

DUNSFOLD PARISH COUNCIL

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Unit 3, The Orchard
Chiddingfold Road
Dunsfold
GU8 4PB

7th October 2022

NOTICE OF A PARISH COUNCIL MEETING

Councillors are hereby summoned to attend the meeting of Dunsfold Parish Council to be held in the Winn Hall at **7.30 pm on Thursday 13th October 2022.**

Members of the public are welcome to attend Parish Council meetings and are invited to put questions, relevant to the agenda, to the Council between 8.30 pm and 8.45 pm.

Celeste Lawrence - Clerk to the Council

AGENDA

1. APOLOGIES FOR ABSENCE

Recommendation: To receive apologies for absence.

2. DECLARATIONS OF INTERESTS

Recommendation: To receive any declarations of interest from members in respect of any item to be considered at the meeting and changes to members registered interests.

SUSPEND THE MEETING FOR THE COMMONS COMMITTEE MEETING TO TAKE PLACE

3. RATIFY COMMON COMMITTEE MEETING

Recommendation: The Chairman to report on the proceedings of the Commons Committee meeting held and members to resolve to adopt the recommendations.

4. PARISH COUNCIL MINUTES

Recommendation: To approve the Minutes of the meeting held on 26th September 2022 as a correct record of decisions taken and the Chairman to sign the Minutes.

5. OUTSTANDING ITEMS FROM THE PREVIOUS PARISH COUNCIL MEETING MINUTES

Recommendation: To review any matters outstanding from the previous minutes and record progress.

6. PLANNING NOTIFICATIONS

Attached to agenda.

To receive notification of decisions made by Waverley Borough Council on recent planning applications.

7. PLANNING APPLICATIONS

Recommendation: To consider and AGREE responses to the following planning applications:

WA/2022/02476 - Wrotham Hill Cottage, Wrotham Hill, Dunsfold, GU8 4PA

Certificate of lawfulness under section 191 for use of roofspace of the garage building for the purposes of habitable accommodation.

PRA/2022/02487 - Land Adjacent to 1 Durfold Cottages, Fisher Lane, Dunsfold

General permitted development order 2015 schedule 2 part 6 -prior notification application for erection of a forestry hut.

NMA/2022/02479 - South View, The Green, Dunsfold, GU8 4LZ

Amendment to WA/2022/01098 - minor alteration to roof to create gable rather than a parapet on the rear elevation.

Burnt Hill, 7 Plaistow Road, Dunsfold, GU8 4PG

Full notice circulated separately

An enforcement appeal against an Enforcement Notice dated 26/07/2022 issued by Waverley Borough Council has been lodged with the Planning Inspectorate, by Mrs Sally Ann Bibby.

The Enforcement Notice appeal reference is **APP/R3650/C/22/3305965**.

8. TW NUGENTS CLOSE LETTER

Circulated separately

Recommendation: To AGREE if the permission sought to access across the common to enable the construction of a new rising main and sewer as an upgrade to the infrastructure.

9. UK POWER NETWORKS WAYLEAVE AGREEMENT COMMON HOUSE, ALFOLD ROAD

Circulated separately

Recommendation: To AGREE if permission sought to make alterations to the electricity network.

10. DUSFOLD BONFIRE

Recommendation: To AGREE to provide insurance for the bonfire on Saturday 5th November.

11. VEHICLE ACTIVATED SIGNS (VAS)

Recommendation : To AGREE one of the options in the attached proposal.

12. DUNSFOLD PARK ADVISORY GROUP

To note the attached report.

13. NEIGHBOURHOOD PLAN

Attached to the agenda

To note the Nexus Interim Feedback Summary responses to the public consultation.

14. WAVERLEY BOROUGH COUNCIL

To receive a report on matters from Waverley Borough Council

15. SURREY COUNTY COUNCIL

To receive a report on matters from Surrey County Council.

16. CORRESPONDENCE

Recommendation: To receive and consider any correspondence.

17. RECEIPTS AND PAYMENTS

Recommendation: To receive accounts for payment.

18. FUTURE AGENDAS

Recommendation: To receive items of business for information or inclusion on a future agenda.

19. PRESS AND PUBLIC

Exclusion of press and public in accordance with section 100A (2) and (4) of the LGA 1972 if required.

DUNSFOLD PARISH COUNCIL

Tel: 01483 200980
email: dunsfoldparishclerk@btconnect.com
10th October 2022

Unit 3, The Orchard
Chiddingfold Road
GU8 4PB

NOTICE OF A MEETING OF THE COMMONS COMMITTEE

Members of the Commons Committee are summoned to attend a meeting of the Commons Committee to be held at **7.30pm on Thursday 13th October 2022 in the Nugent Room of the Winn Hall, Dunsfold.**

Celeste Lawrence
Clerk to the Council

AGENDA

1. APOLOGIES FOR ABSENCE
Recommendation: To receive apologies for absence.
2. MINUTES
Recommendation: To receive for confirmation the Minutes of the Meeting held on 14th July 2022.
3. REVIEW OF ACTIONS FROM THE PREVIOUS MEETING MINUTES
Recommendation: To review any matters outstanding from the previous minutes and record progress.
4. REPORT FROM THE CHAIRMAN OF THE COMMONS STEERING GROUP
Recommendation: To receive a report from the Chairman of the Commons Steering Group.
5. S106 MONIES
Recommendation: To receive a report on tree works being done with the S106 monies.
6. WOODLAND AND POND MANAGEMENT PROGRAMME
Recommendation: To receive a report on the progress of the management plan.
7. COMMON AREA ISSUES
Recommendation: To consider any other issues relating to the Common area.

WA/2019/1464 - 7 BURNT HILL PLAISTOW ROAD, GODALMING, GU8 4PG

Use of land as a residential gypsy caravan site for siting 12 static caravans and erection of amenity building.

Decision: Pending Appeal notice 3rd October

WA/2021/0119 - Ashdown, Chiddingfold Road, Dunsfold, GU8 4PB

Erection of two storey extension including alterations to chimney.

Decision: Refused (decision notice 2nd June, WBC website not updated)

WA/2021/02308 - Land South of Dunsfold Road and East of High Loxley Road, Godalming, GU8 4BW

Erection of cattle finishing unit.

Decision: Appeal

WA/2021/02581 - South Fork, Wrotham Hill, Dunsfold

Certificate of lawfulness under section 192 for the siting of a caravan for use ancillary to agriculture.

Decision: Pending

WA/2021/03164 - Wetwood Farm, Chiddingfold Road, Dunsfold, GU8 4PB

Demolition of existing buildings and construction of 12 dwellings with associated access parking and amenity areas (as amplified by ecological information submitted 04/01/2022 and archaeological assessment submitted 05/01/2022).

Decision: Pending

WA/2021/03081 - Land Centred Coordinates 500833 137030, The Green, Dunsfold

Outline application with all matters reserved except for access for erection of 5 dwellings and associated works including vehicle access.

Decision: Appeal

WA/2022/03255 - Land centred coordinates 501563 137208 High Loxley Road, Loxley

Erection of agricultural worker's dwelling and ancillary farm outbuilding.

Decision: Pending

WA/2022/01008 - Old Kennels Cottage, The Green, Dunsfold, GU8 4NB

Certificate of lawfulness under section 191 to confirm the lawfulness of the annexe extension and glazed link which connects it to the house the annexe and link were completed more than four years ago.

Decision: Pending

WA/2022/01127 - Willards Garden Cottage, The Common, Dunsfold, GU8 4LB

Erection of a dwelling following demolition of existing dwelling.

Decision: Pending

WA/2022/01496 - Ashdown, Chiddingfold Road, Dunsfold, GU8 4PB

Erection of ancillary outbuilding and demolition of existing buildings.

Decision: Pending

WA/2022/01395 - Ashdown, Chiddingfold Road, Dunsfold, GU8 4PB

Erection of fencing gates and piers.

Decision: Pending

WA/2022/01469 - HRM Polo, Burningfold Manor, Plaistow Road

Change of use of existing stables with associated internal and external alterations to provide 3 residential dwellings.

Decision: Pending

WA/2022/01654 - High Loxley Farm, Dunsfold Road, Loxhill, GU8 4BW

Listed building consent for the erection of stables and alterations following demolition of existing stables.

Decision: Pending

WA/2022/01653 - High Loxley Farm, Dunsfold Road, Loxhill, GU8 4BW

Erection of stables and alterations to access road following demolition of existing stables.

Decision: Pending

WA/2022/01781 - High Loxley Farm, Dunsfold Road, Loxhill, GU8 4BW

Listed building consent for alterations to an existing agricultural building to form ancillary residential accommodation for rural workers.

Decision: Pending

WA/2022/01780 - High Loxley Farm, Dunsfold Road, Loxhill, GU8 4BW

Alterations to an existing agricultural building to form ancillary residential accommodation for rural workers.

