055	Declarations of interest There were no declarations of interest pertaining to agenda items.	ACTION
18/056	Public representations There were no members of the public present.	
18/057	Neighbourhood Plan Update The parish Council's application for technical assistance via Locality for AECOM to carry out the site assessment had been approved. Mr Denton-Miller was working on the application for a Baseline Environmental Assessment. Mr Denton-Miller, the Chairman and the Clerk had met with Ian Motuel and Alice Knowles, Waverley Neighbourhood Plan Officers, for a hand over. Ms Knowles would take over from Mr Motuel as the Neighbourhood Plan Officer until a replacement was appointed.	
18/058	Local Plan Part 2 Consultation Headings in the consultation document were divided amongst members to read and respond to the Clerk with comments by 22 nd June. The Clerk would draft a response for approval at the July meeting before submitting to Waverley by 9 th July deadline.	All
18/059	Planning. Summary of the status of recent planning applications for information only DW/2018/0021 Erection of single storey rear extension. 1 East View Cottages, Dunsfold Road, Alfold. Full permission PRA/2018/0018 Change of use of agricultural building to dwelling. Fastbridge Farm, Alfold. Withdrawn WA/2018/0606 Erection of a single storey side extension to provide an annexe, erection of a detached garage. Clover Cottage, Rosemary Lane, Alfold. Refused WA/2018/0467 Erection of 8 dwellings and formation of new access to Loxwood Road. Land South of Junction with Sachel Court Drive, Loxwood Road, Alfold. Refused	

WA/2018/0170-0173 Extension of permission for track activities temporary use until 30/4/21. Dunsfold Park. **Full permission**

18/060

Planning

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

WA/2018/0763 Erection of 5 dwellings following demolition of existing dwelling. Alfold Farm Bungalow, Loxwood Road, Alfold. **Letter of objection appended**

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 following demolition of existing store and conservatory. Four Acres, Horsham Road, Alfold. **Comment:** APC has no objection to this application but would request a condition requiring that the use of the building remains ancillary to the existing main dwelling house.

18/061

Items of business for information

Surrey County Council had made available £2500 to the parish council for vegetation clearance. The Clerk requested suggestions for area of the village so that the parish council could put in a bid to carry out the work.

At the next meeting the parish council would receive a report regarding the closure of the Youth Club.

18/062

Next meetings

Annual Parish Council – 3rd July, 7.30pm, Alfold Village Hall

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

ALFOLD PARISH COUNCIL

18 June 2018

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

Dear Ms Clarke

RE: WA/2018/0763 Erection of 5 dwellings following demolition of existing dwelling. Alfold Farm Bungalow, Loxwood Road, Alfold.

Alfold Parish Council (APC) have considered this application and object to it on the following basis:

1. **Fall-back Position.** The applicant makes much of the fall-back position in that there is an extant permission for three units by extension of the existing bungalow.

Whilst the fall-back position is accurate, it does not mean that it follows that a subsequent application for more units (in this case a 40% increase) should automatically receive a favourable consideration. The current planning policies and criteria must apply.

2. **Planning Policies.** Waverley's Local Plan Part 1 was adopted in February 2018. In addition, the retained policies of the previous 2002 Local Plan were identified

There is an emerging neighbourhood plan for Alfold.

A draft Local Plan Part 2 is currently out for consultation. Therefore, the proposed policies are known.

Under the Local Plan policy ALH1, Alfold is required to provide 125 residential units by 2032, of which 94 have already been granted permission, and there are other applications and appeals in hand.

A recent Call for Sites for the emerging neighbourhood plan has identified several sites, some of which are brownfield sites, which if allocated would more than supply the required number of units. Although this land may be considered brownfield, it is also within countryside beyond the Green Belt, therefore policy RE1 also applies, which recognises and safeguards such sites from development or excessive development and is supported by Paragraphs 55 and 112 of the NPPF.

3. **Infrastructure.** The Local Plan policy SP2 states that the requirement of Alfold for 125 units reflects the small size of the village and its very limited local facilities. This position may be exacerbated by the development at Dunsfold Park.

At present, there is no school or health centre within the village and limited transport facilities.

In particular, the drainage facilities in the village are inadequate. Historically, Alfold and the neighbouring village of Loxwood has suffered from foul sewage flooding. Whilst this may have been addressed by a recent scheme to divert some surface water drainage from the foul network, there has already been in excess of 60 units provided which will connect to the system and, it is not clear whether further connections would not bring about further sewage flooding due to inadequate capacity in the system. Therefore, APC would request that both Thames Water and Southern Water are consulted on this application.

Indeed, in the recent heavy rain storm, notwithstanding the above-mentioned additional units have yet to be connected, the alarm system for flooding was triggered and Thames Water had to deploy tankers to remove foul sewage due to inundation of the system and lack of capacity.

It is noted that in the application the response to the proposed foul drainage is 'unknown'. If it is proposed to try and connect to the public system, the above applies. If it is proposed to use a private drainage system this should be stated, and an Environment Agency permit would be required.

In respect of surface water drainage, once again, the applicant has chosen to produce a 2015 report relating to the adjoining site, which is of little relevance and contains no proposal for this site. An acceptable scheme for the disposal of surface water must be provided.

4. **Design.** Policy PD1 (and retained policies D1 and D4) states that the design of development in Countryside beyond the Green Belt must be of a high standard. APC find the proposed design for five units provides a cramped form of development. The increase in the mass size and scale of the proposed building over that permitted, due largely to the introduction of a second storey would have a greater visual impact and would result in an urbanising impact on the surrounding countryside, which would detract from the landscape character.

There are no economic, social or environmental benefits for the village from the proposed development and it does nothing to maintain or enhance the vitality of the village, as per Paragraph 55 of the NPPF.

In summary, when applying the planning policies and existing planning permissions in Alfold, it is demonstrated that a) there is no pressing need for further residential development within Alfold as requirements can be met from existing permitted units, b) the proposed development does not meet the criteria relevant to a site in Countryside beyond the Green Belt and c) the site is unsustainable due to lack of infrastructure. Therefore, the application should be refused.

Yours sincerely

Beverley Weddell
Clerk to Alfold Parish Council