

ALFOLD PARISH COUNCIL

MINUTES of the Alfold Parish Council Meeting held on **Thursday 25th July 2019** in the Green Room, Alfold Village Hall.

Present: Mrs Penni Mayne (Chairman); Mr Adrian Erricker; Mr Alasdair Denton-Miller; Mr Rick Dyer; Mrs Mary Brown; Mr Chris Britton; Mr Wayne Mouring; Mrs B Weddell (Clerk)

Cllr Kevin Deanus and one member of the public were in attendance.

Apologies: There were no apologies for absence.

19/068 Representations from members of the public
Mrs Ames advised the parish council regarding communication principles being undertaken regarding health and wellbeing with the public.

ACTION

19/069 Declarations of interest
There were no declarations of interest.

19/070 Neighbourhood Plan Update
There was nothing to report since the last meeting.

19/071 Planning. Summary of the status of recent planning applications for information only
WA/2019/0575 Erection of a dwelling and associated works. Land at Plot 1 Adjacent Byway Cottage, Dunsfold Road. **Refused**

19/072 Planning
After full consideration of the following applications, the parish council resolved to comment as follows:

WA/2019/1075 Hybrid application: Change of use of barn to single dwelling; outline application for the erection of 6 dwellings with all matters reserved except vehicular access following demolition of existing buildings. Wildwood Livery. **Letter of objection appended**

WA/2019/1056 Erection of extension and alterations. 1 Crossways Cottages, Guildford Road. **No comment**

APP/R3650/W/19/3230227 Erection of a building to accommodate a museum. Land East of Benbow Lane, Dunsfold Road. **Letter to Planning Inspector appended**

19/073 Items of business for information or inclusion on a future agenda

- The Chairman and Mr Britton had attended Waverley's listening panel regarding oil exploration in the Borough. Waverley had resolved to object to pending applications.

19/074 Next meeting
Full Parish Council – 10th September 7.30pm, Alfold Village Hall

There being no further business, the Chairman closed the meeting at 20:30

ALFOLD PARISH COUNCIL

6 August 2019

Mr Stuart Corbey
Planning Department
Waverley Borough Council
The Burys
Godalming
GU7 1HR

Dear Mr Corbey,

RE: WA/2019/1075 Hybrid application: change of use of barn to single dwelling; outline application for the erection of 6 dwellings with all matters reserved except vehicular access following demolition of existing buildings. Wildwood Livery, Hook Street, Rudgwick.

Alfold Parish Council (APC) has considered this application and objects to it on the basis set out in this letter.

The recently constructed barn subject of this application was permitted under WA/2013/0468 with a condition requiring that in the event the building is no longer required for the use as stipulated in the application, the building shall be removed and all arising materials removed from the site. The reason was to protect the amenities of the area and to accord with Policies C2, D1 and D1 of the Local Plan 2002. Shortly after permission was granted, an application was submitted for change of use of the building to a dwelling. That application was withdrawn.

Since 2013, Waverley has adopted the New Local Plan. Policy RE1 of the Local Plan Part 1 states in this area the intrinsic character and beauty of the countryside will be recognised and safeguarded in accordance with the NPPF. The proposed development would represent encroachment into the open countryside which would erode the natural boundary to the village. The development would not conserve the pattern and character of the existing settlement resulting in an urbanisation of this area of the countryside.

Policy SP2, which sets out the spatial strategy for the borough, states that Alfold is a 'Rural Community with very limited services' and allows for limited development within Alfold with a housing allocation of 125 new homes to accommodate across the plan period up to 2032. Alfold Parish Council believes that allocation has now been met with 13 years of the plan period still remaining.

The parish council is in the process of producing a Neighbourhood Plan and although we will not be allocating any development sites given that the allocation of 125 new homes has been met, the parish council is disappointed to note that even though its Call for Sites was well publicised, this site was not submitted for consideration.

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

Alfold Parish Council are most concerned about access to and from application site onto a dangerous section of the A281. Therefore, should officers be minded to permit this application, the parish council would request a condition requiring traffic calming and anti-skid road surfacing be provided along this section of the A281.

Yours sincerely

Beverley Weddell
Clerk to Alfold Parish Council

ALFOLD PARISH COUNCIL

15 August 2019

Mr Joshua Dewitt
Room 3F
Temple Quay House
2 The Square
Bristol
BS1 6PN

Dear Mr Dewitt,

RE: APP/R3650/W/19/3230227. Erection of a building to accommodate a museum (Use Class D1) with ancillary parking and access. Land East of Benbow Lane, Dunsfold Road, Alfold.

Alfold Parish Council objected to the above application for the erection of a museum within our Parish in its letter dated 14/11/18. We wish to confirm in relation to the Appeal that we have not changed our views, and indeed we consider that current circumstances make the case for rejecting this appeal even stronger. We explain our reasons later in this letter, and we draw the Inspector's attention to the webcast of the planning committee as these points were also made during our spoken representation on 5th December 2018.

We note that an appeal has also been lodged for the associated application for use of part of an adjoining field as a nature reserve (WA/2016/1976). Whilst we did not originally separately object to this application, we draw to the Inspector's notice that the reasons for its refusal by Waverley BC were founded on the application being intrinsically linked to the application for the museum, because there had been an assumption that access, parking and visitor facilities were to be provided on the museum site. Therefore, should the Inspector reject the appeal for the museum, we would expect as a natural consequence, the same decision to be reached in respect of the nature reserve. Likewise, should the Inspector uphold the appeal for the museum, that a Condition should be placed on erecting the building that the adjoining nature reserve must also be delivered, as part of the net balance between benefits and harm to the countryside.

Returning to our objection to WA/2016/1954, the Inspector will be aware that the site for the building adjoins (but is not part of) a former wartime aerodrome that has been granted permission for the building of a New Settlement (Dunsfold Park), in accordance with WBC Local Plan policies SS7 and SS7A. In recent months, work on developing the coordinated Masterplan for this significant development has commenced and involves a wide range of stakeholders including Alfold Parish Council. From these discussions, it is clear that the provision of a museum dedicated to the history of Dunsfold Aerodrome within the permitted development site, is still planned by the owners of Dunsfold Park. The Parish Council therefore feels strongly that it would be **premature** to approve a plan for a separate museum until details of the Masterplan have been agreed by all parties.

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Our objection remains concerning the **size** of the building in an intrinsically **rural area**. We have seen no justification for permitting both phases of this highly speculative development amounting to the enormous 10,000 sqm requested. This building would be completely out of scale in its countryside context.

Furthermore, we believe that no weight should be given to the applicant's assertion in its Statement of Case para 1.6 (i) that the site of the proposed building is Previously Developed Land (PDL). Additional evidence was presented at the Planning Committee that the site for the building is actually in an agricultural field that was never part of the wartime aerodrome. Officers agreed that PDL in this case is a matter of judgement and did not override other considerations. We would go further and point out that the portion of airfield land within the site was returned to agriculture in the 1950s and has been farmed ever since. The last few vestiges of wartime structures are small and derelict; all permanent structures or fixed surface structures have completely blended into the landscape. Therefore, according to NPPF 2019 Annex 2, this land should not be classed as PDL. This can easily be confirmed by the Inspector when making his site visit.

Our objection concerning the increase of traffic on the sole access to the site also remains. Recently, the developer of Dunsfold Park has submitted detailed plans for its proposed new access road to the east, and clearly a museum sited within the Dunsfold Park boundary would be well served by this and would be wholly preferable compared to the unsafe and unsuitable access for WA/2016/1954. We strongly believe that the Benbow Lane location is **unsustainable in transport safety terms**.

In conclusion, our view is that the harm caused by a building of this size and the associated traffic generated outweighs any benefits of providing a museum facility at this location, and it is premature in planning terms to permit this development until the masterplan envisaged in the Local Plan Policies SS7 and SS7A has been agreed.

Yours sincerely

Beverley Weddell
Clerk to Alfold Parish Council