Decision: Pending

WA/2022/01825 - High Loxley Farm, Dunsfold Road, Loxhill, GU8 4BW

Erection of extensions and alterations to existing agricultural barn (west) to provide a residential dwelling (use classc3) following demolition of existing tractor barn; alterations to existing agricultural barn (east) to provide ancillary residential accommodation; erection of a detached outbuilding to provide garage and home office.

Decision: Pending

WA/2022/01824 - High Loxley Farm, Dunsfold Road, Loxhill, GU8 4BW

Listed building consent for erection of extensions and alterations to existing agricultural barn (west) to provide a residential dwelling (use classc3) following demolition of existing tractor barn; alterations to existing agricultural barn (east) to provide ancillary residential accommodation; erection of a detached outbuilding to provide garage and home office.

Decision: Pending

WA/2022/02197 - 2 New Inn Cottages, The Common, Dunsfold GU8 4LL

Erection of a single storey extension (revision of WA/2022/00925).

WA/2022/02196 - 2 New Inn Cottages, The Common, Dunsfold GU8 4LL

Listed building consent for erection of a single storey extension.

Decision:

WA/2022/02153 - 2 King George V Cottages, The Green, Dunsfold GU8 4LY

Erection of extensions and alterations.

WA/2022/02146 - Millhanger, Chiddingfold Road, Dunsfold

Application under section 73 to vary condition 21 of WA/2019/1474 (sustainability development measures) to supersede with revised sustainability statement.

WA/2022/02373 - Wetwood Farm, Chiddingfold Road, Dunsfold, GU8 4PB

Erection of 12 dwellings and associated works including vehicular access parking and carports following demolition of existing buildings and removal of hardstanding.

S52/2022/02266 - Land Centred Coordinates 500866 135914 Alfold Road, Dunsfold

Request to modify a section 52/106 legal agreement (wa/2017/1815) requires changes to the out of date mortgagee in possession clause and any associated clauses to be amended.

13 October 2022

Solar powered Vehicle Activated Speed Signs on Dunsfold Common Road Proposal

Duncan Knox, Surrey Road Safety and Travel manager, contacted us to say that he had received a number of complaints about the fact that our vehicle activated speed signs are not working. He is responsible for around 600 vehicle activated signs that SCC have installed around the county. I contacted him to discuss our signs and to see if they would be willing to maintain them. He explained that SCC do not use solar powered signs because their experience of them has been the same as ours - the batteries run out of charge and then degrade so that they can't be re charged. The batteries need to be regularly removed and recharged off site in order to keep the signs working. SCC do not have the resources to maintain solar powered signs.

We discussed a number of options for our signs.

1. Remove them completely.
2. Someone takes responsibility for them and removes and recharges the batteries on a monthly basis.
3. We change the trigger speed setting (currently 40mph) to a higher speed (he suggested 46mph) which has the benefit of only warning more serious offenders and not those that are only slightly over the speed limit but also means that with fewer activations the battery should last longer before needing recharging and may even be maintained by the solar cells alone.

I propose that Dunsfold Parish Council agrees to a trial period of 3 months with the signs set at a new higher trigger speed (option 3) and if this fails to solve the problem we discuss options again.

Proposer: Stephen Hayward

Stephen Hayward proposal for consideration by Dunsfold Parish Council

Dunsfold Park Advisory Group Report

I attended a meeting of the Dunsfold Park Advisory Group on 11th August at Dunsfold Park. Representatives from WBC, DAL and Parish Councils were present. The following notes summarise the discussions that we had and are hopefully self explanatory.

There has been a break since the SPD has been adopted and there is a lot more activity going on now to meet key deadlines.

Number of NMAs issued by Waverley in recent weeks.

Discharged 2 conditions with regards to the outline application and on track to discharge the final condition to the road.

Further NMAs have been submitted to Waverley and are under consideration. Waiting on a reserved matters application for landscaping/land re-grading near McLaren's building.

Condition 7, which relates to the phasing, will come forward soon. The masterplan will follow technical conditions.

Initial archaeological work on the site has been completed.

The Principal Planning Officer for DM is on maternity leave so Chris French is taking an overview of Dunsfold Park and Waverley are looking at getting further resources in, funded through a new PPA (under negotiation) and possibly partly through Homes England capacity funding.

Waverley are having regular meetings with Homes England.

DAL will deal with the bulk of communications and passing to Waverley Borough Council (WBC) for distribution working on strategy agreement pre-covid.

Advisory Group meetings will be held regularly when appropriate and when there is information to relay

WBC website needs updating to reflect the more recent planning history and some of the NMAs – this will be actioned shortly. Looking to have a shared website resource where the content is jointly agreed .

The Sale Process

Sale to Columbia Threadneedle is now abandoned, which has ended the prevailing uncertainty. Trinity College, Cambridge is now pursuing 2 streams of work:

- 1) Dealing with as much of the enabling work as it is able and investing its capital sums to do that.
- 2) Renew its negotiations with the underbidder. In the meantime, it is business as usual with the college operating and funding capital works as normal.

There is no financial involvement from Surrey County Council.

The Waverley bid is no longer live – plan is to deliver the new community with the vision set out previously and the SPD.

Implementation Plan

New Access Road

1,800 homes scheme with outline permission and specific access road permission will continue to be brought forward (2022/23).

Archaeological fieldwork has been carried out over 6 weeks. Oxford Archaeology carried out an extensive dig in which some Iron Age relics and evidence of other pre- historic activity was found. Signed off by SCC archaeologists. Details of s278 agreement finalised with SCC Highways and awaiting legal engrossment. Anticipating the commencement of the formations of the road at the beginning of September 2022. Starting from the western side and working east, mainly off the public highways, with a view to complete by March 2023. Agreement will need to be reached with SCC to obtain road space for final element of roundabout construction

Constructing single lane carriageway down centre of the road, with separate segregated cycleway and footway. Cycle paths are detailed on planning forms – both sides of the access road and goes south towards the canal and bridge. About to execute the approved plans.

144 Acer trees from a nursery in Holland, will phase the planting/delivery before March 2023.

Want to construct the internal roundabout (on the western end) at the same time as creating the access road. Talking to WBC officers about a mechanism to do this so that Stovolds Hill site access can then be closed.

Traffic Management Plan for the construction of access road is in. It deals with construction and traffic.

CB – raised concern with the reversing lorry beeping sounds – if there is constant stream of construction traffic – there should be some consideration of using ‘white noise’ reversing signals.

Landscaping formation

Reserved matters application has been submitted for two areas of the site:

- 1) Area A at the very end of the runway – very flat in the central area
- 2) Area B at the southern tip of the site.

All concrete that is dug up will be reused on site, along with all usable soil and topsoil. Reserved Matters application (covering both sites) to deposit the soils for land formation for landscaped areas. Crushers running through smashing up concrete is not part of the access road or roundabout.

Improvement works to Canal

Ecology report has been completed and detailed bat surveys have been carried out.

Want to start on vegetation clearance and then start the ‘profile of formation’.

View to dam sections of the canal at a time for cleaning purposes – to remove silts and soil.

Looking at putting some of the water through a water treatment plan to clean it before it goes back into canal. SAFF treatment – no chemicals are used. Working with environment agency on this.

Planning Matters

Conditions 31 and 36, which relates to soil and material handling, are in and registered.

Condition 7 – phasing plan to follow. Currently in draft, being finalised and should take 2-3 weeks before it is submitted.

Detailed Reserve Matters Application for the first phase of the landscape formation.

WBC would like a Statement of Common Ground on scheme progress to support Local Plan Part 2.

There is already a solar array which serves the site and sells back to the grid.

- Housing Delivery

There is an intention to partner with 2-3 housing partners on phases.

Community Trust has to be in place prior to occupancy of any buildings.

The matter of district heating was assessed but was ultimately considered to be unviable at the time due to challenges with regards to ownership, who looks after it and people seeking their own energy supplies. Options to be considered in the future will include ground source heat pumps and air source heat pumps.

2024-25 – 120 houses 2025-26 – 225 houses 2026-27 – 260 houses

Estate Matters

There is good occupation and most of the businesses survived through the pandemic. There is still a strong interest in site. A lot of filming/tv work has been going on in the site. Top Gear still using the site for testing and filming, but no live audience filming.

Gordon Murray plot has permission which will lapse if no occupier can be found. High end HQ building gateway building – Dawn Hudd to run details through ED inward investment.

Jigsaw School problem with existing building has been resolved. Options are being discussed to provide a new building.

Updates from SCC Highways

Reserved matters on internal roundabout have been approved – technical details to be submitted for final highways approval. To reflect entirely to match the details had with the spine road.

New engineer technical team leader on board – reviewing standard details and one of the matters there is design of roundabouts.

Will arrange meeting with Andy Stokes to discuss implementation of masterplan given lessons learnt at Deepcut.

