

ALFOLD PARISH COUNCIL

MINUTES of the Alfold Parish Council Meeting held on **Tuesday 8th May 2018** at Alfold Village Hall.

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

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

Apologies: Apologies for absence had been received from Mr Nik Pidgeon and Mr Alasdair Denton-Miller.

		ACTION
18/035	Election of chairman Proposed by Mr Erricker, seconded by Mrs Mayne and agreed unanimously, Mr Pidgeon was re-elected Chairman of the parish council for the ensuing year.	
18/036	Election of Vice Chairman Proposed by Mrs Ames, seconded by Mr Erricker and agreed unanimously, Mrs Mayne was elected as Vice Chairman of the parish council for the ensuing year.	
18/037	Reps from members of the public A member of the public advised that surveyors had been surveying the ditch on Loxwood Road near to the Sweeters Copse development site. She said that unfortunately the surveyors had upset some people and there were concerns from residents about future flooding.	
18/038	Declarations of interest Mr Mouring declared a prejudicial interest in Alfold Sports Ground and Mr Erricker declared a personal interest in Alfold Sports Ground.	
18/039	Minutes The minutes of the parish council meetings held on 6 th March and 12 th April were approved as a correct record of the meetings and signed by the Chairman.	
18/040	Chairman's annual report A copy of the Chairman's annual report is appended to these minutes.	
18/041	Clerk's report The Clerk reported the following: The surveyor had been instructed to proceed regarding the deed of easement for Alfold Equestrian Centre. The rebuilding of the churchyard wall was near completion. There had been more fly tipping at Jubilee Pond and the Clerk would put up a notice advising that the area may be locked if the tipping continued.	Clerk
18/042	Report by the Borough Councillor Cllr Deanus reported that an appeal had been lodged with the Planning Inspectorate against Waverley's decision to refuse both planning applications for land adjacent to Brockhurst Farm.	

18/043

Areas of responsibility

Members' individual areas of responsibility were agreed as follows:

Neighbourhood Plan Steering Group	All
Playground	Mr Mouring
Jubilee Pond	Mr Erricker
Cemetery	Mr Pidgeon
Notice Boards	Mr Mouring
Finance	Mr Denton-Miller
Police Liaison	Mr Mouring
Surrey Local Committee Representative	Mr Pidgeon/Mrs Mayne
Surrey ALC Representative	Mrs Ames
Flooding	Mr Erricker
Sports Council Representative	Mr Erricker

18/044

Annual Governance Statement 2017/18

The Annual Governance Statement had been circulated prior to the meeting. The council gave authority for the Clerk and the Chairman to sign the statement as approved.

18/045

Accounting Statements for 2017/18

The Accounting Statements had been circulated prior to the meeting. The council gave authority for the Responsible Financial Officer and the Chairman to sign the statement as approved.

18/046

Internal Audit Report

The Internal Auditor's report had been circulated prior to the meeting. It was noted that insurance cover for Officials' Indemnity and Libel and Slander were included on the insurance renewal schedule.

18/047

Henry Smith Charity Accounts YE 31.12.17

The accounts and balance sheet for Alfold Henry Smith's Charity for the year ending 31.12.17 were approved by the council and signed by the Chairman.

18/048

Neighbourhood Plan Update

There was nothing to report.

18/049

Risk Register

The Risk Register had been circulated prior to the meeting, was reviewed and approved.

18/050

Planning. Summary of the status of recent planning applications for information only

NMA/2018/0053. Amendment to WA/2017/1250 for introduction of triple garage to Plot 54. Land west of Sweeters Copse. **Full permission**

SO/2018/0005 Request for screening opinion for proposed building for research and development engineering/manufacturing storage office and ancillary space. Dunsfold Park. **Withdrawn**

WA/2017/2286 Erection of 3 dwellings following demolition of existing dwelling. Alfold Farm Bungalow, Loxwood Road. **Invalid**

18/051

Planning

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

DW/2018/0021 Erection of a single storey rear extension. 1 East View Cottages, Dunsfold Road, Alfold. **No comment**

NMA/2018/0053 Amendment to WA/2017/1250 for introduction of triple garage to plot 54 to replace a single garage and two parking spaces previously approved for this plot. Land West of Sweeters Copse, Loxwood Road, Alfold. **Decided.** The Clerk advised that the application had been approved by the Officer before appearing on the weekly list and that she had written to the Officer requesting that the parish council be consulted on any future applications for this site for decisions re made.

WA/2018/0680 Erection of 50-seater stand; installation of floodlights and perimeter fencing. Alfold Recreation Ground, Dunsfold Road, Alfold. **No comment.**

PRA/2018/0022 General Permitted Development Order 2015 Schedule 2 Part 3 Class Q – Prior Notification Application for Change of Use of Agricultural Building to a dwellinghouse (class C3) and for associated operational development. High Stovolds Farm, Stovolds Hill, Cranleigh. **Letter of comment appended.**

18/052

Cemetery Extension

Members had visited the Cemetery prior to the meeting to discuss the most appropriate area to provide an extension. It was agreed that the area to the north of the existing site would be used to extend the cemetery, falling short of the current fence to allow access onto the existing driveway for the tenant of the field. The Clerk would put the EA permit and survey in hand.

