

# DUNSFOLD PARISH COUNCIL

## Parish Council Meeting

Minutes of the Parish Council meeting of the Parish Council of Dunsfold held in the Winn Hall, Dunsfold on Thursday 11<sup>th</sup> February 2016 at 7:30pm.

### **Present:**

Cllr Steven Haines  
 Cllr Stephen Hayward  
 Cllr Roy Enticknap  
 Cllr John Gray  
 Cllr Rupert Jones  
 Cllr Jean Martin  
 Cllr Nick Shepherd

### **In attendance:**

Mrs Celeste Lawrence (Clerk and Responsible Financial Officer)  
 162 parishioners

Item		Action
15/16: 115	<b><u>APOLOGIES</u></b> None.	
15/16: 116	<b><u>DECLARATIONS OF PECUNIARY OR OTHER INTERESTS</u></b> Cllr Gray declared an interest in item 6 regarding the Dunsfold Park application. As a Borough Councillor also, he declared that he would not be voting at the Parish Council level.	
15/16: 117	<b><u>MINUTES</u></b> The minutes 15/16:098 to 15/16: 114 of the Parish Council meeting held on 12 <sup>th</sup> January 2016 as circulated to all members were approved and signed by the Chairman.	
14/15: 118	<b><u>PLANNING DECISIONS MADE BY WAVERELY BOROUGH COUNCIL</u></b>  WA/2015/1381 – Land at Springbok Estate, Sachel Court Drive, Alfold Part full/ part outline application. Full application for the erection of a building to provide a 60 unit independent living care facility with 20 associated bungalows following demolition of part of existing care home; Erection of 125 dwellings including a shop and café; all with community facilities including sports pitches, public open space and associated works; the provision of 2 new accesses, one on the Dunsfold Road and one on the Loxwood Road. Outline application for the erection of up to 275 dwellings, care home and primary school with associated open space. (For the outline part of the application all matters to be reserved except means of access) The application is accompanied by an Environmental Statement (as amended by plans received 06/08/2015). <b>Decision:</b> Pending decision  WA/2015/2032 – The Old Rectory, Church Green, Church Road Erection of extensions and alterations. <b>Decision:</b> Full permission  WA/2015/2033 - The Old Rectory, Church Green, Church Road Listed building consent for extensions and alterations. <b>Decision:</b> Listed building consent granted.  WA/2015/2019 – The Little House, Knightons Lane Erection of single storey side extension. <b>Decision:</b> Withdrawn	

	<p>PRA/2015/0028 – Duns Copse, Chiddingfold Road Prior notification for change of use of agricultural building to 3 dwellings and associated works. Decision: Withdrawn</p> <p>WA/2015/2202 – Keepers, Plaistow Road Erection of extensions and alterations following demolition of existing rear extension; erection of detached 3 bay garage following demolition of existing double garage and sheds. Decision: Full permission</p> <p>WA/2015/2274 – Panier Cottage, The Common Erection of rear extensions and alterations following demolition of existing extension. Decision: Full permission</p> <p>AG/2015/0021 – Land at Burnt Hill, Plaistow Road G.P.D.O Parts 6; erection of an agricultural barn. Decision: AG Change of use prior approval not appropriate procedure</p> <p>WA/2015/2296 – Garages 1 to 14, Binhams Lea Application under Regulation 3 for the erection of 2 dwellings and associated works following demolition of existing garages and removal of hard landscaping. Decision: Pending decision</p> <p>PRA/2015/0033 – Leylands Farm, Wrotham Hill Prior notification for change of use of agricultural building to 1 dwelling and associated works. Decision: Prior approval refused</p>	
<p><b>15/16: 119</b></p>	<p><b><u>PLANNING TO BE CONSIDERED</u></b></p> <p>WA/2016/0048 – Gorebridge Green Farm, Hook House Lane Certificate of Lawfulness under section 191 for use of site for workshops (Class B2 general industrial use) and for associated storage for a period over 10 years. Decision: No objection.</p> <p>WA/2016/0079 – Burdocks, 1 The Green Erection of single storey extension and insertion of 2 roof lights. Decision: No objection.</p> <p>WA/2016/0080 – Burdocks, 1 The Green Listed Building Consent for the erection of single storey extension and insertion of 2 roof lights. Decision: No objection subject to the condition of having WBC listed building approval.</p> <p>WA/2016/0036 – Howicks, Hurlands Lane Application under Section 19 to vary Condition 7 of WA/2013/0985 (Listed Building consent approved plans) to allow (changes to dormer window and other glazing). Decision: No objection</p> <p>WA/2015/2459 – Wintershall, Chiddingfold Road Listed Building Consent for the erection of extensions and alterations following demolition of existing conservatory (revision of WA/2015/1844). Decision: No objection</p> <p>WA/2015/2458 – Wintershall, Chiddingfold Road Erection of extensions and alterations following demolition of existing conservatory (revision of WA/2015/1843). Decision: No objection</p>	