Stephen Hayward

9 September 2022



Dunsfold Neighbourhood Plan

Regulation 14 Consultation Interim Feedback Summary

October 2022

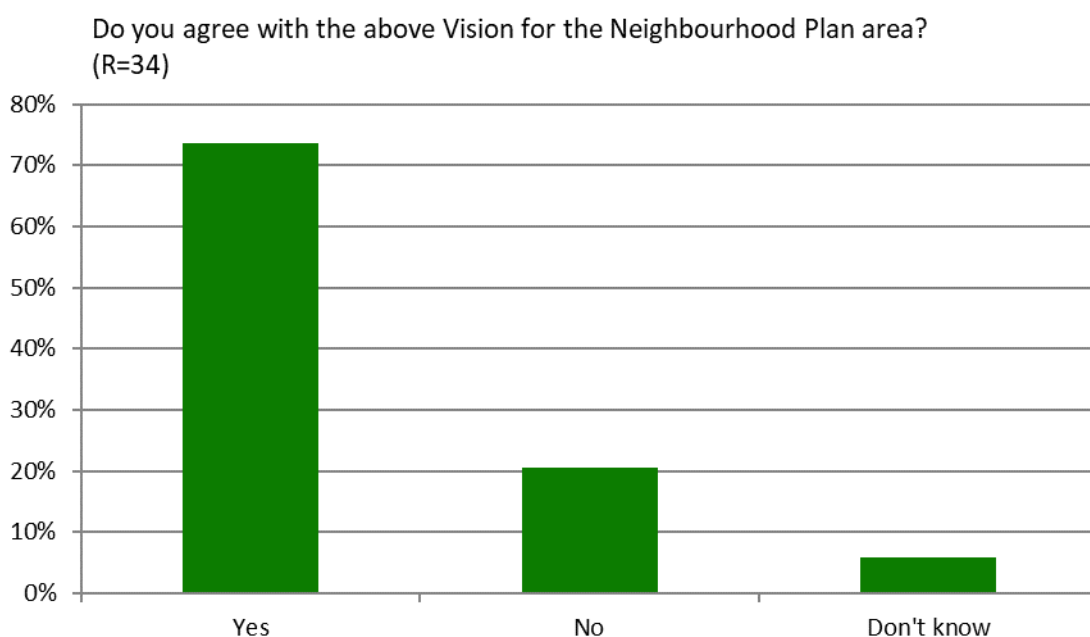


- 1.1 In accordance with Regulation 14 of The Neighbourhood Planning (General) Regulations 2012 ("The Regulations"), formal public consultation on the draft Dunsfold Neighbourhood Plan was held between Friday 5th August until Monday 3rd October 2022.
- 1.2 Prior to any detailed analysis and consideration of all the duly made representations made to the Parish Council, the purpose of this Interim Feedback Summary is to provide an initial high-level summary of the consultation feedback. Given the consultation only closed at 00:00 hours on Monday 3rd October, this summary focuses only on the 34 responses submitted to the online SurveyMonkey questionnaire.
- 1.3 However, over the coming days / weeks, detailed consideration will also be given to: the questionnaires completed during the public consultation events; the verbal feedback provided during the two Zoom drop-in sessions; the Statutory Consultee responses; and other the local resident and developer / landowner representations submitted to the Parish Council.
- 1.4 In due course, all duly made representations will be made public in full. However, importantly, in accordance with the General Data Protection Regulations 2018, all personal data will be redacted from all published representations.
- 1.5 Alongside the Regulation 15 Dunsfold Neighbourhood Plan submitted to Waverley Borough Council, the Parish Council will submit a detailed Community Engagement report that will set out details of the public consultation undertaken throughout the preparation of the Neighbourhood Plan, and how the Parish Council has responded to the feedback provided.

SurveyMonkey Feedback

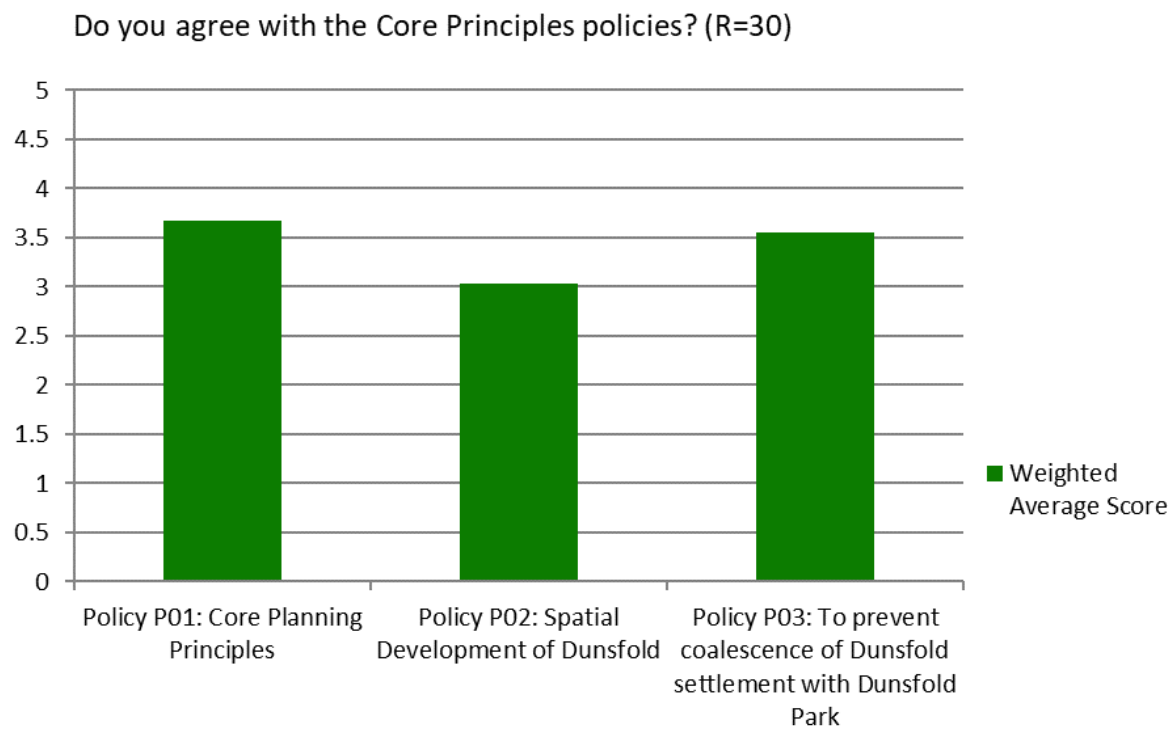
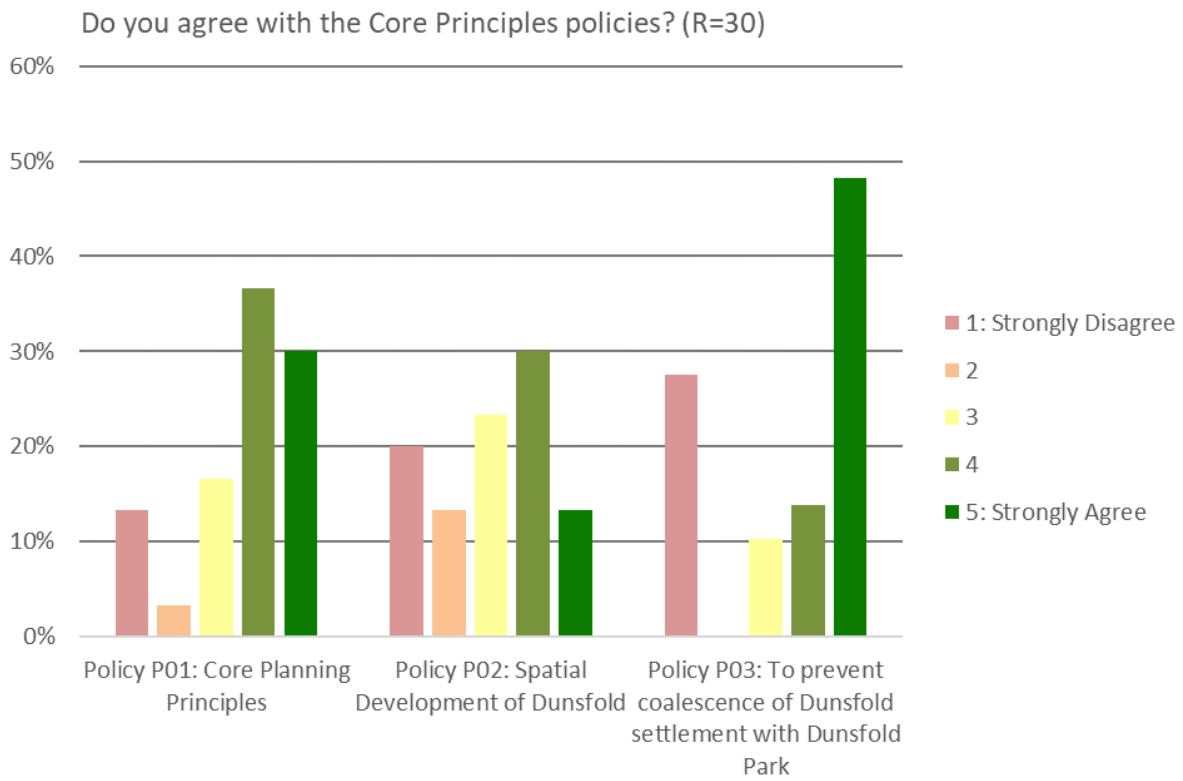
- 1.6 Within the graphics below, 'R' relates to the number of respondents to each question.