Clerk

18/053

Items of business for information

New Standing Orders, Financial Regulations, Privacy Policy and Clerk’s Salary review would be included on the agenda for the next meeting.

Clerk

18/054

Next meetings

Planning – 7th June, 7.30pm, Green Room, Alfold Village Hall
Full Parish Council – 3rd July, 7.30pm, Alfold Village Hall

There being no further business, the Chairman closed the meeting at 20:45

Chairman's report - 2018

Good evening, my apologies for not being present but I am currently away abroad. The year 2017/18 has been busy for Alfold Parish Council particularly on the planning front. The two main issues have been the Local Plan and the Dunsfold Park planning application for 1800 houses and approximately 10,000 sqft of office/industrial space. The matters are interrelated as the Local Plan proposed 2600 houses on Dunsfold Park.

In respect of the Local Plan, we made our submissions throughout the preparation of the Plan and were represented at the Examination.

In respect of Dunsfold Park, again we made representations during the planning process, and with the Joint Parish Councils, were represented at the Public Inquiry following the Call-In by the Secretary of State of the planning permission that was granted.

All this involved much work and expense. Thanks in particular to Beverley for her assistance in keeping this organised.

The result was the Local Plan Part 1 was approved in February 2018 and Dunsfold Park's application for 1800 houses was permitted by the Secretary of State. There is a further allocation of 800 houses at Dunsfold Park and Alfold was allocated in the Local Plan a minimum of 125 houses to be built by 2032.

I do not believe that the matters are at an end, and there will be further planning applications in respect of Dunsfold Park and others relating to Alfold village, regardless of any limitations of allocation.

Other main planning applications involved Springbok for 400 houses for which there was an appeal which was refused, Sweeters Copse permission for 55 houses, which is being implemented, and Brockhurst Farm for 25 houses, which is under appeal at the moment. We will also lose the garden centre, which has permission for 10 houses, which is a further diminution of the village amenities.

Neighbourhood Plan:

The production of a neighbourhood plan is progressing. We held an exhibition at the Sports Day and invited comments from the village, prepared and circulated a questionnaire, issued a Call for Sites, and we are now preparing a criteria list and policies and aims. We are also applying for funding and will put in hand a request for an environmental screening opinion. Thanks in particular to Alasdair for steering this ship.

Other matters:

CAGNE and APCAG – I have attended meetings, pressure is still being applied via the Noise Management Board to limit the noise effect partly by modifying routes, partly by modifications to planes and partly by methods of take-off and landing. This is an ongoing matter with increasing pressure of air traffic and the effect of the third runway at Heathrow will have to be assessed.

Churchyard wall – This is currently being repaired as it was our responsibility. Thanks to Beverley for obtaining competitive quotes.

Cemetery – We need to use the extra land as space for burials is running out, which will also improve the site. A survey is in hand.

Jubilee Pond – There has been a problem with fly tipping at the pond, which we hope will stop. Otherwise it may be necessary to lock the area or install CCTV.

We have agreed in principal to an easement for a mains water pipe to serve to cross parish council land to the development at Alfold Equestrian Centre for a premium in line with the surveyor's recommendation.

Flood Forum – As a result of the Forum, surface water has been diverted from the foul drainage network at some properties in Clappers Meadow, which has alleviated the flood risk for the moment, however, proposed further development within the village will no doubt put further pressure on the system. The Flood Forum will continue to monitor the situation and hold regular meetings with the water companies, councils and the Environment Agency to ensure that any flooding issues are addressed. Thanks to Anne Milton MP and Cllr Deanus for chairing these meetings.

Turning to next year, we will progress the neighbourhood plan as it is an important tool in dealing with planning applications, and I anticipate the parish council will be in receipt of numerous further applications.

I'd like to thank all councillors for their support, Beverley for her help in the past year, and Kevin Deanus for his assistance as Borough Councillor. We cannot let the year pass without remembering the passing of Chris Copus, a former councillor.

I look forward to taking the parish council matters forward. I intend to delegate more, and I confirm as previously advised that this will be my last year as Chairman as it is time for new blood.

ALFOLD PARISH COUNCIL

11 May 2018

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

Dear Mr French

RE: PRA/2018/0022 General Permitted Development Order 2015 Schedule 2 Part 3 Class Q – Prior Notification Application for a propose change of use of agricultural building to a dwellinghouse and for associated operational development. High Stovolds Farm, Stovolds Hill, Cranleigh.

Alfold Parish Council has considered this application and comment that the limits set out under the legislation may not be met, being that the cumulative floor space of buildings changing use under Class Q, included those permitted under PRA/2016/0018 and PRA/2016/0019 exceeds 465sqm. Additionally, as stated by officers in relation to the previous application for change of use, the agricultural building is not capable of reuse without substantial reconstruction.

No mention is made in the application documents of the Bridleway 280 that runs through the middle of the proposed private garden to the north of the site. The parish council would request that the Rights of Way Officer be consulted on this application.

Yours sincerely

Beverley Weddell
Clerk to Alfold Parish Council