WA/2015/2395 – Dunsfold Park, Stovolds Hill

Hybrid Planning Application; Part Outline proposal for a new settlement with residential development comprising 1,800 units (Use Class C3), plus 7,500sqm care accommodation (Use Class C2); a local centre to comprise retail, financial and professional, cafes/restaurant/takeaway and/or public house up to a total of 2,150sqm (Use Classes A1, A2, A3, A4, A5); new business uses including offices, and research and development industry (Use Class B1a and B1b) up to a maximum of 3,700sqm; light and general industry (Use Class B1c and B2) up to a maximum of 7,500sqm; storage and distribution (Use Class B8) up to a maximum of 11,000sqm; a further 9,966sqm of flexible commercial space (B1(b), B21(c), B2 and/or B8); non-residential institutions including health centre, relocation of existing Jigsaw School into new premises and provision of new community centre (Use Class D1) up to a maximum of 9,750sqm; a two-form entry Primary School; open space including water bodies, outdoor sports, recreational facilities, canal basin and nature conservation areas; public transport routes, footpaths and cycleways; landscaping; the removal of three runways; all related infrastructure including roads, car and cycle parking, energy plant and associated equipment, water supply, telecommunications, drainage systems and waste water treatment facilities; Part Full application for the demolition of 8,029sqm of existing buildings and the retention of 36,692sqm of existing buildings, for their future use for a specified purpose as defined by the Use Classes as specified in the schedule of buildings and their uses; and the temporary use of Building 132 for a construction headquarters. This application is accompanied by an Environmental Statement.

Discussion: The Chairman asked all members if they came with an open mind and no preconceived opinions had been formed or letters written. All members agreed that this was the case. The Chairman reported that he had attended a meeting of the joint Councils held on 21<sup>st</sup> January. He reported that the Motion report commissioned needed updating and asked if the Council members supported the cost involved in updating the report. He reported that Surrey County Council had granted £2000 to support costs also. All members AGREED to the cost of the Motion report being updated.

Cllr Gray reported on the progression of the Local Plan. The council will test the draft plan and its policies in March 2016. This will be followed by approval of the plan for publication in April and submission of the plan for examination in July. Cllr Gray further reported that Waverley Borough Council had had a presentation from Dunsfold Park regarding their application.

Cllr Jones provided a legal planning overview of the application listing some of the advantages of the application including employment opportunities, community benefits, transport improvements, cessation of the airfield.

Cllr Jones then reported that the application was premature to the publication of the Local Plan, and the sustainability was fundamentally flawed. The application of 1800 would be the start of a bigger development of some 3400 houses. The development would attract people that would still have to travel to work across the Borough causing even more traffic flow issues. And that there were fundamental issue with the water and drainage systems.

**The Chairman opened the meeting to the public at 7.50pm.**

There was various suggestions and objections to the application which included:

- Concerns if there would be sufficient community benefits if WBC did grant planning permission.
- Concerns regarding the advertisement of the SP Broadway survey.
- Traffic issues.
- Co-ordination of joint parishes.
- When the traffic report produced by Mott McDonald would be publicised.

The Chairman then asked for a show of hands from the attendees of who would object to the application. A show of hands clearly indicated that the village objected to the application.

**The Chairman closed the meeting to the public at 8.30pm.**

**Decision:** All members AGREED that a draft letter of objection would be written and circulated for

**Cllr Jones**

	approval before submission to WBC.	
<b>15/16: 120</b>	<b><u>ANY OTHER BUSINESS</u></b> None.	

There being no further business the Chairman closed the meeting at 8.40pm.

DATE.....

CHAIRMAN.....