Question 1:



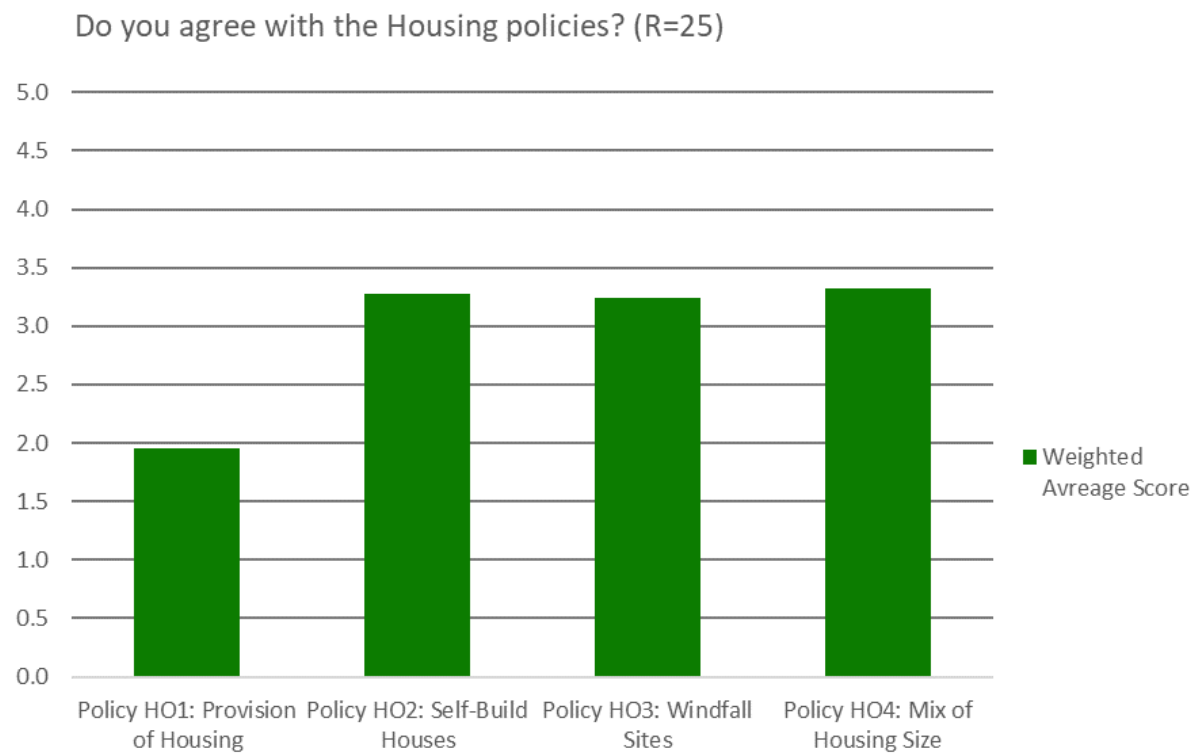
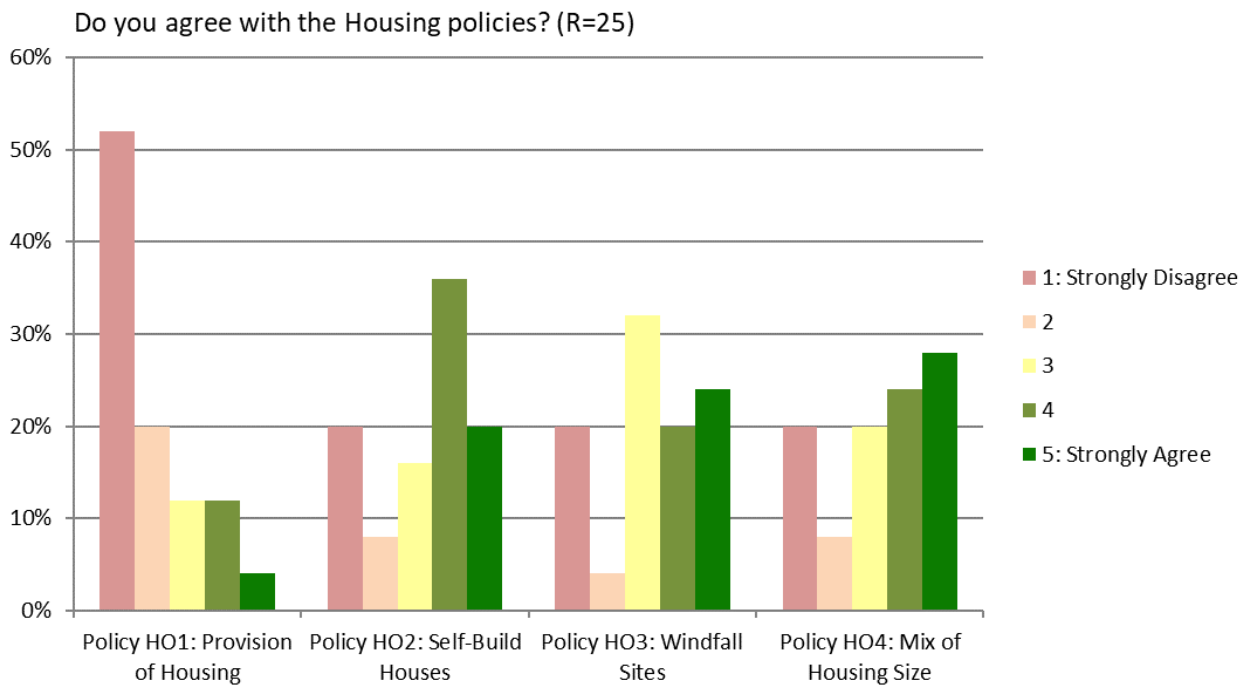


Question 2



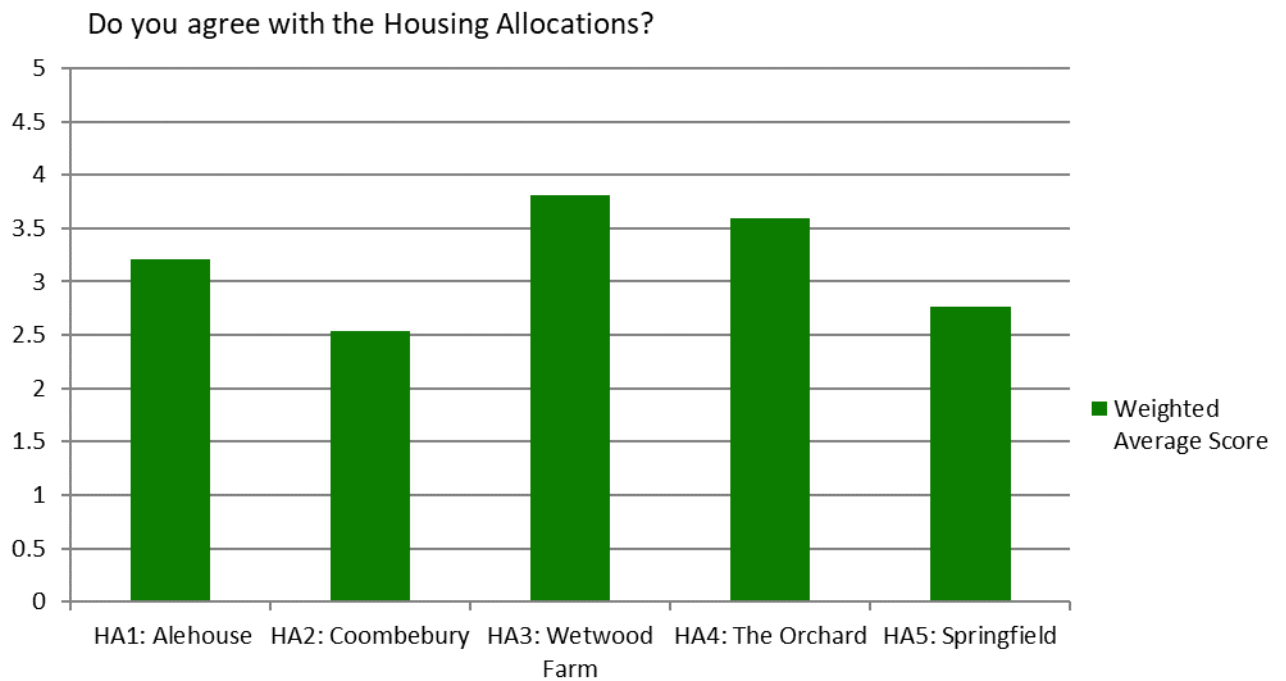
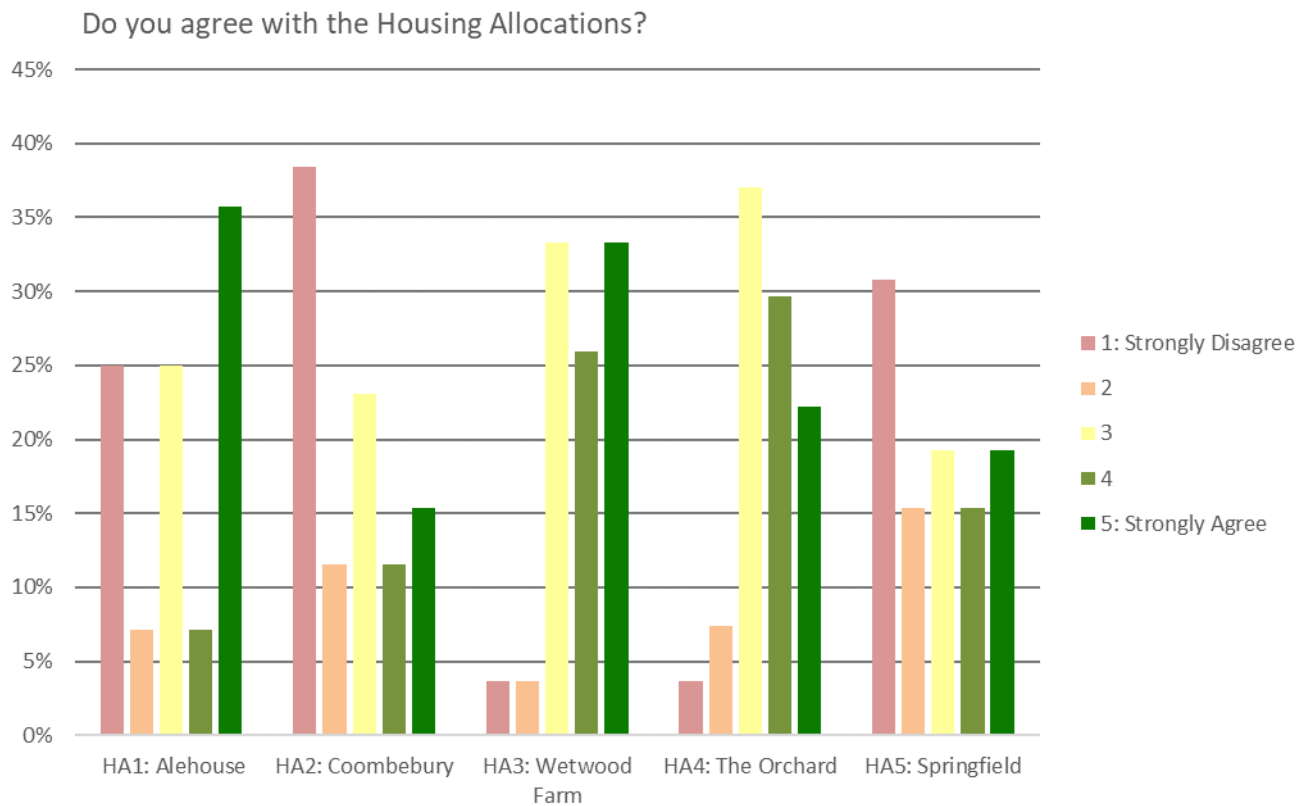


Question 3:



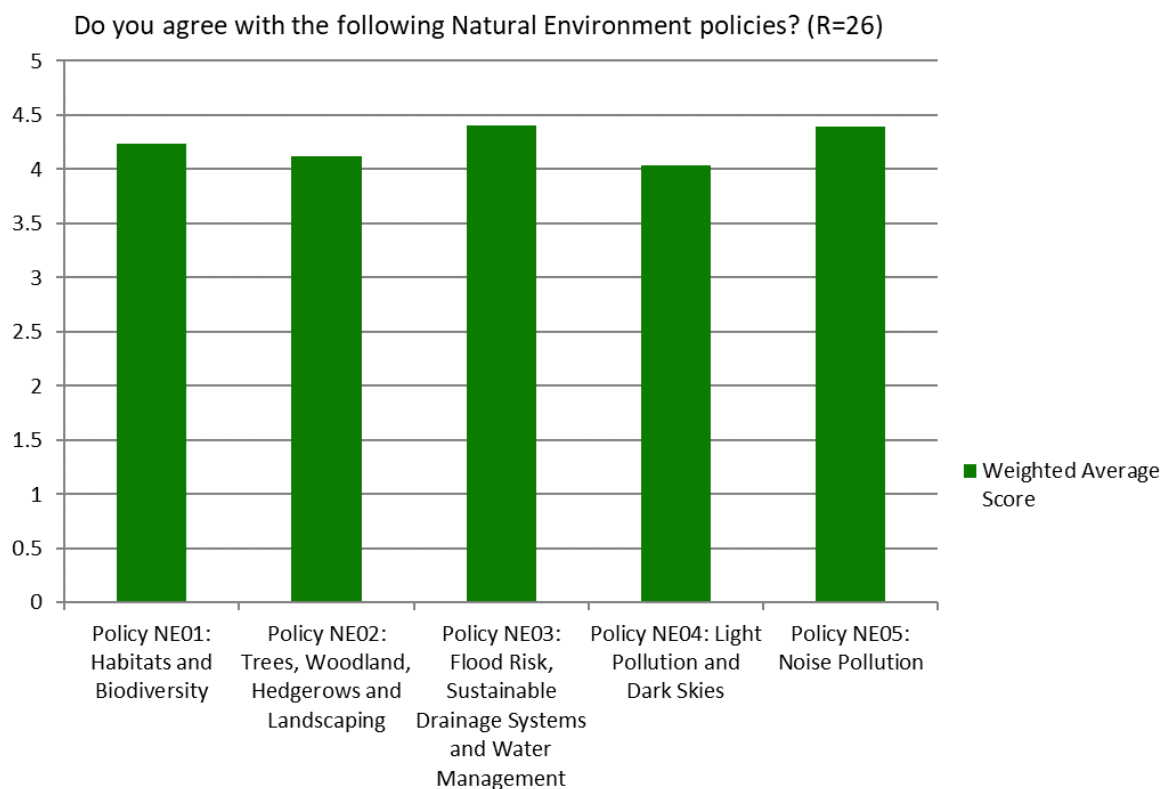
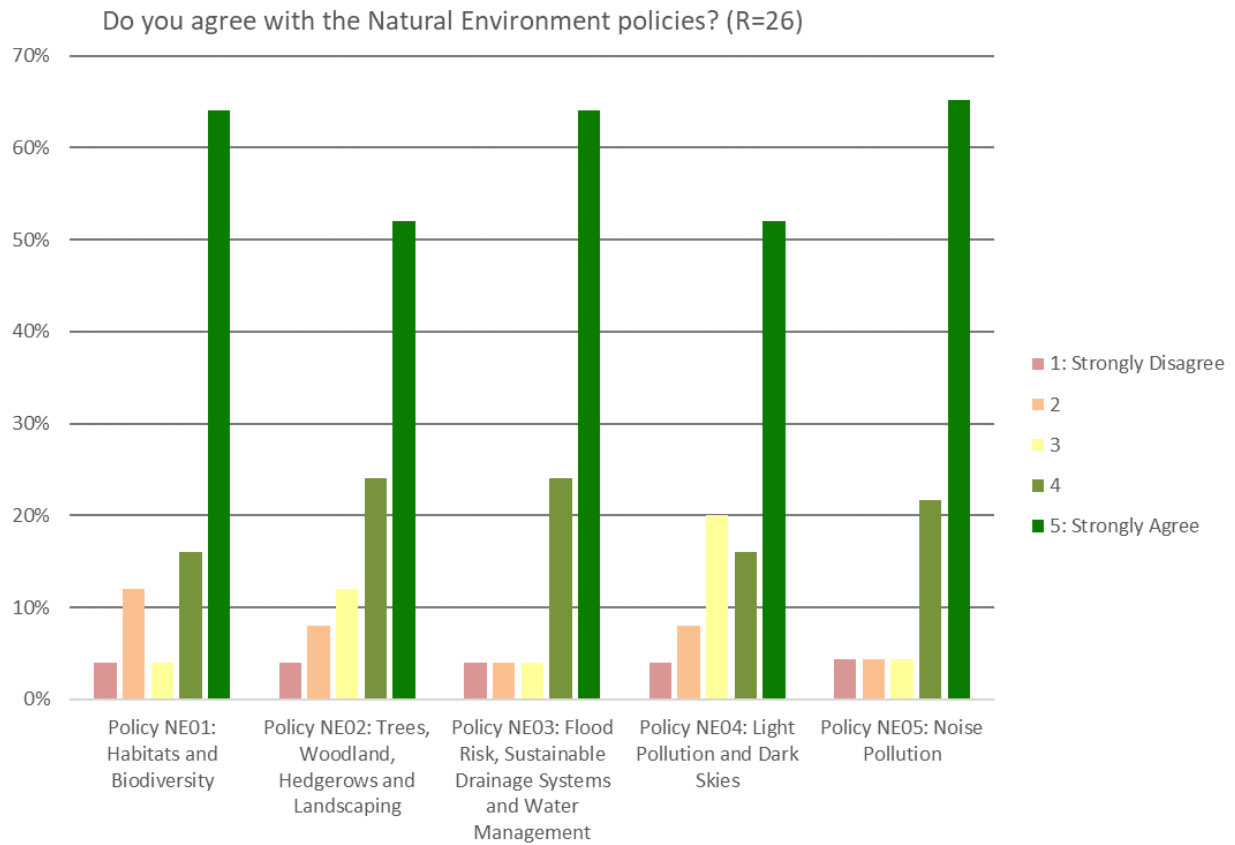


Question 4:



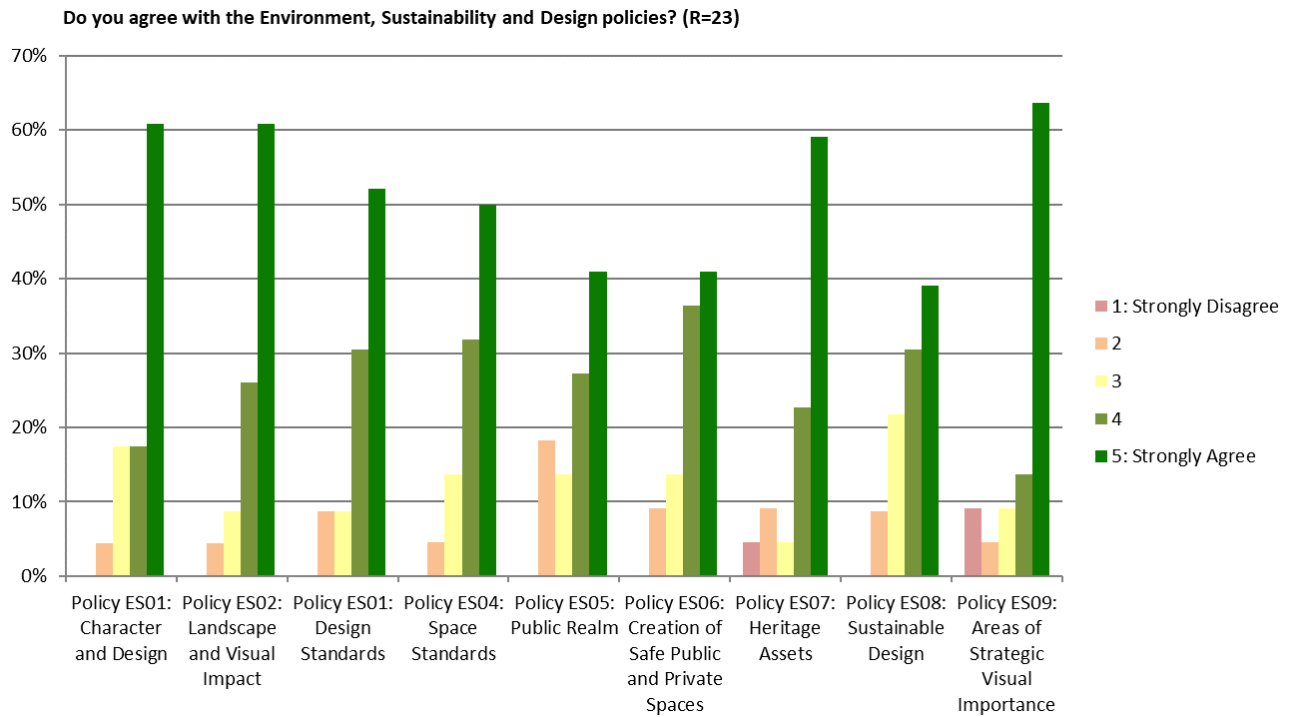


Question 5:

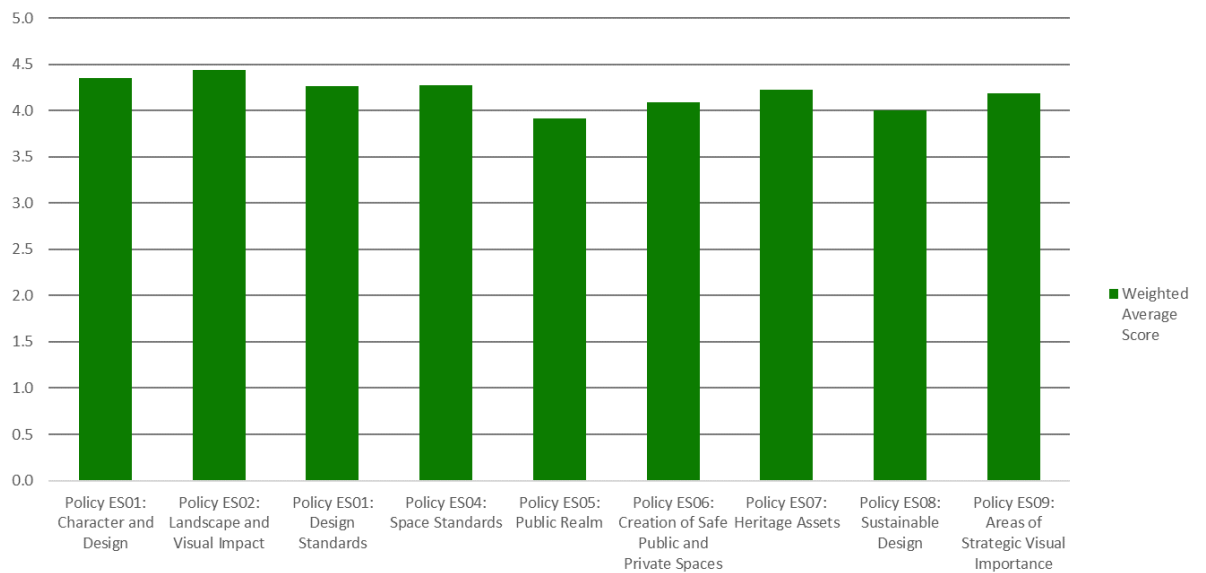




Question 6:

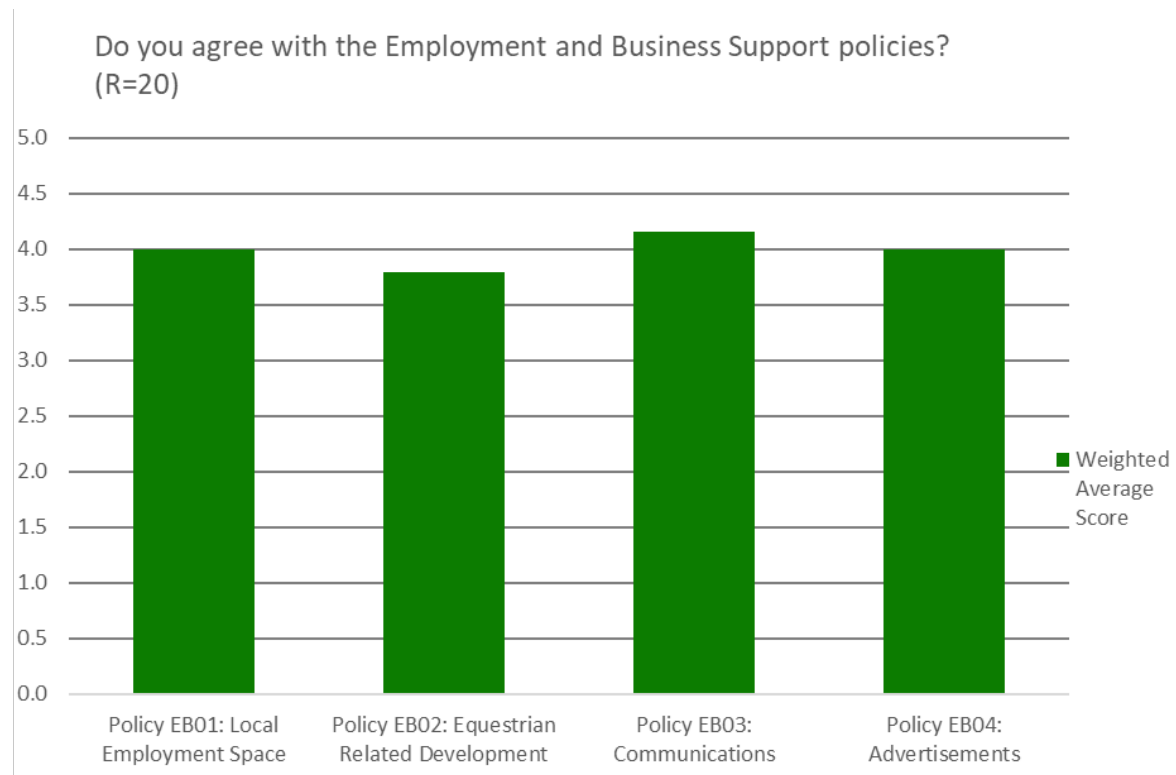
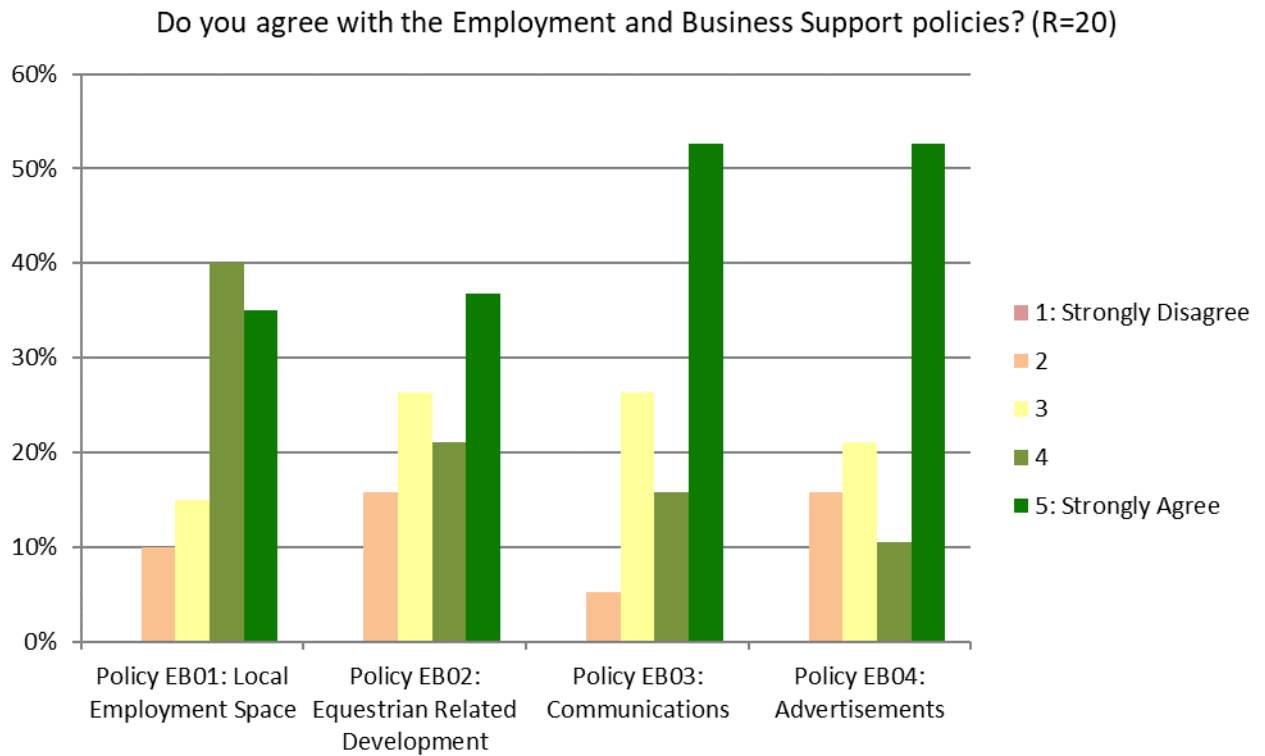


Do you agree with the Environment, Sustainability and Design policies? (R=23)



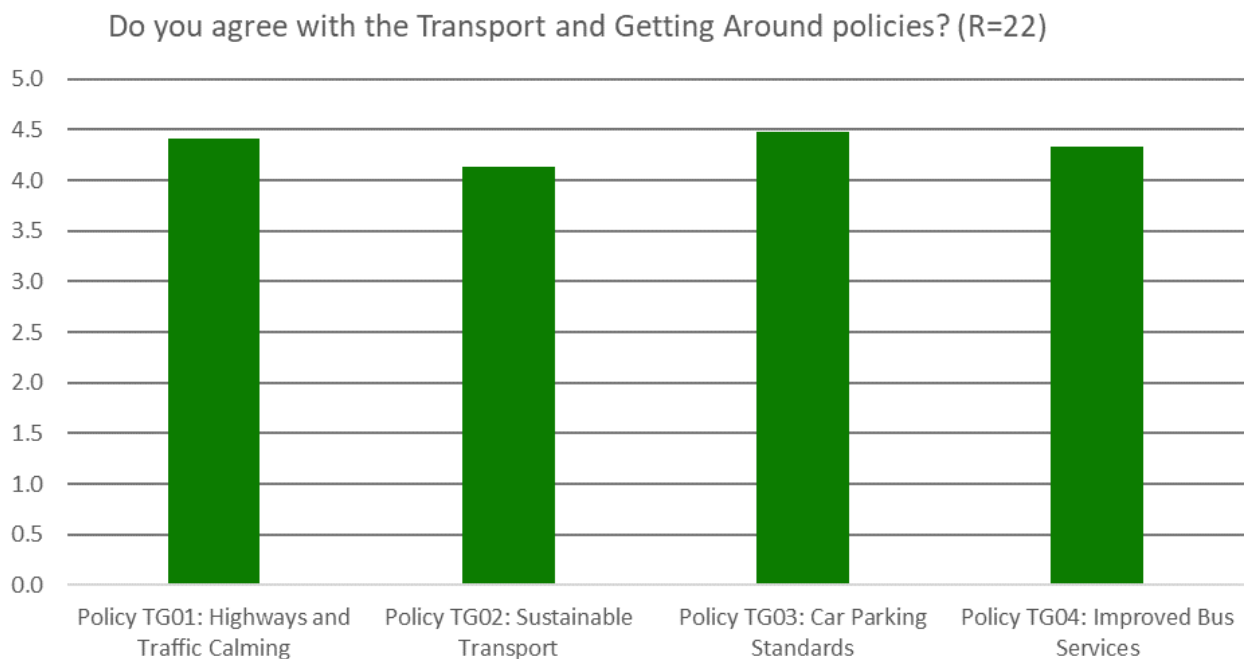
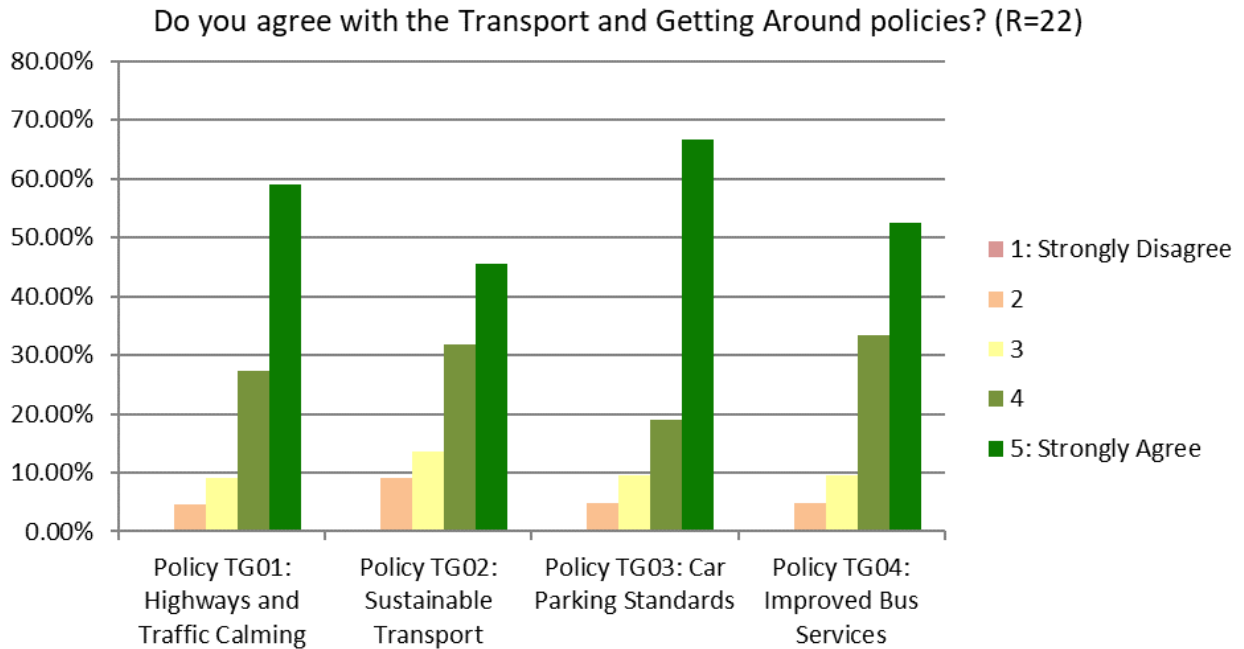


Question 7:





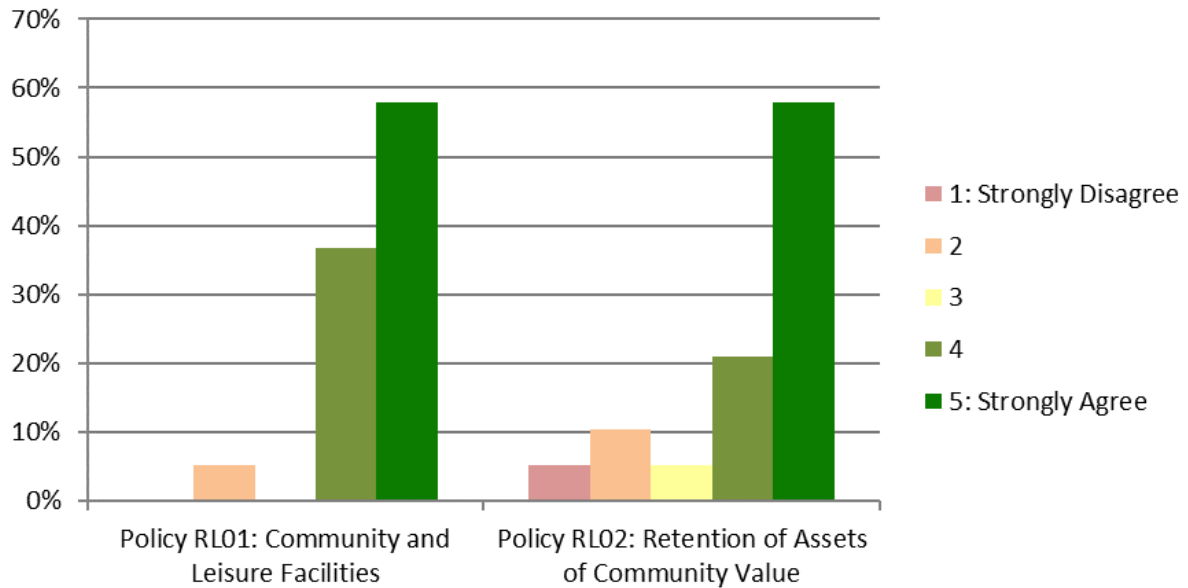
Question 8:



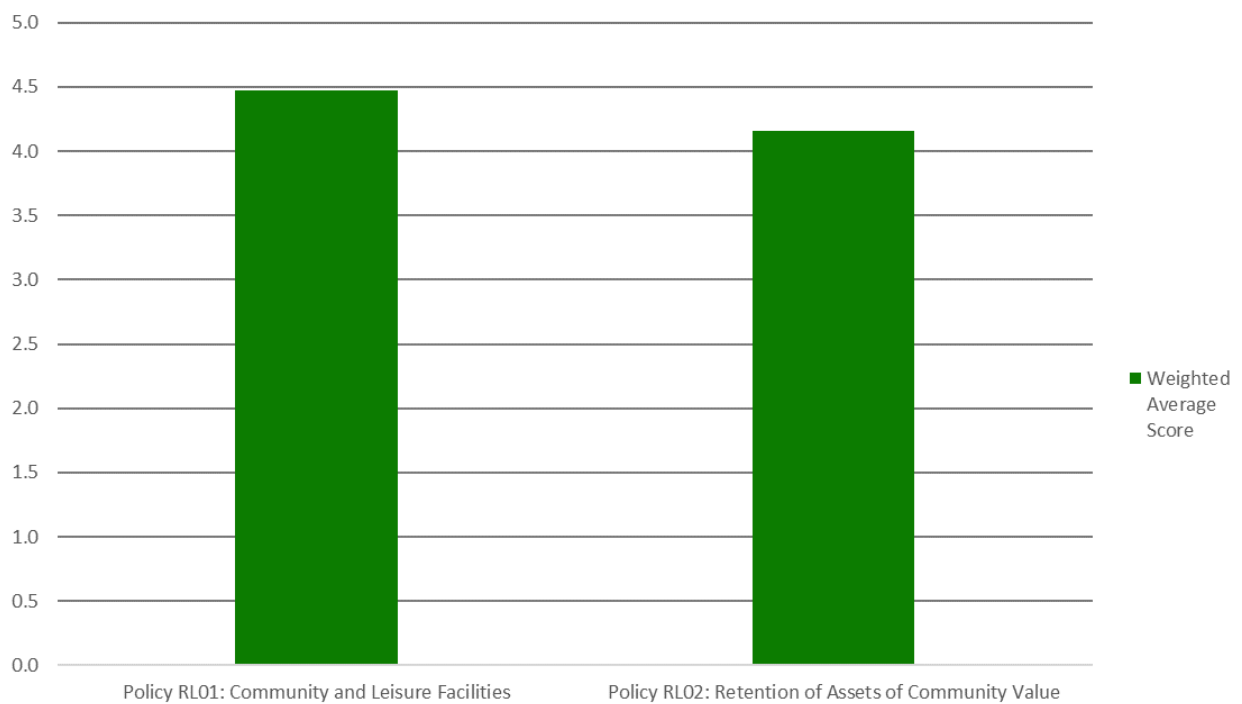


Question 9:

Do you agree with the Recreation, Leisure and Wellbeing policies?
(R=20)

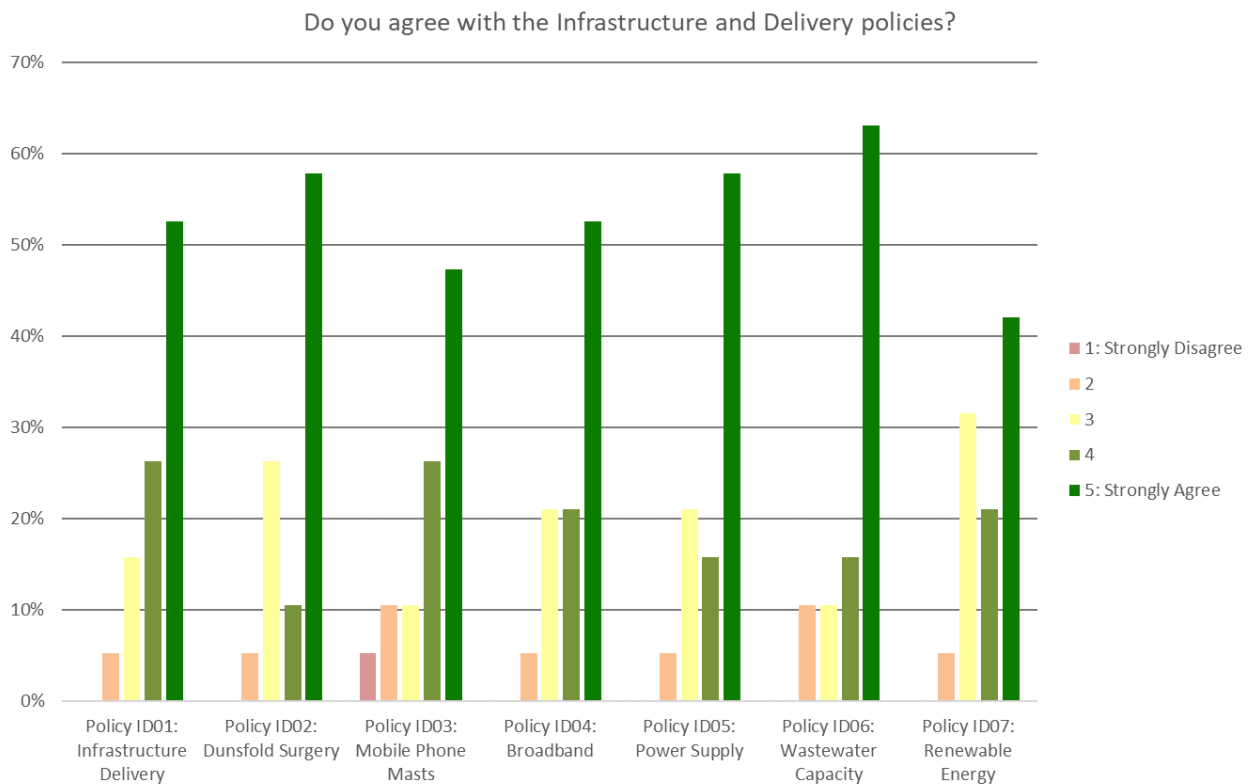


Do you agree with the Recreation, Leisure and Wellbeing policies? (R=20)





Question 10:



Do you agree with the Infrastructure and Delivery policies?

