

ALFOLD PARISH COUNCIL

MINUTES of the Alfold Parish Council Meeting held on **Tuesday 5th January 2016** at Alfold Village Hall.

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

Three members of the public were in attendance.

Apologies: Apologies had been received from Mr Kevin Deanus, Waverley Borough Councillor

		ACTION
16/001	Declarations of interest pertaining to agenda items Mrs Ames declared a non-pecuniary interest in item xyz due to her involvement with Wildwood Golf Club.	
16/002	Minutes The minutes of the parish council meetings held on 10 th November 2016 were approved as a correct record of the meetings and signed by the Chairman.	
16/003	Chairman's report The Chairman reported that he would be having a meeting with Surrey County Council to receive an updated re Lindon Farm. There was nothing further to report.	
16/004	Clerk's report The Clerk reported that the soil dump at the Cemetery had been emptied. In order to discourage dumping of rubbish, it was agreed that the soil dump and litter bin would be removed. A temporary laminated sign would be put up requesting that visitors take their rubbish home with them. There had been some sewage flooding the previous week due to heavy rain, although the ditches had appeared to cope, except along the A281, where there was surface flooding on the road. The next Flood Forum was taking place on 15 th January.	N Budd/ Clerk
16/005	Report from Waverley Borough Councillor Cllr Deanus had reported via email that the Local Plan appears to be on track to the time scales previously reported. A Full Council debate was due to be held regarding the Precept for next year. Cllr Deanus would be holding a public drop-in session on Saturday 13 th February.	
16/006	Neighbourhood Plan Update It was agreed that the Clerk would set up a meeting of the Steering Group and ask Chris Bowden of Navigus Planning to attend, although this may be delayed until after the Dunsfold Park application had been dealt with.	Clerk

Mrs Ames arrived at 19:45

16/006

Correspondence

A resident had emailed to request yellow lines at the corner of Clappers Meadow and the Loxwood Road, as parked vehicles on that corner were causing a hazard. Mr Budd would speak to the Neighbourhood Police, as it is an offence to park within 10 metres of a junction. The parish council would monitor the situation.

Mr Budd/ Clerk

Wildwood Golf club had written to advise that they would shortly be implementing their planning permission by commencing work on site. This would involve revisiting their infrastructure plans to take into account drainage, power, water etc. and a detailed travel plan, including a bus service for local residents and hotel guests. In addition, they would shortly be submitting an outline planning application on the adjoining windfall rural brownfield site known as 'The Nutshell' for approximately 40-50 dwellings. They would enter into consultation with the residents of the village, the parish council and in cooperation with English Rural Housing Association, to consider the needs and wishes of the village.

Cove Homes had written to request a meeting with the parish council regarding potential development on land adjacent to Brockhurst Farm. The parish council confirmed that it would not meet in private, but would be pleased to have a discussion at a parish council meeting.

A resident had enquired whether the parish had any plans to celebrate the Queen's Birthday. The official date for celebrations is Sunday 12th June. The Clerk would liaise with Cllr Deanus.

Clerk

16/007

Accounts for payment

Payments were approved and receipts were noted. The attached Order for Payments was signed by the Chairman, one Councillor and the Clerk.

16/008

Precept on Waverley Borough Council for the Year Ending 31.3.17

The budget figures for the year ending 31.3.17 were approved.

After full consideration of the grant applications received, the following grants were approved:

Alfold Sports Club for Bonfire Night	£400
Parish Magazine s.137	£300
Alfold PCC for churchyard maintenance	£550
Cranleigh Food Bank s.137	£200

Taking into consideration current reserves held and budget figures, proposed by Mrs Mayne and seconded by Mr Budd it was agreed that the Precept for the year ending 31.3.17 would be £23,006, which represented a 2% increase.

16/009

Business Plan/Aims and Objectives

The Clerk would circulate an example document and members would email ideas to the Clerk in advance of the next meeting.

Clerk

16/010

Environmental Projects

Waverley had requested potential environmental projects to be considered for funding from potential developer infrastructure contributions. It was agreed that the Clerk would get costs and submit the following projects:

Grasscrete parking for the village hall
Community Notice Board at Village Green
Cemetery Notice Board
Benches (5)
Timber posts on the Village Green to replace plastic posts
Jubilee Pond landscaping
Village Sign
Picnic bench for Jubilee Pond
Landscaping around the telephone box

Clerk

16/011

Planning

After full consideration of the following applications, the Parish Council resolved to comment as follows:

- a) WA/2015/2341 Erection of a two-storey rear extension and front dormer windows. Grasslands, Loxwood Road, Alfold. **No objection**
- b) WA/2015/2261 Outline application with all matters reserved except access for the erection of up to 55 dwellings (including 22 affordable) with associated landscaping and open space, children's play area and private drainage system together with associated works. Land West of Sweeters Copse, Loxwood Road, Alfold. **Letter of objection appended.**
- c) WA/2015/2395 Part outline proposal for a new settlement with residential development comprising 1800 units, plus a local centre to comprise retail, financial and professional, cafes/restaurant, businesses uses, two-from entry primary school and all related infrastructure. Dunsfold Park, Stovolds Hill, Cranleigh. This application had just been validated, therefore it was too soon for the Parish Council to consider. It was agreed that a meeting should be arranged with other neighbouring parish councils to discuss working together.

Clerk

16/012

Planning. Summary of the status of recent Planning Applications for information only

There was nothing to report.

16/013

General Matters

The Clerk would contact Veolia to find out costs for emptying the litter bin at Jubilee Pond.

Clerk

16/014

Next meetings

11th February 7.30pm, The Green Room, Alfold Village Hall (planning). Due to the Dunsfold Park application, this meeting is subject to change.

8th March 7.30pm, Alfold Village Hall

There being no further business, the Chairman closed the meeting at 21:10.

ALFOLD PARISH COUNCIL

7 January 2016

Mr Peter Cleveland
Planning Department
Waverley Borough Council
The Burys
Godalming
GU7 1HR

Dear Mr Cleveland

RE: WA/2015/2261. Outline application with all matters reserved except access for the erection of up to 55 dwellings (including 22 affordable) with associated landscaping and open space, children's play area and private drainage system together with associated works. Land West of Sweeters Copse, Loxwood Road, Alfold.

Alfold Parish Council has considered this application and OBJECTS.

The parish council considers that this application does little to address objections to the previous applications for up to 104 dwellings (WA/2013/1617) and up to 120 dwellings (WA/2014/2413) despite the reduced number of dwellings.

The parish council has taken into account the results of the Housing Needs Survey carried out by Surrey Community Action in December 2012, which showed that 67% of Alfold residents believe the current housing stock is serving Alfold well; 64% supported an Affordable Housing Project to meet the needs of local residents, however, an overwhelming 81% said they would not be in favour of a housing development in Alfold of 50 or more houses being a mixture of affordable and market houses.

Alfold Parish Council and local residents are concerned about the increased traffic which would result in a development of this size, particularly on Alfold Crossways junction and the northbound A281 and when taking into account the additional traffic which will be generated from the Wildwood Gold Club development, which is soon to be implemented, and other proposed developments in the village and surrounding areas. Access by non-car modes of transport including public transport is extremely limited with very little scope to maximise viable sustainable transport, so by ways of its location, the proposal would result in an unsustainable form of development.

The parish council is concerned about the impact of light pollution on the local amenity. There is currently no street lighting in Alfold and previous research has indicated an overwhelming objection to lighting in the village.

Continued/....

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

..../

Regarding foul water drainage, there is currently insufficient capacity within the existing foul drainage system to accommodate additional flows from the proposed development. The parish council notes that for this reason, foul water is proposed to be drained by way of a private on-site sewage treatment plant, which would discharge into the existing ditch. The Flood Risk Assessment states that the ditch currently drains surface water from the adjacent highway and how it discharges has yet to be determined. The parish council believes that water flowing through the existing ditch contributes to the surface water flooding experienced at Clappers Meadow and therefore it is likely that discharge of any treated foul water into that ditch would exacerbate existing surface water flooding. The parish council considers that there should be no development in Alfold until Thames Water and Southern Water agree a long-term solution to the capacity issues in the foul sewage system and that developers should contribute towards any proposed solution for the benefit of the whole village.

Alfold Parish Council considers that the density of the proposed dwellings is out of keeping with the surrounding area and that the encroachment into open countryside would be inconsistent with the existing setting, form and pattern of the rural settlement.

For these reasons, Alfold Parish Council considers that this application should be refused.

Yours sincerely

Beverley Weddell
Clerk to Alfold Parish Council

Alfold Parish Council

Detailed Receipts By Account 05/01/16

Budget Forecast

	Actual Year to Date	Current Budget	Projected Actual	Next Year
Receipts				
Precept	21,979	21,979	21,979	23,006
Compensatory Grant	445	790	790	700
Council Tax Support Grant	730	730	730	500
Grants	495	495	495	0
Sports Rents	0	495	495	495
Wayleave	3	3	3	3
Bank Interest	79	104	104	104
Burial and Memorial Fees	1,244	400	1,244	400
Cemetery Field Rent	0	300	260	780
	-----	-----	-----	-----
	24,975	25,296	26,100	25,988
Payments				
Salaries	4,704	7,045	7,045	7,185
Sexton	0	60	0	60
Chairman's expenses	0	100	100	100
Election costs	0	1,000	1,000	0
Dog waste bins	192	300	288	300
Delegate fees	0	60	60	60
Audit	318	320	318	400
Insurance	485	485	485	500
Hall hire	0	600	600	600
Office supplies	0	100	40	100
Software	139	180	139	180
Subscriptions	318	318	318	330
Training	150	500	150	200
Website	25	85	85	85
Neighbourhood Plan	0	9,500	0	9,500
Mileage expenses	0	250	200	250
Clerk's home office allowance	0	600	576	600
Common maintenance	1,840	2,760	2,800	2,900
Recreation ground maintenance	900	1,351	1,400	1,420
Play area equipment maintenance	0	400	100	400
Play area replacement fund	0	1,000	0	2,000
Street furniture	0	0	0	2,000
Jubilee Pond maintenance	580	870	900	915
Jubilee Pond repairs	0	0	0	0
Cemetery maintenance	2,120	3,180	3,730	3,230
Cemetery rates	163	163	163	180
Data Protection registration	35	35	35	35
Alfold Bonfire Society grant	400	400	400	400
Parish Magazine grant	275	275	275	300
PCC churchyard maintenance grant	0	550	550	550
Village Hall grant	4,000	4,000	4,000	0

Plaiſtow Pariſh Council grant re Crouchland	0	500	500	0
Cranleigh Food Bank	0	0	0	200
	-----	-----	-----	-----
	16,644	36,987	26,257	34,580
	-----	-----	-----	-----

Opening Balance 1.4.15	£44,042
Projected Closing Balance 31.3.16	£43,685 (of which £10,500 earmarked reserves)
Projected Closing Balance 31.3.17	£34,893

Alfold Parish Council

Schedule of receipts and order for payments for January 2016
To be approved under Agenda item 11 at the Parish Council meeting on 5.1.16

RECEIPTS

Payer:	Detail:	Amount:
		£
	Total	£

PAYMENTS

Payee:	Detail:	Amount:
B Weddell (inc. HMRC)	January salary	£ 587.11
	Total	587.11

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

Payee:	Detail:	Amount:
	Total	

Total receipts £0.00

Total expenditure £587.11

Signed by Chairman: Date:

Signed by Councillor: Date:

Signed by Clerk/RFO: Date: