



FARNHAM TOWN COUNCIL

Agenda Full Council

Time and date

7.00pm on Thursday 30 July 2015

Place

The Council Chamber, South Street, Farnham, GU9 7RN

TO: ALL MEMBERS OF THE COUNCIL

Dear Councillor

You are hereby summoned to attend a Meeting of **FARNHAM TOWN COUNCIL** to be held on **THURSDAY 30 July 2015, at 7.00PM**, in the **COUNCIL CHAMBER, SOUTH STREET, FARNHAM, SURREY GU9 7RN**. The Agenda for the meeting is attached

Yours sincerely

A handwritten signature in black ink, appearing to read 'Iain Lynch'.

Iain Lynch
Town Clerk

Members' Apologies

Members are requested to submit their apologies and any Declarations of Interest on the relevant form attached to this agenda to Ginny Gordon, by 5 pm on the day before the meeting.

Recording of Council Meetings

This meeting is digitally recorded for the use of the Council only. Members of the public may be recorded or photographed during the meeting and should advise the Clerk *prior to the meeting* if there are any concerns about this.

Members of the Public are welcome and have a right to attend this Meeting.

Please note that there is a maximum capacity of 30 in the public gallery

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FARNHAM TOWN COUNCIL

Disclosure of Interests Form

Notification by a Member of a disclosable pecuniary interest in a matter under consideration at a meeting (Localism Act 2011).

Please use the form below to state in which Agenda Items you have an interest.

If you have a disclosable pecuniary or other interest in an item, please indicate whether you wish to speak (refer to Farnham Town Council's Code of Conduct for details)

As required by the Localism Act 2011, **I HEREBY Declare**, that I have a disclosable pecuniary or personal interest in the following matter(s).

FULL COUNCIL:

Date: 30 July 2015

Name of Councillor

	Nature of interest (please tick/state as appropriate)		
Agenda Item No	I am a Waverley Borough Councillor / Surrey County Councillor*	Other reason	Type of interest (disclosable pecuniary or Other) and reason

* Delete as appropriate



FARNHAM TOWN COUNCIL

Agenda Full Council

Time and date

7.00pm on Thursday 30th July 2015

Place

The Council Chamber, South Street, Farnham

Prior to the start of the meeting prayers will be said by Pastor Michael Hopkins of the Farnham United Reformed Church.

1 Apologies

To receive apologies for absence.

2 Disclosure of Interests

To receive from members, in respect of any items included on the agenda for this meeting, disclosure of any disclosable pecuniary or other interests, or of any gifts and hospitality, in line with the Town Council's Code of Conduct.

NOTES:

- (i) *The following councillors have made a general non-pecuniary interest declaration in relation to being councillors of Waverley Borough Council: Cllrs Blagden, Cockburn, Fraser, Frost, Hargreaves, Hill, Hodge, Macleod, Mirylees, Potts, and Williamson.*
- (ii) *The following councillor has made a general non-pecuniary interest declaration in relation to her being a councillor of Surrey County Council: Cllr Frost.*
- (iii) *Members are requested to make declarations of interest, on the form attached, to be returned to ginny.gordon@farnham.gov.uk by 5pm on the day before the meeting.*

Members are reminded that if they declare a pecuniary interest they must leave before any debate starts unless dispensation has been obtained.

3 Minutes

To agree the Minutes of the meeting held on June 25th 2015

Appendix A

4 Questions and Statements by the Public

In accordance with Standing Order 10.1, the Town Mayor will invite members of the public present to ask questions or make statements.

At the discretion of the Town Mayor, those members of the public, **residing or working** within the Council's boundary, will be invited to make representations or ask questions in respect of the business on the agenda, or other matters not on the agenda, for a maximum of 3 minutes per person or 20 minutes overall.

- 5 Town Mayor’s Announcements**
To receive the Town Mayor’s announcements.
- 6 Appointment of HM Lord Lieutenant of Surrey**
To welcome the news that Queen has appointed Mr Michael More-Molyneux DL as Her Majesty’s Lord-Lieutenant for the County of Surrey to succeed Dame Sarah Goad DVCO when she retires on 23 August 2015.
- 7 Questions by Members**
To consider any questions from councillors in accordance with Standing Order 9
- 8 Working Group Notes**
To receive the notes and any recommendations of the following Working Groups:
i) Tourism and Events Working Group held on 30th June **Appendix B**
ii) Strategy and Finance held on 21st July 2015 **Appendix C**
- 9 Planning & Licensing Applications** **Appendices D, E F**
i) To receive the minutes of the Planning & Licensing Consultative Group held on 29th June, 13th July and 27th July
ii) To consider any significant Planning Applications **Appendix G**
- 10 Appointments** **Appendix H**
i) To consider the Appointment of a new Task Group related to wellbeing and the multi-agency ‘Farnham Making Connections’ Pilot.
ii) To appoint a councillor to represent the Town Council at the North East Hants and Farnham Clinical Commissioning Group and ‘Farnham Making Connections’ project.
iii) To appoint a Councillor to serve on the Services to Farnham Awards Panel, along with the Mayor and Deputy Mayor; a representative of Tindle Newspapers (Mrs Wendy Craig) and a community representative (to be appointed).
- 11 Motion**
To consider the Motion proposed by Cllr Hyman in accordance with Standing Order 6.
“NMA2015/0039 – The Case for a Challenge.
This Council’s response to Waverley Borough Council, strongly objecting to NMA/2015/0039, was supported by an overwhelming majority of Town Councillors. The response made it abundantly clear, not only that the NMA was **not** Non-Material, but also that various legal requirements for the development have not yet been satisfied, such as the Environmental Impact Assessment, which is incomplete and out of date, confirming that it would be unlawful to grant consent to the Application.
- With this knowledge, it was therefore inappropriate for Waverley Borough Councillor to grant consent to the NMA.
- Two of the main omissions from the Environmental Statement are:
1. Assessment of the northern and eastern areas (the majority) of the Riverside development. This despite the Secretary of State’s January 2014 Screening Direction requiring assessment of “the whole of the Riverside and East Street Project.”
2. Assessment of the Royal Deer Junction reconfiguration, as confirmed by WBC’s November 2010 Regulation 19 Notice to CNS, the requirements of which remain unmet.

Others include Bat Surveys, Flood Assessments and a Non-Technical Summary of the Construction Access.

Thus, the residents of Farnham could rightly expect their Town Councillors to challenge the Waverley decision as robustly as they objected to the NMA. Therefore this Council should immediately seek an Injunction, and/or other legal measures, to have the NMA consent withdrawn, and to prevent further unlawful development until all the legal requirements relevant to this EIA development have been met.

Finally, with regard to the costs of this action, Farnham and its businesses would struggle to survive in the disruption and grid-lock this scheme would generate, and as we celebrate a wonderful 25 years of Farnham in Bloom, the need to meet the cost of protecting the town for the next 25 years, and beyond, from becoming Farnham in Blight, cannot be over-emphasised.”

Part 2 – Items to Note

12 Actions taken under Scheme of Delegation

13 Reports from other Councils

To receive from Councillors any updates on matters affecting Farnham from Waverley Borough Council and Surrey County Council

14 Reports from Outside Bodies

To receive from Members any verbal reports on Outside Bodies.

15 Date of next Meetings

To note the date of the next meeting as Thursday 24th September 2015

Part 3 – Confidential Items

16 Exclusion of the Press and Public (if required)

TO PASS A RESOLUTION to exclude members of the public and press from the meeting at Part 3 of the agenda in view of any confidential items under discussion

* * * * *

Council Membership:

Councillors: Mrs Pat Frost (Mayor), John Ward (Deputy Mayor), David Attfield, Patrick Blagden CBE, Carole Cockburn, Paula Dunsmore, John Scott Fraser, , Jill Hargreaves, Stephen Hill, Mike Hodge, Sam Hollins-Owen, Mike Hyman, Andy Macleod, Kika Mirylees, Julia Potts, Susan Redfern, Jeremy Ricketts, John Williamson.

Note: The person to contact about this agenda and documents is Iain Lynch, Town Clerk, Farnham Town Council, South Street, Farnham, Surrey, GU9 7RN. Tel: 01252 712667.

Distribution: Full agenda and supporting papers to all Councillors (by post)



FARNHAM TOWN COUNCIL

A

Minutes Council

Time and date

7.00pm on Thursday 25th June 2015

Place

The Council Chamber, South Street, Farnham

- * Pat Frost (Mayor of Farnham)
- * John Ward (Deputy Mayor)

- * David Attfield
- * Patrick Blagden CBE
- * Carole Cockburn
- * Paula Dunsmore
- * John Scott Fraser
- A Jill Hargreaves
- * Stephen Hill
- * Mike Hodge
- A Sam Hollins-Owen
- * Mike Hyman
- * Andy Macleod
- * Kika Mirylees
- A Julia Potts
- * Susan Redfern
- * Jeremy Ricketts
- * John Williamson

- * Present
- A Apologies for absence

Officers Present:

Iain Lynch (Town Clerk)

There were 4 members of the public in attendance.

Prior to the meeting, prayers were said by Pastor Michael Hall.

- C035/15 **Apologies for Absence**
Apologies were received from Cllrs Hargreaves, Hollins-Owen and Potts
- C036/15 **Declarations of interests**
In addition to the standard declarations of personal interest by councillors and by those who were dual or triple hatted by virtue of being elected to Waverley Borough Council or Surrey County Council, Cllr Williamson registered a personal interest in relation to Appendix I ii and the Compton Fields planning applications on the basis that he knew the Managing Director of the development company.
- C037/15 **Minutes**
The Minutes of the Farnham Town Council Meeting held on Thursday 4th June 2015 were agreed and signed by the Mayor as a correct record.
- C038/15 **Questions and Statements by the Public**
There were no questions or statements by members of the public.
- C039/15 **Town Mayor's Announcements**
i) The Town Mayor reported that Derek Duddridge, Mayor of Farnham in 1998-99, had died and that she had represented the Council at his funeral.
ii) The Mayor thanked everyone involved in the Civic Service which had been conducted by Bishop Christopher Herbert and was an excellent occasion.
iii) The Mayor and Deputy Mayor had attended the 800th anniversary celebrations of the sealing of the Magna Carta in Runnymede which had been a memorable occasion.
iv) The Mayor drew attention to forthcoming events including the Carnival and Picnic in the Park and encouraged councillors to support them.

Part I – Items for Decision

- C040/15 **Strategy and Finance Working Group**
Cllr Ward introduced the notes of the Strategy and Finance Working Group meeting held on 9th June 2015, at Appendix B to the Agenda. He referred to the detailed work on the end of year accounts which would be considered as a later item on the agenda and explained the peculiarities of asset values in local government for the benefit of new councillors.
- Cllr Ward advised that all councillors were signatories on the Council's bank accounts and that after the election a decision was required to add new councillors as signatories to approve payments. The Clerk was added as a signatory for the administration of the accounts but did not authorise payments.
- It was RESOLVED *nem con*
1) All councillors be signatories on the Council's accounts held with HSBC
2) The clerk be a signatory for the administration of the account.
- C041/15 Members noted that well-being Task Group might be appropriate to help take forward some of the issues being raised by the North East Hants and Farnham

Community Commissioning Group, particularly in relation to the Connections Project aimed at helping older people in Farnham. Cllr Ricketts advised that it was intended that draft terms of reference would be considered at the next Strategy & Finance Working Group.

C042/14 **Community Enhancement Working Group**

Cllr Hill introduced the notes of the Community Enhancement Working Group held on 10th June at Appendix C to the agenda.

Cllr Hill advised that the 25th year of Farnham in Bloom would be celebrated at the Flowers & Fizz evening at Squire's Garden Centre on 1st July. The hanging baskets had now been put up, and the town was looking good. Cllr Hill drew attention to the new planting outside the railway station which had been done by a new sponsor Graduate Landscapes.

Cllr Hill encouraged councillors to think of other sponsors who may be able to assist with contributions for Farnham in Bloom.

Cllr Cockburn drew attention to the ongoing problem with litter and the positioning of litter bins in alleyways leading to the centre of the town which she had raised before. She hoped there would be some progress reported soon.

C043/14 **Cemeteries and Appeals Working Group**

Cllr Cockburn introduced the notes of the Community Enhancement Working Group held on 11th June at Appendix D to the agenda.

Council noted the successful conclusion of the West Street Chapel refurbishment; the current position on the Hale Chapel project and the progress to date on the Dog Control Order.

Council noted that a review of the Cemetery Regulations was planned for later in the year, and that the new Working group was planning a cemeteries inspection visit on 6th August.

Cllr Cockburn advised that the Bishops Meadow Trust had requested that the damaged wall in West Street Chapel be repaired to enable the next wildlife area to be created and enhance the biodiversity of the area. Officers were in the process of obtaining quotes for the work. Council noted that a survey of the whole wall was being undertaken from a health and safety/risk management point of view.

**It was RESOLVED *nem con* that
The Town Clerk be authorised to award a contract to the most economically advantageous tenderer to repair the hole in the wall in West Street Cemetery with the costs met from the Capital Receipts earmarked reserve.**

Year End Accounts 2014/15

C044/15 Cllr Ward introduced the series of appendices (E, F, G, and H) relating to the 2014/15 Accounts. Cllr Ward advised that the detailed year end papers had been circulated to all councillors and had been reviewed by the Strategy & Finance Working Group in preparation for the Audit by BDO. The year-end papers included:

- a. Summary Income and expenditure by Committee
- b. Detailed Income and Expenditure by Committee
- c. Detailed income and Expenditure by account code
- d. The Bank Reconciliation as at 31st March 2015
- e. The Trial Balance 2014/15
- f. The updated Asset Register as at 31st March 2015
- g. The Council's Report and Financial Statements for 2014/15.
- h. The revised earmarked reserves at 31st March 2015
- i. A copy of the External Auditor's Intermediate Audit Questionnaire for 2014/15
- j. A list of variances against revised budget
- k. The end of year Internal Audit letter 2014/15 and Officers' response
- l. A copy of the Annual Return and Governance Statement for 2014/15

Council noted that the overall outturn for 2014/15 with expenditure £1,302,365 against a programmed budget of £1,19,708, with income being £1,550,868 against budgeted income of £1,119,708. Council also noted the additional income was principally because of the sale of Green Lane Chapel and additional grant income accounted for in 2014/15 relating to Wrecclisham Community centre, whilst the expenditure included the capital expenditure on West Street Chapel, the replacement of the Christmas Lights, and increased Neighbourhood Plan costs for which virement had been agreed during the year.

Council noted and agreed the changes that had been made for consistency between years to the apportionment of costs between boxes 4 and 6 of the Annual Return relating to the staff travel, training, bookkeeping. Council also noted that a separate note had been made for the External Auditor to show the interest for the Cambridge and Counties Deposit Account which had been allocated during the year (£65.44) but was not shown on the bank reconciliation statement as the C&C statement was received after the reconciliation was prepared.

Council agreed the earmarked reserves and the revised Assets Register and the explanation of variances where there was a 10% difference between 2013/2014 and 2014/15.

Cllr Ward drew attention to the Internal Auditors comments on Committees versus Working Groups and explained the background to the Farnham structure which allowed informal working groups with every decision taken at full council on a non-party basis. He remained concerned with too many committees there was a tendency to have pre-meetings in private reducing transparency.

It was RESOLVED *nem con* that:

- 1) **The Report and Financial Statements for 2014/15 be adopted;**
- 2) **The Internal Auditor's year-end Report be welcomed**
- 3) **The Annual Return, Annual Governance Statement and associated papers for submission to the External Auditor be approved**

C045/15

Cllr Williamson noted that Strategy & Finance had asked for comparative figures on how the Council performs against other councils and he had found some figures that may be useful. The Mayor requested that Cllr Williamson pass the data to the Leader.

C046/15 **Planning & Licensing Consultative Group**

Cllr Ward introduced the minutes of the Planning & Licensing Consultative Group held on 8th June which were agreed. Some members felt the new size of the Group meant that it was difficult to fully engage in the process, and councillors needed to do more preparation in advance. Council noted that officers were looking at obtaining a flat-bed projector to assist with plan and document viewing at the meetings.

C047/15 **Significant Planning Applications**

Council considered the proposed response to the Compton Fields applications attached as Annex I ii to the agenda. Cllr Macleod said overall it was a very good report but requested that greater emphasis was given to the contrived walk that was proposed for the SANG. Natural England guidelines said it should not be near buildings and should not use public rights of way. The proposal did both.

Cllr Cockburn agreed that there was confusion over the SANG. Natural England had not supported smaller SANG areas for the Neighbourhood Plan but seemed to be adopting a different approach this time. Cllr Cockburn felt the problem was as a result of Waverley not identifying enough sites for its five year land supply which in turn was leaving Farnham under threat.

Cllr Williamson suggested the response, whilst good, could be strengthened by focussing on the Habitats Directive and requiring that an Appropriate Assessment be undertaken.

It was RESOLVED *nem con* that the Town Clerk, in conjunction with the Lead Member for Planning and Licensing and the Infrastructure Planning Task Group, draft the Council's detailed response to be submitted to WBC by 10th July 2015.

[A copy of the letter sent to Waverley Borough Council is attached as Annex I to these minutes]

C048/15 Cllr Hyman complimented officers on the response to Waverley on the Non Material Amendment application attached to the minutes of the previous meeting. He was sorry the comments had not been supported by Waverley Borough Council and believed some further action should be taken. The Mayor advised that this was not a matter for the Town Council.

Part 2 – Items Noted

C049/15 **Actions under the Scheme of Delegation**

The Town Clerk reported that a response had been submitted to the Department of Communities and Local Government on its consultation paper welcoming the proposed extension of the Ombudsman's powers to larger local councils.

C050/15 **Reports from Other Councils**

Cllr Frost reported that Surrey County Council had resurfaced Firgrove Hill, and that the Town Council had been able to paint the rusty railway bridge with permission from Network Rail. She also advised that the Bus Consultation Review had concluded and no bus services in West Surrey were being reduced as a result of the review, although there was some impact as a result of Hampshire County Council changes.

C051/15

Reports from Outside Bodies

- i) Cllr Cockburn reported on the work of New Ashgate Gallery and its contribution along with other organisations of Farnham Craft Town. The Craft month in October was expected to be bigger and better in 2015.
- ii) Cllr Cockburn reported that the Farnham Community games organised by the Sports Council on 31st August was likely to be another success and encouraged councillors to support it.
- iii) Cllr Cockburn report that Farnham Rugby Club was hosting the European Veterans Rugby Association tournament, alongside the Rugby World Cup in September, and it had attracted teams from fourteen countries . She hope Farnham would give all the visitors a warm welcome.
- iv) Cllr Ward reported that he had attended the UCA graduation at the Festival Hall and looked forward to cloer working between UCA and Farnham Town Council in the forthcoming year.

C052/15

Date of next meeting

Members noted that the next Council Meeting would take place on Thursday 30th July.

The Town Mayor closed the meeting at 8.02pm

Date

Chairman

Response to Waverley Borough Council, in relation to planning application WA/2015/0895 & 0895: Waverley Lane, Farnham

Mr Matthew Evans
Head of Planning Services
Waverley Borough Council
The Burys
Godalming
Surrey
GU7 1HR

Iain Lynch
Town Clerk
Telephone: 01252 712667
(Calls may be monitored or recorded)
E-mail: town.clerk@farnham.gov.uk

10th July 2015

Dear Matthew

WA/2015/0894 and 0895, Waverley Lane, Farnham

Farnham Town Council has considered the application in respect of the proposals for up to 157 dwellings at Compton Fields (Land at Waverley Lane, Farnham). The Town Council's comments, set out below, apply to both applications (0894 and 0895) as the considerations identified are material to both applications, although they have been considered in isolation.

i. SANG – Habitats Directive

The proposed SANG is 5.51Ha with a 2km walk. The applicant states that the "overprovision" of SANG (actual requirement for number is dwellings is 2.2Ha) compensates for the reduced walk. Guidelines state that the walk provided on a SANG should be a minimum of 2.3-2.4km. For this reason, the proposed SANG does not meet the requirements set out in Appendix 2 of the Borough Council's Avoidance Strategy.

An inspector ruled in his report for a public inquiry in Crowthorne (APP/R0335/A/08/276543) that "a SANG that is seriously deficient in quality terms could [not] be made acceptable simply by increasing the size".

There could be no doubt that residents may exercise their dogs on the proposed SANG site. However, the poor quality of the proposed SANG in respect of length of walk, flat landscape and, crucially, pinch-points means that it does not provide adequate mitigation and alternative to what visitors to the Special Protection Area are looking for.

It could also be argued that there is not a suitable and safe route of access from the upper field to the proposed SANG. The increase in traffic movement on this road will result in an unsafe crossing environment.

The NPPF states that "the presumption in favour of sustainable development (paragraph 14) does not apply where development requiring appropriate assessment under the Birds of Habitats Directives is being considered, planned or determined".

ii. Landscape and AONB

The site was assessed as part of WBC's commissioned Landscape Study for the Local Plan (AMEC Landscape Study). It is also adjacent to AONB and AONB candidate areas. Although not forming part of the candidate AONB, the Town Council asserts that the sites in question have landscape sensitivity and quality in their own right, as indicated by their High Landscape Sensitivity and High Landscape Value in the Amec Landscape Study.

The sites arguably form part of the setting of the AONB and the treed boundaries to Waverley Lane provide a verdant approach to the town which is likely to be adversely affected by the proposed development.

iii. Density and built environment

The proposed density is out of character with the surrounding residential areas and extends the built form significantly in to the countryside. Development in this area gradually blends in to the open countryside and the density proposed will form a harsh edge to the settlement, totally out of keeping with the pattern of development in this rural area.

It is also noted that this application is for outline permission only and the layout is not yet confirmed. It is almost certain that any form of layout will form a harsh edge to the built area, as there are very limited options for providing this number of dwellings on the sites.

iv. Access to facilities, infrastructure and air pollution

The site is far from the town centre and other facilities such as schools. The traffic from this site is likely to travel through Station Hill, an air quality hotspot with levels of pollution that exceed the European limits.

v. Farnham Design Statement

The Farnham Design Statement was adopted as a material consideration in 2010. Waverley Lane is described in this document as an essential part of the green infrastructure of the town.

The hedgerows here form the verdant entrance to the town and the Design Statement (2010) states that "The southern entrance to south Farnham, along Waverley Lane, should be protected from inappropriate development. Large family houses of architectural interest should be preserved and the green corridor into the town should be retained." This application seeks to diminish the green corridor, contrary to the Farnham Design Statement.

vi. Farnham Neighbourhood Plan

The Regulation 14 Draft Farnham Neighbourhood Plan, published in October 2014, does not allocate this site for housing development. This approach was based on the landscape character of the sites in question, informed and supported by WBC's own evidence for the Local Plan.

The lack of 5 year housing supply in Waverley cannot be material consideration when deciding on whether or not to grant this permission. Precedent set by The Secretary of State in recent planning appeals proves that, although 5 year housing supply is an issue for deliberation, the absence of a 5 year housing land supply does not mean that housing development should be permitted anywhere, but only where it amounts to sustainable development, taking account of other issues.

This site is unsuitable for residential development and the proposal fails to represent sustainable development in terms of being the most effective way of improving the economic, social and environmental conditions of the wider area. There is no advantage to granting this permission and it should be refused.

– END –



FARNHAM TOWN COUNCIL

B

Notes

Tourism & Events Working Group

Time and date

2.00pm on Tuesday 30 June 2015

Place

Byworth room, Council Offices, South Street, Farnham

Attendees:

Councillors J Hargreaves, S Hill, J Ward, J Williamson
Jane Friend (Craft Town Co-ordinator)

Officers Present:

Stephanie King (Events Officer), Iain Lynch (Town Clerk)

1. Apologies

Apologies of absence were received from Councillor Dunsmore and Councillor Mirylees.

2. Notes of the last meeting

POINTS	ACTION
The notes of 24 February 2015 were agreed as an accurate record of the meeting.	

3. Disclosure of Interests

POINTS	ACTION
There were no disclosures of interest.	

4. Music in the Meadow & Picnic in the Park

POINTS	ACTION
Members received an update on the Music in the Meadow concerts to date. The highest attended concert was on Sunday 7 June with 600 visitors. Members noted that a Summer Solstice event had taken place alongside Music in the Meadow due to a double booking made by Waverley Borough Council. Members noted that while the event was still considered successful as the number of attendees was higher, Music in the Meadow was overshadowed by the Summer Solstice event. The organisers also failed to include promotion for Music in the Meadow in their publicity which had been agreed.	

<p>Members considered introducing a Brass Band Competition in the town and agreed to discuss this further. It was noted that David Wright, of the Farnham Brass Band had organised a number of combined concerts in the past and would be a useful source of advice.</p> <p>It was agreed by members that Picnic in the Park was successful considering the poor weather and stallholders were in high spirits which added to the event. It was discussed that more precautions must be taken to stop cars being brought onto site during the event such as a barrier at the access point. Members considered changing the time of the event from 12-5pm to 2-7pm as more visitors attend from around 3pm (the start time of Music in the Meadow).</p>	<p>Events Officer to progress.</p> <p>Events Officer to progress.</p>
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5. Craft Town

POINTS	ACTION
<p>Jane Friend, Craft Town Coordinator attended the meeting and introductions were made. Members received an overview from Jane about the Craft Town Project in 2015. Discussion covered the activity plan in place; the plans for a commission on the pedestrian footbridge at Farnham train station and 'Craft and elders' for over seventy-fives. It was noted that the UCA have over 40 makers in residence every year and plans were being made for a maker to come into the town centre and raise profile of the craft activity that is already happening in Farnham.</p> <p>Members noted that plans were in place to extend the Craft Month in October beyond the members of the craft town steering group with an aim to attract more visitors to Farnham and there were 40 events that had agreed. Publicity will be the responsibility of the Craft Town Marketing group using their own outlets with an aim to achieve some national media coverage and a branding workshop had taken place to help achieve this. The Farnham Town Council website was being used to collate the calendar of events and a filter function had been added to ensure the craft town events were easily identifiable.</p> <p>Members noted that Craft month would be officially launched at the Farnham Food Festival with a pop up craft stall where leaflets can be distributed.</p> <p>Members were given an overview of the plans in place to commemorate the centenary of the first two minute silence</p>	

<p>that took place in Castle Street Farnham alongside the NFU May Fair on behalf of the Red Cross on 10 May 1916.</p> <p>The plans for the commemoration include a procession from the top of Castle Street on 1 May and to St Georges Yard where the original silence was held. Farnham Town Council, Farnham Malting's, Farnham Museum, 3 PVRR and the Military School of Music were working together on a commissioned piece of music for the procession on the day.</p> <p>Members noted that the budget for the event was £45,000, half secured from the Surrey Military covenant. It was hoped that Farnham Town Council would agree to contribute £3500 match funding. Members agreed that the involvement of Farnham Town Council would be determined by the profile of the event once agreed.</p> <p>Members discussed the potential scale of the event including the possibility of VIP guests and media involvement. It was agreed that this would mean the budget would need to be revisited, and more funding would need to be gained. It was noted that a larger scale activity may require an events management company depending on the format. It was agreed that Councillor Hargreaves and Councillor Williamson should attend a meeting with the steering group organising the event to ascertain the next steps and Farnham Town Council's involvement.</p>	<p>Recommendation to Council: that a funding contribution be agreed for the commemoration of the first two minutes silence in 2016.</p> <p>Cllr Hargreaves and Williamson to progress</p>
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6. Feast of Food

POINTS	ACTION
<p>Members received an update on the progress of the Feast of Food to date. Members noted that 51 stalls were booked. Local businesses had received an invitation to take part in the Feast of Food even if they were not food related. The aim was to bring the town together by incorporating a variety of businesses and organisations that were not necessary food related while still celebrating the Farnham's great variety of international and local cuisine on offer.</p> <p>Member's discussed the Italian Market wondering if a Saturday would be a better day than a Friday.</p>	<p>Events Officer to discuss options with organiser</p>

7. Budget & Sponsorship

POINTS	ACTION
<p>Members reviewed an up to date report of secured sponsors and plans for future event sponsorship.</p> <p>Members reviewed a report of the 2015/16 budget. Members noted that the aim is to break even with events and not to make a profit. Members noted the Tourism development and events budget gives flexibility to develop new ideas and enhance the programme and tourism in the town.</p>	

8. Publications & Social Media

POINTS	ACTION
<p>Members received an update on publications and social media. There had not been any new publications since the previous meeting. Members noted that the use of social media had increased, with Facebook post reach of up to 800 and at least 5 new followers each week.</p>	

9. Local Businesses

POINTS	ACTION
<p>Members received an update on the relationship with local businesses. Members noted that there had been progress made and a solid steering group had developed. The steering group had been focusing on creating a brand for retailers with Farnham Town Council's support. Members noted 'Fabulous Farnham' had been chosen as the name of the brand and a logo designed.</p>	

10. Farnham RUFC hosting European Veterans Rugby Association (EVRA)

POINTS	ACTION
<p>Members received an update on the EVRA festival taking place in September, alongside the Rugby World Cup taking place in England, with 26 teams participating from fourteen countries. The event included two days of games, and a focus on British produce with beer and wine festival. Members noted that the organisers had missed the deadline to apply for a community grant and had been awarded a £200 small grant only. The organisers were arranging for buses to run between the town centre and the rugby club and were inviting the community to participate and watch the games. Members discussed the request for funding towards the buses and other costs for this unique event which was bringing a large number of visitors from across Europe. Members agreed that this would be a great chance to showcase Farnham and recommended that the small grant be increased to the Community Grant level of</p>	<p>Recommendation to Council: that the grant support to Farnham Rugby Club be</p>

<p>£2000 with funding from the Tourism and Events budget.</p> <p>Members considered ways to support the event including banners/corner flags and the possibility of holding a function at the Council Offices. Members agreed Farnham Town Council should have a presence at the event.</p>	<p>increased to £2000 to support the EVRA festival to be funded from the Tourism Development budget.</p>
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11. Farnham Bike Ride

POINTS	ACTION
<p>Members received an update on the arrangements for Farnham bike ride including Farnham Town Councils support with moving the start of the ride to Castle Street. Members noted that an information point was going to be present at the event.</p>	

12. Promotional Items

POINTS	ACTION
<p>Members noted the promotional items that were available as previously agreed. Members received an update on the arrangements with the Farnham hedgehogs to support the Hedgehogs 2016 calendar this year.</p>	

13. Future events

POINTS	ACTION
<p>Members considered a suggestion made by the Events Officer to introduce a new event to replace or run alongside Picnic in the Park. It was suggested that although Picnic in the Park was a successful event, it was perhaps not ideal to take place on Carnival weekend.</p> <p>Members noted that Council had received further enquiries asking if Farnham Town Council organised any events for younger people. Members considered an additional festival style event in the summer holidays aimed at younger people. It was suggested that an event could involve UCA possibly during Freshers' week. Members agreed the idea should be progressed and discussed further at the next meeting.</p>	<p>Events Officer to develop concept for next meeting</p>

14. Updates on other matters and items for noting

POINTS	ACTION
<p>No other matters.</p>	

15. Date of Next meeting

The next meeting was agreed as Thursday 3 September 2015 at 7pm.

Notes taken by Stephanie King



FARNHAM TOWN COUNCIL



Notes

Strategy and Finance Working Group

Time and date

9.30am Tuesday 21st July 2015

Place

Town Clerk's Office, South Street, Farnham

Attendees:

Members: Councillors David Attfield, Carole Cockburn, Jill Hargreaves, Jeremy Ricketts, John Ward, John Williamson

In attendance:

Officers present:

Iain Lynch (Town Clerk), Rachel Hammond (Team Leader Corporate Governance)

1. Apologies

Apologies were received from the Mayor

2. Declarations of Interest

There were no declarations of interest

3. Notes of Meeting held on 6th April 2015

POINTS	ACTION
The Notes of the previous meeting were agreed with the addition of Cllr Hill as being in attendance	

4. Finance

POINTS	ACTION
<p>1) Members received the following documents (which had been circulated in hard copy to all councillors).</p> <ul style="list-style-type: none">• Financial Budget Comparison between 1st April and June 30th 2015• Trial balance at 30th June 2015• Bank & Petty Cash Reconciliation to 30th June 2015• Statement of Investments at 30th June 2015• Debtors at 30th June 2015	

<p>2) The Town Clerk went through each of the appendices in detail.</p> <ul style="list-style-type: none"> i. Members reviewed the income and expenditure noting that at three months overall spend was on target at just under a quarter of budget whilst income was just over half the budget, with half the precept received to date. ii. Members noted that the trial balance and bank and petty cash reconciliations were as expected; iii. In relation to debtors members discussed in particular outstanding payments that were over three months old and the proactive steps that were being taken. In relation to the long standing debt that had been to the small claims court, it was agreed that consideration should be given to selling the debt as well as using the court bailiffs. iv. Members reviewed the statement of investments. The Town Clerk advised that a subsequent enquiry had been made as part of the external audit about the CCLA investment and whether the mutual fund should be regarded as expenditure as the investment is share based. The Council had responded quoting the relevant legislation and advice received that the Town Council had treated the investments correctly and was awaiting the auditor's feedback. <p>3) The BACS payments and cheque payments were available for inspection.</p> <p>4) In response to a query by Cllr Williamson, the Town Clerk advised that the banking contract would be reviewed during the financial year.</p>	
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6. Contracts Update

POINTS	ACTION
<p>The Clerk provided a brief update on a number of contact issues including:</p> <ul style="list-style-type: none"> i. Members noted that there had been difficulties in getting quotations at cost-effective prices for the small works at the Depot and the renewal of the disabled toilet in the council offices in view of how busy the contractors were. ii. The assessment of the cracks in the West street cemetery wall had been commissioned and was expected in the near future. Members noted that the proposal to repair the deteriorating wall in West Street Cemetery had been advertised following the Council decision to repair it and some representations had been received. It was noted that further advice was being taken. Members noted that the problem of dogs (which had been banned in the cemeteries until 2014 and now had to be kept on lead) continued with inconsiderate dog owners not clearing up after their dogs. The change in the cemetery Regulations had been made to enable the bereaved to visit graves with their dogs. 	<p>.</p>

7. Town Clerk Update

POINTS	ACTION
<p>The Town Clerk reported on a number of matters including:</p> <ul style="list-style-type: none"> i. A letter had been received from Mr Michael Blower advising that the Public Arts Trust had been in discussion with the developers of the Woolmead with a proposal to site the John Henry Knight car sculpture in the redeveloped Woolmead. Members sought clarification about other public art proposals linked to the Brightwells development. It was agreed that a ii. The Team Leader Corporate Governance reported that approval for the new banner sites in West Street and East Street had been received from Surrey County Council. iii. The Town Clerk reported that the County Council funding for the Highways Localism project had been cut by 50% with some seeming inconsistencies in the overall approach and the funding allocated in different areas, but that clarification was being sought. iv. Cllr Cockburn asked whether assistance could be given to residents in School Lane in the Bourne where there were some problems linked to accessing the school across the unadopted road. It was agreed that further discussion with the school should be undertaken in the first instance and noted that the residents may have some rights to manage the access if they owned the road. v. The Town Clerk advised that he had attended the Farnham Making Connections stakeholder workshop run by the North East Hants and Farnham Clinical Commissioning Group with Cllr Ricketts. It had been well attended by Farnham community organisations and statutory bodies. The Working Group debated whether a Task Group could be created linked to the pilot that would be operating over the coming year to support the well-being of in particular residents who were aged over 75. It was agreed that the Town Clerk and Cllr Ricketts would draft Terms of Reference for such a Task Group for the coming Council meeting. Members were concerned to ensure that realistic objectives could be delivered if such a Task Group were created, and there would need to be enough Task Group members with drive and focus to take the work forward.. vi. Members noted that the planning application for the Memorial Hall was due to be considered by Waverley. Members asked for some clarification about what would be happening to the Meals on Wheels service. vii. Members noted that the school scarecrows that had been vandalised in Dogflud Way were not covered by the CCTV as it was pointed down East Street at the time. It was agreed that a councillor visit to the CCTV centre in Guildford should be arranged. 	<p>Officers to compile list of public art in Farnham and seek clarification of the art proposed for the Brightwells development.</p> <p>Town Clerk and Cllr Ricketts to draft revised Terms of Reference.</p> <p>Officers to seek information about the future operation of the Meals on Wheels Service currently based in the Gostrey Centre.</p> <p>Visit to view CCTV monitoring centre to be arranged.</p>

9. Date and Time of Next Meeting

POINTS	ACTION
Members agreed that the next meeting would take place on Tuesday 15th September 2015 at 9.30am	Town Clerk to circulate agenda

Meeting ended at 11.50

Notes written by Iain Lynch



FARNHAM TOWN COUNCIL

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Notes

Planning & Licensing Consultative Group

Time and date

9.30 am on Monday 29 June 2015

Place

Council Chamber, South Street, Farnham

Planning & Licensing Consultative Group Members Present

Cllr P Blagden
Cllr P Dunsmore
Cllr J Scotty Fraser
Cllr M Hyman
Cllr A Macleod
Cllr K Mirylees
Cllr J Ricketts
Cllr J Ward
Cllr J Williamson

Other Councillors in attendance: None

Officers in attendance: Ginny Gordon, Rachel Aves

NOTE: The comments and observations from Waverley Borough Councillors are preliminary ones prior to consideration at Borough Council level and are based on the evidence and representations to the Town Council.

1) Apologies

Cllrs Cockburn and Hargreaves.

2) Declarations of Interest

There were no declarations of interest.

3) Applications Considered by the Planning & Licensing Consultative Group on Monday 29 June 2015

WA/2015/0994 Farnham Bourne

Erection of single storey infill extension.

1 VICARAGE HILL, FARNHAM GU9 8HG

Farnham Town Council has no objections subject to the extension being in keeping with the Farnham Design Statement.

TM/2015/0071 Farnham Bourne

Application for works to trees subject of Tree Preservation Order 2/00.

17 BOURNE FIRS, FARNHAM GU10 3QD

Farnham Town Council has no objections subject to the approval of the Arboricultural Officer.

WA/2015/1017 Farnham Bourne

Application under Section 73A to vary Condition 1 of WA/2014/1105 (plan numbers), to allow for changes to windows and additional roof lights. **Previous comments on 14.07.2015 were as follows: Farnham Town Council has no objections after consideration on condition that the extensions and alterations are in line with the Farnham Design Statement and all materials used are in keeping with the existing.**

HAMBLEDON HOUSE, 3 LONGDOWN ROAD, FARNHAM GU10 3JS

Farnham Town Council has no objections after consideration on condition that the extensions and alterations are in line with the Farnham Design Statement and all materials used are in keeping with the existing.

WA/2015/1006 Farnham Bourne

Certificate of Lawfulness under Section 192 for erection of extensions and alterations.

6 VALE CLOSE, LOWER BOURNE GU10 3HR

Farnham Town Council has no objections subject to the extensions and alterations being in keeping with the Farnham Design Statement.

NMA/2015/0071 Farnham Bourne

Amendment to WA/2015/0091 for alterations to window, door and materials. **Previous comments on 09.02.2015 were as follows: Farnham Town Council has no objections.**

SILVER HILLS, 53 DENE LANE, FARNHAM GU10 3RJ

Farnham Town Council has no objections subject to the alterations being in keeping with the Farnham Design Statement.

WA/2015/1030 Farnham Bourne

Installation of gates.

10 VICARAGE HILL, FARNHAM GU9 8HJ

Farnham Town Council has no objections subject to the gates being in keeping with the Farnham Design Statement.

WA/2015/1130 Farnham Bourne

Erection of front porch.

7 VICARAGE HILL, FARNHAM GU9 8HG

Farnham Town Council has no objections subject to the porch being in keeping with the Farnham Design Statement.

CA/2015/0059 Farnham Bourne

GREAT AUSTINS FARNHAM CONSERVATION AREA.

Works to and removal of trees.

6B LITTLE AUSTINS ROAD, FARNHAM GU9 8JR

Farnham Town Council has no objections subject to the approval of the Arboricultural Officer.

CA/2015/0057 Farnham Bourne

GREAT AUSTINS FARNHAM CONSERVATION AREA.

Works to trees.

LANCASTER HOUSE, 11 GREAT AUSTINS FARNHAM GU9 8JQ

Farnham Town Council has no objections subject to the approval of the Arboricultural Officer.

WA/2015/1165 Farnham Bourne

Erection of a first floor rear extension and alterations including a front dormer window.

16 MIDDLE BOURNE LANE, LOWER BOURNE GU10 3NE

Farnham Town Council has no objections subject to the extension and alterations are in keeping with the Farnham Design Statement.

CA/2015/0055 Farnham Bourne

OLD CHURCH LANE, FARNHAM CONSERVATION AREA.

Works to and removal of Cherry trees.

9 VICARAGE LANE, FARNHAM GU9 8HN

Farnham Town Council has no objections subject to the approval of the Arboricultural Officer.

CA/2015/0056 Farnham Bourne

WRECCLESHAM FARNHAM CONSERVATION AREA.

Works to 1x Yew tree.

13 POTTERY LANE, FARNHAM GU10 4QJ

Farnham Town Council has no objections subject to the approval of the Arboricultural Officer.

WA/2015/1070 Farnham Castle

Installation of free standing condenser units at rear.

8 WEST STREET, FARNHAM GU9 7DN

Farnham Town Council has no objections.

NMA/2015/0073 Farnham Castle

Amendment to WA/2014/0736 to add window to rear elevation and internal alterations. **Previous comments on 12.05.2014 were as follows: Farnham Town Council approves after consideration on condition that the extensions and alterations are in line with the Farnham Design Statement.**

OLD TILES, RUNWICK LANE, RUNWICK GU10 5EE

Farnham Town Council has no objections on condition that the alterations are in keeping with the Farnham Design Statement.

WA/2015/1071 Farnham Castle

Listed Building consent for installation of free standing condenser units at rear.

8 WEST STREET, FARNHAM GU9 7DN

Farnham Town Council has no objections subject to the approval of the Listed Buildings Officer.

WA/2015/1067 Farnham Castle

Listed Building Consent for installation of a cold room and condensing unit.

FARNHAM CASTLE, CASTLE HILL, FARNHAM GU9 0AG

Farnham Town Council has no objections subject to the approval of the Listed Buildings Officer.

WA/2015/1177 Farnham Castle

Listed Building Consent for the erection of a conservatory and alterations.

12 LOWER CHURCH LANE, FARNHAM GU9 7PS

Farnham Town Council has no objections subject to the approval of the Listed Buildings Officer.

WA/2015/1176 Farnham Castle

Erection of a conservatory and alterations.

12 LOWER CHURCH LANE, FARNHAM GU9 7PS

Farnham Town Council has no objections subject to the approval of the Listed Buildings Officer.

WA/2015/1151 Farnham Castle

Change of use and alterations to provide 13 dwellings at first and second floor with ground floor entrance area and bicycle storage and refuse facility (revision of WA/2015/0505). **Previous comments on 13.04.2015 were as follows: Farnham Town Council has no objections subject to the proposal being in line with the Farnham Design Statement.**

2 - 3 THE BOROUGH, FARNHAM GU9 7NA

Farnham Town Council has no objections subject to the proposal being in line with the Farnham Neighbourhood Plan.

WA/2015/1152 Farnham Castle

Listed Building Consent for internal and external alterations.

2 - 3 THE BOROUGH, FARNHAM GU9 7NA

Farnham Town Council has no objections subject to the proposal being in line with the Farnham Neighbourhood Plan and the approval of the Listed Buildings Officer.

TM/2015/0073 Farnham Firgrove

Application for works to a tree subject of Tree Preservation Order WA229.

LAND AT FAIRHOLME GARDENS, FARNHAM GU9 8JB

Farnham Town Council has no objections subject to the approval of the Arboricultural Officer.

WA/2015/1031 Farnham Firgrove

Erection of first floor front extension and alterations.

52 SOUTHERN WAY, FARNHAM GU9 8DF

Farnham Town Council has no objections subject to the extensions and alterations being in keeping with the Farnham Design Statement.

WA/2015/1164 Farnham Firgrove

Erection of a detached double garage following demolition of existing shed.

34 KEILO RIDGWAY ROAD, FARNHAM GU9 8NW

Farnham Town Council has no objections subject to the proposed garage being in keeping with the Farnham Design Statement and be conditioned for garage use only.

TM/2015/0070 Farnham Hale and Heath End

Application for works to a tree subject of Tree Preservation Order 24/07.

HEATHER COURTMALMA LANE FARNHAM GU9 0JZ

Farnham Town Council has no objections subject to the approval of the Arboricultural Officer.

WA/2015/1043 Farnham Hale and Heath End

Erection of first floor extension and alterations to elevations.

5 WEST AVENUE, FARNHAM GU9 0RH

Farnham Town Council has no objections subject to the extensions and alterations being in keeping with the Farnham Design Statement.

TM/2015/0080 Farnham Hale and Heath End

Application for works to a tree subject of Tree Preservation Order Far83.

SITE OF HEATH HOUSE, 2 VICARAGE LANE, FARNHAM

Farnham Town Council has no objections subject to the approval of the Arboricultural Officer.

TM/2015/0077 Farnham Moor Park

Application for works to trees subject of Tree Preservation Order 34/06.

2 HOLLAND CLOSE, FARNHAM GU9 8DT

Farnham Town Council has no objections subject to the approval of the Arboricultural Officer.

WA/2015/1133 Farnham Moor Park

Erection of extensions and alterations following demolition of existing single storey extension.
HIGHLANDS, 18 COMPTON WAY, FARNHAM GU10 1QZ

Farnham Town Council has no objections subject to the extensions and alterations being in keeping with the Farnham Design Statement.

TM/2015/0072 Farnham Shortheath and Boundstone

Application for works to trees subject of Tree Preservation Order 45/99.

21 BOUNDSTONE ROAD, FARNHAM GU10 4TW

Farnham Town Council has no objections subject to the approval of the Arboricultural Officer.

WA/2015/1004 Farnham Shortheath and Boundstone

Erection of an extension.

63 GREEN LANE, FARNHAM GU9 8QE

Farnham Town Council has no objections subject to the extensions and alterations being in keeping with the Farnham Design Statement.

WA/2015/1005 Farnham Shortheath and Boundstone

Application under Section 73A to vary Condition 6 (approved plan numbers) of WA/2012/0255 to allow a double garage in place of the approved single garage. **Previous comments were as follows: Approved after consideration on 08.03.2012.**

PRIVETT COTTAGE, SUNNYDELL LANE, FARNHAM GU10 4RB

Farnham Town Council has no objections subject to the alterations being in keeping with the Farnham Design Statement.

WA/2015/1024 Farnham Shortheath and Boundstone

Erection of extensions and alterations; construction of a dormer window (revision of WA/2015/0114). **Previous comments on 09.02.2015 were as follows: Farnham Town Council has no objections.**

86 SHORTHEATH ROAD, FARNHAM GU9 8SQ

Farnham Town Council has no objections subject to the extensions and alterations being in keeping with the Farnham Design Statement.

WA/2015/1002 Farnham Shortheath and Boundstone

Erection of single storey side extension and alterations.

24 LONGHOPE DRIVE, WRECCLESHAM GU10 4SN

Farnham Town Council has no objections subject to the extensions and alterations being in keeping with the Farnham Design Statement.

WA/2015/1124 Farnham Shortheath and Boundstone

Erection of first floor rear extension and single storey side extension following demolition of existing garage.

6 FIRFIELD ROAD, FARNHAM GU9 8SJ

Farnham Town Council has no objections subject to the extensions and alterations being in keeping with the Farnham Design Statement.

WA/2015/1099 Farnham Shortheath and Boundstone

Erection of a detached garden room/store.

BAY TREE HOUSE, 12 GARDENERS HILL ROAD, WRECCLESHAM GU10 4RL

Farnham Town Council has no objections subject to the proposed garden room/store being in keeping with the Farnham Design Statement and being conditioned as ancillary to the main building and not to be used as habitable accommodation.

WA/2015/1166 Farnham Shortheath and Boundstone

Erection of conservatory following demolition of existing extension.

ENGADINE, 8 GORSE LANE, FARNHAM GU10 4SD

Farnham Town Council has no objections subject to the proposed conservatory being in keeping with the Farnham Design Statement.

TM/2015/0081 Farnham Shortheath and Boundstone

Application for works to trees subject of Tree Preservation Order WA328.

BOOGALOO HOUSE, VINE WAY, FARNHAM GU10 4TB

Farnham Town Council has no objections subject to the approval of the Arboricultural Officer.

WA/2015/1088 Farnham Weybourne and Badshot Lea

Certificate of Lawfulness under Section 192 for the erection of a single-storey rear extension.

93 WEYBOURNE ROAD, FARNHAM GU9 9EX

Farnham Town Council has no objections subject to the proposed extension being in keeping with the Farnham Design Statement.

WA/2015/1007 Farnham Wrecclesham and Rowledge

Erection of a part two storey part single storey extension.

18 ECHO BARN LANE, WRECCLESHAM GU10 4NP

Farnham Town Council has no objections subject to the proposed extension being in keeping with the Farnham Design Statement.

WA/2015/1140 Farnham Wrecclesham and Rowledge

Erection of single storey extension and alterations to elevations following demolition of existing conservatory.

10 PROSPECT ROAD, ROWLEDGE GU10 4AH

Farnham Town Council has no objections subject to the extensions and alterations being in keeping with the Farnham Design Statement.

WA/2015/1187 Farnham Wrecclesham and Rowledge

Erection of first floor extension and alterations to roof.

THE WHITE HOUSE, 4 FULLERS ROAD, ROWLEDGE GU10 4BP

Farnham Town Council has no objections subject to the extensions and alterations being in keeping with the Farnham Design Statement.

WA/2015/1026 Farnham Bourne

Erection of single storey extension and alterations to elevations.

EDGEBOROUGH SCHOOL, FRENHAM ROAD, LOWER BOURNE GU10 3AH

Farnham Town Council has no objections subject to the extension and alterations being in keeping with the Farnham Design statement.

WA/2015/0995 Farnham Bourne

Alterations to roof space to provide habitable accommodation including dormer windows.

GREENSIDE, 4 OLD FRENHAM ROAD, FARNHAM GU10 3PU

Farnham Town Council has no objections subject to any adverse effect on the neighbours' amenities.

WA/2015/1143 Farnham Bourne

Erection of a two storey extension and alterations following demolition of existing conservatory; erection of an extension with room above to existing garage. (Variation to consent granted under

WA/2015/0242). **Previous comments on 23.02.2015 were as follows: Farnham Town Council has no objections subject to the garage being conditioned to garage use only.**

49A SLEEPY HOLLOW, LODGE HILL ROAD, LOWER BOURNE GU10 3RD

Farnham Town Council retains the same comments - no objections subject to the garage being conditioned to garage use only.

WA/2015/1090 Farnham Bourne

Erection of detached dwelling and associated works and for relevant demolition of an unlisted building in a Conservation Area (revision of WA/2015/0148). **Previous comments on**

09.02.2015 were as follows: Farnham Town Council STRONGLY OBJECTS to this proposal. The current property is in keeping with the characteristics of this area and the Old Church Lane conservation area, which should be respected and protected. The proposed replacement dwelling is out of keeping and does not respect the intrinsic qualities of the other buildings in the conservation area.

Farnham Town Council retains the same comments - STRONGLY OBJECTS to this proposal. The current property is in keeping with the characteristics of this area and the Old Church Lane conservation area, which should be respected and protected. The proposed replacement dwelling is out of keeping and does not respect the intrinsic qualities of the other buildings in the conservation area.

WA/2015/1149 Farnham Bourne

Erection of replacement dwelling following demolition of existing dwelling (follows invalid

WA/2015/0832). **Previous comments on 08.06.2015 were as follows: This application is invalid.**

THE COACH HOUSE, TILFORD ROAD, FARNHAM GU9 8HR

Farnham town council objects on parking issues. Surrey county Council refused a previous application and stated that any future applications must provide parking, which enables all vehicles to exit the site in forward gear. The owners of Leigh Cottage own the shared drive and have three parking spaces, two of which sit directly behind two of the three proposed spaces. Parking should be located to the side of the house, thus leaving the shared drive for visitors and use as a turning circle.

WA/2015/0993 Farnham Castle

Listed building consent for alterations to elevations and installation of signage
74 CASTLE STREET, FARNHAM GU9 7LP

Farnham Town Council has no objections subject to the approval of the Listed Buildings Officer.

WA/2015/1001 Farnham Castle

Listed building consent for internal alterations and alterations to elevations
38-39 NATWEST BANK, THE BOROUGH, FARNHAM GU9 7NW

Farnham Town Council has no objections subject to the approval of the Listed Buildings Officer.

WA/2015/1028 Farnham Castle

Listed Building consent for alterations to elevations and internal alterations.
74 CASTLE STREET, FARNHAM GU9 7LP

Farnham Town Council has no objections subject to the approval of the Listed Buildings Officer.

WA/2015/1047 Farnham Castle

Erection of extension and alterations to part of existing garage to form home office.
61 CASTLE STREET, FARNHAM GU9 7LN

Farnham Town Council has no objections subject to the proposed extension and alterations being conditioned for non-habitable accommodation and use.

WA/2015/1089 Farnham Castle

Outline application for the erection of 3 detached dwellings.
LAND AT PILGRIMS WAY, 40 CRONDALL LANE, FARNHAM GU9 7DQ

Farnham Town Council strongly objects to this outline application which is garden grabbing and against the Farnham Design Statement. It is located on a dangerous bend and the Town Council is concerned that a leafy, deciduous area has already been affected by the felling of trees. It is also over development in conjunction with other proposed developments on the area.

WA/2015/1146 Farnham Castle

Application under Regulation 3 for alterations and extension to an existing multi-use community facility to provide additional community services.

MEMORIAL HALL, BABBS MEAD, FARNHAM GU9 7DX

Farnham Town Council has no objections to the proposal, but feels that the facility would better serve the community in the centre of the town.

WA/2015/1188 Farnham Castle

Erection of 2 storey front and side extensions and alterations.
ORCHARD HOUSE, 12A OLD PARK LANE, FARNHAM GU9 0AH

Farnham Town Council has no objections subject to the extension and alterations being in keeping with the Farnham Design statement.

WA/2015/1044 Farnham Firgrove

Erection of extension and alterations.

SEARLE HOUSE, SEARLE ROAD, FARNHAM GU9 8LJ

Farnham Town Council has no objections subject to the extension and alterations being in keeping with the Farnham Design statement.

WA/2015/1115 Farnham Firgrove

Two storey rear/side extension following demolition of existing extension and detached garage.

12 WESTFIELD, LONGLEY ROAD, FARNHAM GU9 8LZ

Farnham Town Council has no objections subject to the extension being in keeping with the Farnham Design statement.

WA/2015/1095 Farnham Firgrove

Erection of extensions and alterations.

5 AVON ROAD, FARNHAM GU9 8PF

Farnham Town Council has no objections subject to the extension and alterations being in keeping with the Farnham Design statement.

WA/2015/1145 Farnham Firgrove

Erection of extensions and alterations together with alterations to driveway.

23 TILFORD ROAD, FARNHAM GU9 8DJ

Farnham Town Council has no objections subject to the extension and alterations being in keeping with the Farnham Design statement.

WA/2015/1103 Farnham Firgrove

Erection of a single storey rear extension.

8A TILFORD ROAD FARNHAM GU9 8DL

Farnham Town Council has no objections subject to the extension being in keeping with the Farnham Design statement.

WA/2015/1102 Farnham Firgrove

Erection of a two storey rear extension and alterations; conversion of garage to provide habitable accommodation (revision of WA/2015/0454). **Previous comments on 23.03.2015 were as follows:**

Farnham Town Council is concerned about the adverse effect on the residential amenities of the neighbours and the effect on the street scene with an inappropriate design for the extension.

51 GROVE END ROAD, FARNHAM GU9 8RB

Farnham Town Council retains the same comments - Farnham Town Council is concerned about the adverse effect on the residential amenities of the neighbours and the effect on the street scene with an inappropriate design for the extension.

WA/2015/1157 Farnham Firgrove

Application under Section 73A to vary Condition 5 of WA/2012/0291 (plan numbers). **Previous comments were as follows: Approved after consideration on 08.03.2012.**

3 SHEEN HOUSE, SHORHEATH ROAD, FARNHAM GU9 8SR

Farnham Town Council has no objections, subject to the extension being in keeping with the Farnham Design statement.

WA/2015/1084 Farnham Hale and Heath End

Change of use of existing building from B1a (office) to C3 (residential) to provide seven dwellings and erection of two storey extension to provide two dwellings, together with associated works (follows invalid application WA/2015/0762). **Previous comments on 27.04.2015 were as follows: Farnham Town Council has no objections.**

19 PROSPECT HOUSE, BETHEL LANE, FARNHAM GU9 0QB

Farnham Town Council objects to this overdevelopment of the site. There is no recreational space with the proposed design and parking is an issue in an overcrowded and narrow road. The Town Council would propose a new building properly designed for the site would be better than the change of use of an existing building.

WA/2015/1171 Farnham Hale and Heath End

Erection of rear extensions and alterations.

28 ALMA LANE, FARNHAM GU9 0LH

Farnham Town Council has no objections, subject to the extension being in keeping with the Farnham Design statement.

WA/2015/1032 Farnham Moor Park

Display of 1 internally illuminated fascia sign, 1 internally illuminated hanging sign and 1 non-illuminated freestanding sign.

31 - 32 EAST STREET, FARNHAM GU9 7SW

Farnham Town Council objects to the proposed lighting and would prefer to see lighting that respects the character of the town.

WA/2015/1050 Farnham Moor Park

Change of use and alterations from an office (B1) to a single one-bedroom dwelling (C3) together with the erection of a first floor extension above existing retail unit to serve flat already under conversion.

2 - 8 SOUTH STREET, FARNHAM GU9 7RP

Farnham Town Council has no objections and feels this is a better use of the space.

WA/2015/1141 Farnham Moor Park

Erection of stabling together with ancillary works.

LAND EAST OF BRIDLEWAY 186,
CROOKSBURY ROAD, FARNHAM GU101QF

This application raises a number of potential concerns

The applicant previously applied to build a large barn for the storage of agricultural machinery under permitted development. This was refused as the land was 4.5 ha not 5.1 ha as the applicant had claimed. FTC notes that this claim is being made again in this application. The minimum land area necessary for permitted development to erect a building is 5.0ha.

In addition there was no evidence of agricultural activity on the land requiring such a large barn or agricultural machinery (see agricultural assessment).

The design of the building resembles more a residential property and thus raises concerns that this may be the real purpose of the building.

The step up from no shelter to a very large stable block, resembling a residential building, raises considerable concerns about the applicant's intentions. The applicant has already installed drainage pipes and electrical cables to the site by digging up the bridle pathway without permission.

The stable block has been placed unnecessarily close to nearby houses and could have been placed further down the site on the opposite side from the residential properties, reducing the degree of disturbance to neighbours.

It has been noted that Waverley's Environmental Pollution Control Officer has declared the site to be potentially contaminated land as it is within 100m of a formal landfill site.

The site in question is within a designated area of great landscape value (AGLV) and very close to Green Belt on the opposite side of Crooksbury Road. The site is close to the North Downs Way and within an area that has been considered as eligible for addition to the Green Belt.

This application should be refused to protect the amenity of neighbouring properties and because the evidence provided does not substantiate the need for the scale of this proposal.

Cllr Paula Dunsmore left the meeting at 11.03am.

WA/2015/1112 Farnham Moor Park

Display of illuminated signs.

HOMEBASE LTD, UNIT A, FARNHAM RETAIL PARK, GUILDFORD ROAD, FARNHAM GU9 9QJ

Farnham Town Council has no objections, subject to the extension being in keeping with the Farnham Design statement.

WA/2015/1113 Farnham Moor Park

Erection of extensions and alterations.

4 HIGH PARK ROAD, FARNHAM GU9 7JL

Farnham Town Council has no objections.

WA/2015/1184 Farnham Shortheath and Boundstone

Installation of 5 roof lights to rear elevation to provide additional habitable accommodation in roof space.

LITTLE ORCHARDS, 86B BOUNDSTONE ROAD, ROWLEDGE GU10 4AU

Farnham Town Council has no objections, subject to the extension being in keeping with the Farnham Design statement.

WA/2015/1014 Farnham Upper Hale

Certificate of Lawfulness under Section 191 for change of use from agricultural land to residential garden.

THE BARN, RAVENSWOOD FARM COTTAGE, LOWER HALE, FARNHAM GU9 9RP

Farnham Town Council has no objections, subject to the extension being in keeping with the Farnham Design statement.

WA/2015/1077 Farnham Upper Hale

Formation of a new vehicular access following closure of existing pedestrian access.

59 UPPER HALE ROAD, FARNHAM GU9 0NX

Farnham Town Council strongly objects to the application for a new vehicular access, which would be a narrow entrance on a curve in the road, which would be extremely hazardous to road safety.

WA/2015/1042 Farnham Upper Hale

Erection of a two storey extension following demolition of existing single storey extension.

14 FERNHILL LANE, FARNHAM GU9 0JJ

Farnham Town Council has no objections, subject to the extension being in keeping with the Farnham Design statement.

WA/2015/1189 Farnham Upper Hale

Erection of extensions following demolition of existing extension.

1 SPRING LANE WEST, FARNHAM GU9 0BX

Farnham Town Council objects to this application which is too large for the plot and would be overdevelopment of the site.

WA/2015/1003 Farnham Weybourne and Badshot Lea

Erection of side and loft extensions and alterations including a dormer window.

48 WOODSIDE ROAD, FARNHAM GU9 9DT

Farnham Town council has no objection subject to the building and materials being in keeping with the existing structure and in line with the Farnham Design Statement.

WA/2015/1021 Farnham Weybourne and Badshot Lea

Erection of single storey extensions and alterations.

7 WOODSIDE ROAD, FARNHAM GU9 9DS

Farnham Town council has no objection subject to the building and materials being in keeping with the existing structure and in line with the Farnham Design Statement.

WA/2015/1136 Farnham Weybourne and Badshot Lea

Erection of single storey extension.

11 GLORNEY MEAD, BADSHOT LEA GU9 9NL

Farnham Town council has no objection subject to the building and materials being in keeping with the existing structure and in line with the Farnham Design Statement.

WA/2015/1161 Farnham Weybourne and Badshot Lea

Erection of a single storey extension.

TRESAITH, 6 LOW LANE, BADSHOT LEA GU9 9NA

Farnham Town council has no objection subject to the building and materials being in keeping with the existing structure and in line with the Farnham Design Statement.

WA/2015/1186 Farnham Weybourne and Badshot Lea

The erection of a single storey assembly/examination hall building.

FARNHAM HEATH END SCHOOL, HALE REEDS, FARNHAM GU9 9BN

Farnham Town Council has no objections subject to the proposed build and materials being in keeping with the existing structure and in line with the Farnham Design Statement. The Town Council is very concerned that Surrey County Council, the Education and Highway Authority fail to address the issue of increased traffic congestion and road safety about the entrances of three major schools on the Weybourne Road. The continued expansion of the facilities at these schools compounds the issue and needs to be addressed as a whole and not as isolated cases.

DW/2015/0027 Farnham Wrecclesham and Rowledge

The erection of a single storey rear extension which would extend beyond the rear wall of the original house by 5m, for which the height would be 3m, and for which the height of the eaves would be 3m.

16 RIVERDALE, WRECCLESHAM GU10 4PH

Farnham Town Council has no comments.

WA/2015/1025 Farnham Wrecclesham and Rowledge

Erection of a single storey front extension.

23 MEADOW WAY, ROWLEDGE GU10 4DY

Farnham Town Council objects to the proposed extension which is out of keeping with the street scene and the building line at the front of the property. The Council is also concerned about the adverse effects on the neighbours' amenities.

WA/2015/1098 Farnham Wrecclesham and Rowledge

Erection of extensions and alterations to bungalow to form chalet bungalow.

4 MEADOW WAY, ROWLEDGE GU10 4DY

Farnham Town Council objects to the proposed extensions and alterations, which are out of keeping with the street scene and the dormers are out of line with existing fenestration.

WA/2015/1172 Farnham Wrecclesham and Rowledge

Erection of two storey side extension and single storey rear extension.

2 WOODCUT ROAD, WRECCLESHAM GU10 4QF

Farnham Town Council objects to this overdevelopment of the site. The mass and density of the proposed extension is out of keeping with the existing build and street scene.

WA/2015/1057 Farnham Weybourne and Badshot Lea

Outline application with all matters reserved for the erection of up to 99 dwellings (Including affordable) and a building to provide commercial/retail use following demolition of existing buildings. LITTLE ACRES NURSERY, ST GEORGES ROAD, BADSHOT LEA GU9 9NT

The design and layout of the proposal is not in keeping with the village environment, it is far too urban and overcrowded. The average density of surrounding development is 30dph. The maximum number of dwellings on this site should be around 80.

The opportunity to present a development, in line with the Farnham Neighbourhood Plan, that could enhance and improve the existing village as required by the National Planning Policy Framework (NPPF) has not been taken and also no improvement to the village recreation facilities or to the under provision of designated parking for the recreation ground.

The traffic survey and calculations for future traffic levels do not include the likely effects of large scale development just a few miles from the village and the issues of lack of infrastructure, congested local roads, known concerns about the controlled junction at Badshot Lea cross roads and dispersal of surface water into the local poorly maintained drainage network all make this proposal unacceptable.

Although this site is supported and allocation in the Regulation 14 Draft Farnham Neighbourhood Plan, the applicant has not yet undertaken appropriate community engagement to understand local need. The proposal should require a full planning permission. This application is premature and Farnham Town Council would urge the application to reconsider its current proposals and seek to put together a comprehensive development that fulfils the needs and wishes of the community and provides a sustainable development, which provides its own on site SANG.

WA/2015/1116 Farnham Wrecclesham and Rowledge

Erection of 12 dwellings together with ancillary works following demolition of existing commercial buildings.

66 WRECCLESHAM HILL, WRECCLESHAM GU10 4JS

Farnham Town council has no objections, subject to the extension being in keeping with the Farnham Design statement.

The meeting closed at 11.35am

Notes by Ginny Gordon



FARNHAM TOWN COUNCIL

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Notes

Planning & Licensing Consultative Group

Time and date

9.30 am on Monday 13 July 2015

Place

Council Chamber, South Street, Farnham

Planning & Licensing Consultative Group Members Present

Cllr P Blagden
Cllr P Dunsmore
Cllr J Scotty Fraser
Cllr M Hyman
Cllr A Macleod (part)
Cllr K Mirylees
Cllr J Ricketts
Cllr J Ward
Cllr J Williamson (part)

Other Councillors in attendance: None

Officers in attendance: Ginny Gordon, Rachel Aves

NOTE: The comments and observations from Waverley Borough Councillors are preliminary ones prior to consideration at Borough Council level and are based on the evidence and representations to the Town Council.

4) Apologies

Cllrs Cockburn and Hargreaves.

5) Declarations of Interest

There were no declarations of interest.

6) Applications Considered by the Planning & Licensing Consultative Group on Monday 13 July 2015

CA/2015/0065 Farnham Bourne

GREAT AUSTINS FARNHAM CONSERVATION AREA.

Removal of one Eucalyptus.

10A GREAT AUSTINS, FARNHAM GU9 8JG

Farnham Town Council has no objections subject to the approval of the Arboricultural Officer.

CA/2015/0064 Farnham Bourne

GREAT AUSTINS, FARNHAM CONSERVATION AREA.

Works to and removal of trees.

3 GREENHILL ROAD, FARNHAM GU9 8JN

Farnham Town Council has no objections subject to the approval of the Arboricultural Officer.

WA/2015/1274 Farnham Bourne

Erection of a garage/store and associated works following demolition of existing garage.

KINGS WOOD, 16 GONG HILL DRIVE, FARNHAM GU10 3HQ

Farnham Town Council has no objections subject to the proposed application being in keeping with the Farnham Design Statement and the garage/store being conditioned as non-habitable accommodation.

CA/2015/0062 Farnham Castle

FARNHAM CONSERVATION AREA.

Works to trees.

90 WEST STREET, FARNHAM GU9 7EN

Farnham Town Council has no objections subject to the approval of the Arboricultural Officer.

WA/2015/1225 Farnham Castle

Listed Building Consent for erection of conservatory following demolition of existing conservatory.

DUFTY COTTAGE, 31A LOWER CHURCH LANE, FARNHAM GU9 7PS

Farnham Town Council has no objections subject to the approval of the Listed Buildings Officer.

WA/2015/1224 Farnham Castle

Erection of conservatory following demolition of existing conservatory.

DUFTY COTTAGE, 31A LOWER CHURCH LANE, FARNHAM GU9 7PS

Farnham Town Council has no objections subject to the approval of the Listed Buildings Officer.

TM/2015/0084 Farnham Hale and Heath End

Application for works to trees subject of Tree Preservation Order Far83.

6 NETTLECOMBE CLOSE, FARNHAM GU9 0AQ

Farnham Town Council has no objections subject to the approval of the Arboricultural Officer.

WA/2015/1235 Farnham Moor Park

Erection of extensions and alterations following demolition of existing extension.

10 SUMNER ROAD, FARNHAM GU9 7JU

Farnham Town Council has no objections subject to the extensions and alterations being in keeping with the existing materials and in line with the Farnham Design Statement.

WA/2015/1205 Farnham Moor Park

Erection of two storey extensions following demolition of existing extensions.

COMPTON LODGE, MOOR PARK LANE, FARNHAM GU9 8EN

Farnham Town Council has no objections subject to the extensions and alterations being in keeping with the existing materials and in line with the Farnham Design Statement.

WA/2015/1209 Farnham Shortheath and Boundstone

Erection of pitched and tiled roof to replace existing flat roof.

12 GREENHILL WAY, FARNHAM GU9 8SY WA/2015/1213

Farnham Town Council has no objections subject to the materials being in keeping with the existing and the alterations in line with the Farnham Design Statement.

WA/2015/1213 Farnham Shortheath and Boundstone

Erection of extensions and alterations (revision of WA/2015/0768). **Previous comments on 27.04.2015 were as follows: Farnham Town Council has no objections.**

AVEBURY, SUNNYDELL LANE, WRECCLESHAM GU10 4RB

Farnham Town Council has no objections subject to the extensions and alterations being in line with the Farnham Design Statement.

WA/2015/1212 Farnham Shortheath and Boundstone

Erection of single storey rear extension, alterations and associated works.

112 SHORTHEATH ROAD, FARNHAM, GU9 8SE

Farnham Town Council has no objections subject to the extensions and alterations being in line with the Farnham Design Statement.

WA/2015/1221 Farnham Bourne

Erection of roof extensions and alterations to provide additional habitable accommodation and erection of detached garage following demolition of existing garage.

16 VICARAGE HILL, FARNHAM GU9 8HJ

Farnham Town Council has no objections.

WA/2015/1226 Farnham Bourne

Erection of 3 dwellings following demolition of existing building.

LAND AT REAR OF 1 HILLSIDE ROAD, MOONS HILL, FRENHAM GU10 3AJ

Farnham Town Council objects to this application. This part of Moons Hill provides the vital gap between Farnham and Frensham. The pattern of development is completely out of keeping with surrounding properties, which front directly onto the road and are well spread out.

WA/2015/1211 Farnham Castle

Listed Building Consent for erection of double garage following part demolition of existing wall and gates.

32 WEST STREET, FARNHAM GU9 7DR

Farnham Town Council has no objections subject to the approval of the Listed Buildings Officer.

WA/2015/1210 Farnham Castle

Erection of double garage following part demolition of existing wall and gates.

32 WEST STREET, FARNHAM GU9 7DR

Farnham Town Council has no objections.

WA/2015/1246 Farnham Castle

Erection of single storey extension and first floor extension.

38 CASTLE STREET FARNHAM GU9 7JB

Farnham Town Council has no objections.

WA/2015/124 Farnham Castle

Listed Building application for erection of single storey extension and first floor extension.

38 CASTLE STREET FARNHAM GU9 7JB

Farnham Town Council has no objections.

WA/2015/1269 Farnham Castle

Erection of single storey rear extension following demolition of existing extension and outhouse; replacement of rear flat roof; new garage doors to access road and into garden; internal alterations.

33A WEST STREET, FARNHAM GU9 7DR

Farnham Town Council has no objections.

WA/2015/1270 Farnham Castle

Listed Building Consent for erection of single storey rear extension following demolition of existing extension and outhouse; replacement of rear flat roof; new garage doors to access road and into garden; internal alterations.

33A WEST STREET, FARNHAM GU9 7DR

Farnham Town Council has no objections.

WA/2015/1244 Farnham Castle

Certificate of Lawfulness under Section 191 for siting and continued occupation of caravan as independent residential accommodation.

DIPPENHALL FARM MOBILE HOME, DIPPENHALL ROAD, FARNHAM GU10 5EB

Farnham Town Council has no objections, subject to no permanent building structure being built.

WA/2015/1279 Farnham Castle

Listed Building consent for alterations to elevations and the erection of advertisements.

37 & 38 DOWNING STREET, FARNHAM GU9 7PH

Farnham Town Council has no objections.

WA/2015/1284 Farnham Castle

Display of illuminated and non-illuminated signs.

37 & 38 DOWNING STREET, FARNHAM GU9 7PH

Farnham Town Council objects to the use of internally illuminated signs in the conservation area. This is contrary to the Farnham Conservation Area Management Plan.

WA/2015/1277 Farnham Castle

Listed Building Consent for erection of ventilation plant to alternate elevation following removal of existing, together with alterations.

7 THE BOROUGH, FARNHAM GU9 7NA

Farnham Town Council has no objections subject to the approval of the Listed Buildings Officer.

WA/2015/1276 Farnham Castle

Erection of ventilation plant to alternate elevation following removal of existing ventilation plant (revision of WA/2015/0568) together with alterations.

7 THE BOROUGH, FARNHAM GU9 7NA

Farnham Town Council has no objections.

WA/2015/1268 Farnham Firgrove

Erection of Multi-Use Games Area (MUGA) with floodlighting.

FARNHAM COLLEGE, MORLEY ROAD, FARNHAM GU9 8LU

Farnham Town Council has no objections.

DW/2015/0033 Farnham Firgrove

The erection of a single storey rear extension which would extend beyond the rear wall of the original house by 3.94m, for which the height would be 3.33m, and for which the height of the eaves would be 2.39m.

2 ST GEORGES ROAD, FARNHAM GU9 8NB

Farnham Town Council has no objections.

WA/2015/1298 Farnham Hale and Heath End

Erection of single and two storey extensions and erection of porch together with associated works following demolition of existing extension.

THE COPPICE, ROWHILLS, FARNHAM GU9 9AU

Farnham Town Council has no objections subject to the mitigation work being closely monitored to ensure its completion and proof that it is working, before any work commences.

WA/2015/1196 Farnham Moor Park

Change of Use from B1a (Office Use) To C3 (residential) together with internal and external alterations, erection of outbuilding and ancillary works.

THE OLD CHAPEL, MOOR PARK HOUSE, MOOR PARK HOUSE WAY, FARNHAM GU10 1FH

Farnham Town Council has no objections, but would note that the developer had promised 10Ha of common amenity space to support this development. To date only 7Ha has been provided. Farnham Town Council would seek to recover this additional land for the benefit of residents.

WA/2015/1197 Farnham Moor Park

Listed Building consent for change of use From B1a (Office Use) To C3 (residential) together with internal and external alterations, erection of outbuilding and ancillary works.

THE OLD CHAPEL, MOOR PARK HOUSE, MOOR PARK HOUSE WAY, FARNHAM GU10 1FH

Farnham Town Council has no objections subject to the approval of the Listed Buildings Officer.

WA/2015/1214 Farnham Moor Park

Certificate of Lawfulness under Section 192 for construction of rear dormer window and installation of roof lights to front and rear elevations to provide additional habitable accommodation.
MOOR PLATT, 38 LYNCH ROAD, FARNHAM GU9 8BY

Farnham Town Council has no objections subject to WBC taking careful consideration of the effect on neighbours' amenity.

WA/2015/1285 Farnham Moor Park

Erection of a single storey front extension, and alterations to rear part of building including increase in height of roof.

73 EAST STREET, FARNHAM GU9 7TP

Farnham Town Council has no objections.

WA/2015/1296 Farnham Moor Park

Certificate of Lawfulness under Section 192 for the construction of a dormer windows and the installation of roof lights to provide habitable accommodation.

15 SUMNER ROAD FARNHAM GU9 7JU

Farnham Town Council has no objections subject to WBC taking careful consideration of the effect on neighbours' amenity.

WA/2015/1219 Farnham Shortheath and Boundstone

Erection of a dwelling and associated parking.

32 THORN ROAD, WRECCLESHAM GU10 4TU

Farnham Town Council strongly objects to this application. The resultant plots are out of character with the area and the proposals will drastically, negatively impact on the street scene. This proposal is not in line with the Farnham Design Statement 2010, which seeks the retention of Shortheath and Boundstone's "sylvan, rural" character. This application should be refused, failure to do so with set a negative precedent for overdevelopment of rural areas and the deterioration of the current pattern of development.

WA/2015/1192 Farnham Shortheath and Boundstone

Erection of two storey garage following demolition of existing outbuilding and construction of new access together with ancillary works

WYNSUM COTTAGE, BOURNE DENE, WRECCLESHAM GU10 4RF

Farnham Town Council has no objections in principle, but would note that the number of windows proposed suggests habitable accommodation and would seek assurance that the outbuilding does not form ancillary habitable accommodation for the current property.

WA/2015/1300 Farnham Shortheath and Boundstone

Erection of garage together with associated works.

12 BIRCH CLOSE, FARNHAM GU10 4TJ

Farnham Town Council has no objections

DM/2015/0002 Farnham Upper Hale

Demolition notification: G.P.D.O. Schedule 2 of Part 11. Demolition of a building.
FORMER PUMPING STATION, NUTSHELL LANE, FARNHAM GU9 0HG

Farnham Town Council has no objections

WA/2015/1263 Farnham Upper Hale

Erection of extensions and alterations to provide an annex following demolition of existing garage.
20 WINDERMERE WAY, FARNHAM, GU9 0DS

Farnham Town Council has no objections subject to the protection of neighbours amenity.

WA/2015/1265 Farnham Upper Hale

Certificate of Lawfulness under Section 192 for erection of two storey rear and single storey extensions.

94 UPPER HALE ROAD, FARNHAM GU9 0PB

Farnham Town Council has no objections

WA/2015/1293 Farnham Upper Hale

Conversion of loft to provide habitable accommodation including dormer windows and alterations.
10 GRAVEL ROAD, FARNHAM GU9 0JB

Farnham Town Council has no objections

WA/2015/1215 Farnham Weybourne and Badshot Lea

Change of Use from workshop (B1) into a ground floor flat (C3).

68 LOWER WEYBOURNE LANE, FARNHAM GU9 9HP

Farnham Town Council has no objections

WA/2015/1292 Farnham Weybourne and Badshot Lea

Certificate of Lawfulness under Section 192 for a change of use from class B1 (office) to Class C3 (residential).

68 LOWER WEYBOURNE LANE, FARNHAM GU9 9HP

Farnham Town Council has no objections

DW/2015/0036 Farnham Weybourne and Badshot Lea

The erection of a single storey rear extension which would extend beyond the rear wall of the original house by 5.1m, for which the height would be 2.7m, and for which the height of the eaves would be 2.4m.

34 PENFOLD CROFT, FARNHAM GU9 9JD

Farnham Town Council has no objections

WA/2015/1223 Farnham Wrecclisham and Rowledge

Erection of day room and use of land for stationing of one mobile home pitch and one caravan pitch
LAND EAST OF A31 RIVER LANE, FARNHAM

Farnham Town Council has no objections, but would seek assurance that the site be used for one family only.

WA/2015/1280 Farnham Wrecclesham and Rowledge

Erection of 3 dwellings and associated works (revision of WA/2013/0960). **Previous comments on 04.07.2013 were as follows: Strongly object. The Town Council objects to the use of gardens that enhance and support the integrity of the conservation area. The proposed designs do not reflect the pattern and density of existing development, in line with the Farnham Design Statement 2010. The access to the site proposed is not in line with the design of access other the other homes in the vicinity and as such with harm the street scene.**

The proposed development in this garden will detrimentally effect and harm the character and integrity of the conservation area. As per the NPPF garden space is considered greenfield space and as such should not be used for development.

LAND TO THE REAR OF VINERS MEAD, WRECCLESHAM ROAD, FARNHAM GU10 4PT

This site is allocated for housing in the Farnham Neighbourhood Plan, as part of the site named "Land rear of Viners Mead and Colmans Yard". No objections, subject to consideration at Full Council.

WA/2015/1290 Farnham Wrecclesham and Rowledge

Erection of a dwelling and detached garage following demolition of existing outbuildings; erection of detached garage and creation of new access onto Kings Lane to serve The Old Barn.

LAND AT 13 THE OLD BARN, SCHOOL HILL, and FARNHAM GU10

Farnham Town Council has no objections subject to the design and materials respecting the character of the area and being in line with the Farnham Design Statement.

WA/2015/1245 Farnham Wrecclesham and Rowledge

Erection of extensions and alterations; erection of porch; conversion of attic to provide habitable accommodation, including a dormer window.

14 COLESON HILL ROAD, FARNHAM GU10 4QQ

Farnham Town Council has no objections.

Licensing Applications

An application was reviewed, for a new premises licence. The application was for a one-off rugby event from 17th to 20th September 2015 with Live music 18:00-23:00 Thursday; 10:00-22:30 Saturday and 21:00-22:30 Sunday; Recorded music 16:00-00:00 Friday and Saturday; Late night refreshment 23:00-00:00 Friday and 23:00-01:00 Saturday; On sales of alcohol 18:30-23:00 Thursday; 10:00-00:00 Friday and Saturday; and 10:00-23:00 Sunday; and Opening hours 18:00-23:30 Thursday; 09:00-00:30 Friday; 09:00-01:30 Saturday and 09:30-23:00 Sunday.

Farnham Rugby Club, Farnham Rugby Union, Wilkinson Way, Farnham

Farnham Town Council has no objections to this temporary, one-off licence.

The meeting closed at 11.35am

Notes by Rachel Aves and Ginny Gordon



FARNHAM TOWN COUNCIL

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Notes

Planning & Licensing Consultative Group

Time and date

9.30 am on Monday 27 July 2015

Place

Council Chamber, South Street, Farnham

Planning & Licensing Consultative Group Members Present

Cllr P Blagden
Cllr C Cockburn
Cllr M Hyman
Cllr A Macleod
Cllr K Mirylees
Cllr J Ricketts
Cllr J Williamson

Other Councillors in attendance: None

Officers in attendance: Ginny Gordon, Rachel Aves

NOTE: The comments and observations from Waverley Borough Councillors are preliminary ones prior to consideration at Borough Council level and are based on the evidence and representations to the Town Council.

1) Apologies

Cllrs Dunsmore, Fraser, Hargreaves and Ward

It was agreed that in the absence of the Chairman, Cllr Carole Cockburn be elected as Chairman for the meeting.

2) Declarations of Interest

There were no declarations of interest.

3) Applications Considered by the Planning & Licensing Consultative Group on Monday 27 July 2015

NMA/2015/0105 Farnham Bourne

Amendment to WA/2014/2397 to adjust the location of the pillars on Little Austins Road.

Previous comments on 12.01.2015 were as follows: Farnham Town Council has no objection subject to the approval of the Highways Officer and the Conservation Officer as this property is within the Conservation area.

WALDEN (FORMERLY 7 GREAT AUSTINS), LITTLE AUSTINS ROAD, FARNHAM GU9 8JR

Farnham Town Council has no objection subject to the approval of the Highways Officer and the Conservation Officer as this property is within the Conservation area.

TM/2015/0090 Farnham Bourne

Application for works to trees subject of Tree Preservation Order 2/00.

FOREST VIEW, 5 LATCHWOOD LANE, FARNHAM GU10 3HA

Farnham Town Council has no objections subject to the approval of the Arboricultural Officer.

WA/2015/1362 Farnham Bourne

Erection of extension including dormer windows.

27 DENE LANE, FARNHAM GU10 3PW

Farnham Town Council has no objections subject to the extension being in line with the Farnham Design Statement.

WA/2015/1343 Farnham Castle

Listed Building Consent for internal alterations.

29 CASTLE STREET, FARNHAM GU9 7JB

Farnham Town Council has no objections subject to the approval of the Listed Buildings Officer.

CA/2015/0067 Farnham Castle

FARNHAM CONSERVATION AREA.

Works to 1x Magnolia and 1x Mulberry.

MULBERRY COTTAGE, BEAR LANE, FARNHAM GU9 7LE

Farnham Town Council has no objections subject to the approval of the Arboricultural Officer.

WA/2015/1318 Farnham Firgrove

Erection of extensions and alterations following demolition of existing extensions; conversion of loft space to provide habitable accommodation including dormer windows (revision of WA/2014/2011).

Previous comments on 24.11.2014 were as follows: Farnham Town has no objections.

9 ST JOHNS ROAD, FARNHAM GU9 8NT

Farnham Town Council has no objections subject to the extensions and alterations being in line with the Farnham Design Statement.

WA/2015/1332 Farnham Firgrove

Erection of extensions following the demolition of an existing single storey extension.
8 RIDGEWAY HILL ROAD, FARNHAM GU9 8LS

Farnham Town Council has no objections subject to the extensions and alterations being in line with the Farnham Design Statement.

TM/2015/0086 Farnham Hale and Heath End

Application to fell a tree subject of Tree Preservation Order Far83.

5 NETTLECOMBE CLOSE, FARNHAM GU9 0AQ

Farnham Town Council has no objections subject to the approval of the Arboricultural Officer.

WA/2015/1344 Farnham Moor Park

Erection of extensions together with internal and external alterations following demolition of existing stables (revision of WA/2015/0081). **Previous comments on 09.02.2015 were as follows: Farnham Town Council has no objections.**

HOLLY HOUSE, SANDS ROAD, FARNHAM GU10 1PX

Farnham Town Council has no objections subject to the extensions and alterations being in line with the Farnham Design Statement.

WA/2015/1359 Farnham Shortheath and Boundstone

Erection of an extension.

4 BIRCH CLOSE, WRECCLESHAM GU10 4TJ

Farnham Town Council has no objections subject to the extensions and alterations being in line with the Farnham Design Statement.

WA/2015/1377 Farnham Shortheath and Boundstone

Erection of extensions following demolition of existing conservatory; erection of car port, decking, boundary wall and alterations to appearance of elevations and fenestration.

LANSON, 43 SANDROCK HILL ROAD, WRECCLESHAM GU10 4SU

Farnham Town Council has no objections subject to the extensions and alterations being in line with the Farnham Design Statement.

NMA/2015/0100 Farnham Weybourne and Badshot Lea

Amendment to WA/2014/0691 to provide alterations to dormer windows. **Previous comments on 12.05.2014 were as follows: Farnham Town Council has no objections after consideration on condition that the extensions and alterations are in line with the Farnham Design Statement, but are concerned at the loss of another bungalow.**

113 SURREY END, WEYBOURNE ROAD, FARNHAM GU9 9EZ

Farnham Town Council has no objections subject to the alterations being in line with the Farnham Design Statement, but is concerned at the loss of another bungalow.

WA/2015/1342 Farnham Weybourne and Badshot Lea

Erection of single storey side and rear extensions.

53 WOODSIDE ROAD, FARNHAM GU9 9DT

Farnham Town Council has no objections subject to the extensions being in line with the Farnham Design Statement.

WA/2015/1357 Farnham Wrecclisham and Rowledge

Certificate of Lawfulness under Section 192 for erection of a two storey extension and alterations to patio area (revision of WA/2015/0683). **Previous comments on 27.04.2015 were as follows:**

Farnham Town Council has no objections.

THE LODGE, THE LONG ROAD, ROWLEDGE GUI0 4DL

Farnham Town Council has no objections subject to the extensions and alterations being in line with the Farnham Design Statement.

WA/2015/1322 Farnham Bourne

Application under Section 73A to vary Condition 6 of WA/2014/1999 to allow an altered access and landscape plan. **Previous comments on 24.11.14 were as follows: Farnham Town Council would suggest that the Tree Welfare Officer be consulted to look at the proposed application because two trees will need to be cut down.**

LAND ADJACENT TO WHITECROFT, TILFORD ROAD, FARNHAM GU9 8HX

Farnham Town Council has no objections subject to the approval of the Highways and Conservation Officers.

WA/2015/1324 Farnham Castle

Application under Section 73A to vary Condition 23 of WA/2013/1325 (plan numbers) to allow (increase in height of 500mm to hotel building). **Previous comments on 12.09.2013 were as follows: It is difficult to comment further due to inadequate information.**

BISHOPS TABLE HOTEL, 27 WEST STREET, FARNHAM GU9 7DR

Farnham Town Council has no objections.

NMA/2015/0102 Farnham Firgrove

Amendment to WA/2014/2011 for the omission of single storey rear extension, increased height of roof to side extension, alterations to doors and roof lantern. **Previous comments on 24.11.2014 were as follows: Farnham Town has no objections.**

9 ST JOHNS ROAD, FARNHAM GU9 8NT

Farnham Town Council has no objections.

WA/2015/1339 Farnham Firgrove

Erection of extensions and alterations to existing bungalow to create chalet bungalow.

2A ARTHUR ROAD, FARNHAM GU9 8PB

Farnham Town Council objects to the size of the extension and dormer windows in contravention of the Farnham Design Statement. The Council is concerned about the adverse effect on the street scene and neighbours amenities.

WA/2015/1361 Farnham Hale and Heath End

Erection of two storey extension and alterations including a dormer window; erection of a side porch.

131 FARNBOROUGH ROAD, FARNHAM GU9 9AW

Farnham Town Council has no objections subject to the extensions and alterations being in line with the Farnham Design Statement.

WA/2015/1358 Farnham Hale and Heath End

Erection of two storey extension and alterations.

12 POPLAR WALK, FARNHAM GU9 0QL

Farnham Town Council has no objections subject to the extensions and alterations being in line with the Farnham Design Statement.

NMA/2015/0103 Farnham Moor Park

Amendment to WA/2015/0384 to revise the materials used, to be finished with facing brickwork that would match the existing property, rather than implementing the partial render finish.

Previous comments on 09.03.2015 were as follows: The Town Council strongly objects to the proposed extensions and alterations, which are out of keeping with the pattern of development in the street. The Council is also concerned about the adverse effect on the residential amenities of the neighbours.

7 STEPHENDALE ROAD, FARNHAM GU9 9QP

Farnham Town Council has no objections subject to the materials used being in keeping with the existing.

WA/2015/1382 Farnham Moor Park

Erection of extensions and alterations.

9 HALE ROAD, FARNHAM GU9 9QQ

Farnham Town Council has no objections subject to the extensions and alterations being in line with the Farnham Design Statement.

WA/2015/1347 Farnham Moor Park

Erection of a detached dwelling with associated parking and landscaping.

LAND ADJACENT TO 20, MOOR PARK LANE, FARNHAM GU9 9JB

Farnham Town Council has no objections subject to the extensions and alterations being in line with the Farnham Design Statement.

WA/2015/1303 Farnham Shortheath and Boundstone

Erection of extensions and alterations, including raising the eaves and ridge of the property, following demolition of existing garage and conservatory.

13 JUBILEE LANE, FARNHAM GU10 4SZ

Farnham Town Council is concerned at the size of the proposed extension and the dormer windows at the front of the property, which are detrimental to the street scene and could have an adverse effect on the neighbours' amenities.

WA/2015/1341 Farnham Wrecclesham and Rowledge

Application under Section 73A to vary Condition 14 of WA/2014/2140 (plan numbers) for window and door alterations, internal layout and reconfiguration of external wall. **Previous comments on 08.12.2015 were as follows: The Town Council's previous comments still stand - Farnham Town Council strongly objects to this application which is garden grabbing and against the Farnham Design statement.**

GREEN END COTTAGE, MANLEY BRIDGE ROAD, ROWLEDGE GU10 4BU

Farnham Town Council has no objections to the variance of condition 14, subject to accordance with policies D1 and D4 of the Local Plan 2002, regarding neighbours' amenity and design.

WA/2015/1366 Farnham Wrecclesham and Rowledge

Certificate of Lawfulness under Section 191 for use as an independent residential unit.

HAWTHORN FARM COTTAGE, HAWTHORN FARM, HAWTHORN LANE, ROWLEDGE GU10 4DJ

Farnham Town Council objects to the use of Section 191, this should have been regularised with proper use of a full planning application.

WA/2015/1328 Farnham Hale and Heath End

Outline application for erection of 189 dwellings, to include 57 affordable dwellings, together with new accesses, associated works and provision of SANGs land (Suitable Alternative Natural Green Space). This application is accompanied by an Environmental

FARNHAM PARK HOTEL AND RESTAURANT, LOWER HALE, FARNHAM GU9 9RP

Farnham Town Council strongly objects to this application. This application will be considered by Full Council and a letter of objection will follow.

WA/2015/1360 Farnham Weybourne and Badshot Lea

Erection of 12 dwellings with new vehicular access together with ancillary works, following demolition of 2 existing dwellings.

25 - 27 HURLANDS CLOSE, FARNHAM GU9 9JF

Farnham Town Council has no objections subject to the neighbours' amenities not being adversely affected.

4. Other matters:

It was noted that an application had been received from Surry County Council for an extension to the car park at the Ridgeway School. Cllr Cockburn advised members that this was due to the nursery, which had previously been moved to Pilgrims Way (now Highfield South Farnham), being moved back to Ridgeway School. Cllr Cockburn suggested that FC should write to SCC to object to the move of the nursery and the negative impact this would have on the Ridgeway School.

Members noted upcoming appeals and agreed that Farnham Town Council should submit additional comments, where appropriate, on appeals which FTC objected to. It was noted that officers often resend the Town Council's objection for the benefit of the inspector and that additional comments would need to be raised by PLCG or ward councillors.

It was also noted that a number of applications were being made to vary conditions that have been implemented by inspectors. It was agreed that FTC should write to Waverley to raise concerns at the implications of retracting so many conditions, which were deemed important by WBC or an inspector, at the time of approving the applications.

It was agreed to recommend to Council that the Town Council write to:

- 1. SCC to object to the nursery being moved back to Ridgeway School.**
- 2. Inspectors in relation to appeals which it has objected to.**
- 3. WBC about its concerns over the number of applications being allowed to vary conditions.**

The meeting closed at 10.30am

Notes by Ginny Gordon



FARNHAM TOWN COUNCIL



Report
Council

Date: 25 June 2015

Significant Planning Applications

Officers have highlighted applications below, for review by Full Council, that:

- Are in a conservation area
Will result in a net increase of dwellings
- In conflict with Town Council's policies (e.g. Neighbourhood Plan and Farnham Housing Land Availability Assessment)

The Town Council current comments, submitted to Waverley following the meetings of PLCG, are provided in bold for information.

Members are asked to consider any additional points or comments that they may wish to make to be submitted to Waverley with respect to the objections raised by PLCG.

1. **WA/2015/1090 Farnham Bourne**

Erection of detached dwelling and associated works and for relevant demolition of an unlisted building in a Conservation Area (revision of WA/2015/0148). **Previous comments on 09.02.2015 were as follows: Farnham Town Council STRONGLY OBJECTS to this proposal. The current property is in keeping with the characteristics of this area and the Old Church Lane conservation area, which should be respected and protected. The proposed replacement dwelling is out of keeping and does not respect the intrinsic qualities of the other buildings in the conservation area.**

Farnham Town Council retains the same comments - STRONGLY OBJECTS to this proposal. The current property is in keeping with the characteristics of this area and the Old Church Lane conservation area, which should be respected and protected. The proposed replacement dwelling is out of keeping and does not respect the intrinsic qualities of the other buildings in the conservation area.

2. **WA/2015/1089 Farnham Castle**

Outline application for the erection of 3 detached dwellings.
LAND AT PILGRIMS WAY, 40 CRONDALL LANE, FARNHAM GU9 7DQ
Farnham Town Council strongly objects to this outline application which is garden grabbing and against the Farnham Design Statement. It is located on a dangerous bend and the Town Council is concerned that a leafy, deciduous area

has already been affected by the felling of trees. It is also over development in conjunction with other proposed developments on the area.

3. **WA/2015/1146 Farnham Castle**

Application under Regulation 3 for alterations and extension to an existing multi-use community facility to provide additional community services.

MEMORIAL HALL, BABBS MEAD, FARNHAM GU9 7DX

Farnham Town Council has no objections to the proposal, but feels that the facility would better serve the community in the centre of the town.

4. **WA/2015/1084 Farnham Hale and Heath End**

Change of use of existing building from B1a (office) to C3 (residential) to provide seven dwellings and erection of two storey extension to provide two dwellings, together with associated works (follows invalid application WA/2015/0762). **Previous comments on 27.04.2015 were as follows: Farnham Town Council has no objections.**

19 PROSPECT HOUSE, BETHEL LANE, FARNHAM GU9 0QB

Farnham Town Council objects to this overdevelopment of the site. There is no recreational space with the proposed design and parking is an issue in an overcrowded and narrow road. The Town Council would propose a new building properly designed for the site would be better than the change of use of an existing building.

5. **WA/2015/1057 Farnham Weybourne and Badshot Lea**

Outline application with all matters reserved for the erection of up to 99 dwellings (Including affordable) and a building to provide commercial/retail use following demolition of existing buildings.

LITTLE ACRES NURSERY, ST GEORGES ROAD, BADSHOT LEA GU9 9NT

The design and layout of the proposal is not in keeping with the village environment, it is far too urban and overcrowded. The average density of surrounding development is 30dph. The maximum number of dwellings on this site should be around 80.

The opportunity to present a development, in line with the Farnham Neighbourhood Plan, that could enhance and improve the existing village as required by the National Planning Policy Framework (NPPF) has not been taken and also no improvement to the village recreation facilities or to the under provision of designated parking for the recreation ground.

The traffic survey and calculations for future traffic levels do not include the likely effects of large scale development just a few miles from the village and the issues of lack of infrastructure, congested local roads, known concerns about the controlled junction at Badshot Lea cross roads and dispersal of surface water into the local poorly maintained drainage network all make this proposal unacceptable.

Although this site is supported and allocated in the Regulation 14 Draft Farnham Neighbourhood Plan, the applicant has not yet undertaken appropriate community engagement to understand local need. The proposal should require a full planning permission. This application is premature and Farnham Town Council would urge the application to reconsider its current proposals and seek to put together a comprehensive development that fulfils the needs and wishes

of the community and provides a sustainable development, which provides its own on site SANG.

6. **WA/2015/1284 Farnham Castle**

Display of illuminated and non-illuminated signs.
37 & 38 DOWNING STREET, FARNHAM GU9 7PH

Farnham Town Council objects to the use of internally illuminated signs in the conservation area. This is contrary to the Farnham Conservation Area Management Plan.

7. **WA/2015/1219 Farnham Shortheath and Boundstone**

Erection of a dwelling and associated parking.
32 THORN ROAD, WRECCLESHAM GU10 4TU

Farnham Town Council strongly objects to this application. The resultant plots are out of character with the area and the proposals will drastically, negatively impact on the street scene. This proposal is not in line with the Farnham Design Statement 2010, which seeks the retention of Shortheath and Boundstone's "sylvan, rural" character.

This application should be refused, failure to do so with set a negative precedent for overdevelopment of rural areas and the deterioration of the current pattern of development.

8. **WA/2015/1280 Farnham Wrecclesham and Rowledge**

Erection of 3 dwellings and associated works (revision of WVA/2013/0960). **Previous comments on 04.07.2013 were as follows: Strongly object. The Town Council objects to the use of gardens that enhance and support the integrity of the conservation area. The proposed designs do not reflect the pattern and density of existing development, in line with the Farnham Design Statement 2010. The access to the site proposed is not in line with the design of access other the other homes in the vicinity and as such with harm the street scene.**

The proposed development in this garden will detrimentally effect and harm the character and integrity of the conservation area. As per the NPPF garden space is considered greenfield space and as such should not be used for development.

LAND TO THE REAR OF VINERS MEAD, WRECCLESHAM ROAD, FARNHAM GU10 4PT

This site is allocated for housing in the Farnham Neighbourhood Plan, as part of the site named "Land rear of Viners Mead and Colmans Yard". No objections, subject to consideration at Full Council.

9. **WA/2015/1328 Farnham Hale and Heath End**

Outline application for erection of 189 dwellings, to include 57 affordable dwellings, together with new accesses, associated works and provision of SANGs land (Suitable Alternative Natural Green Space). This application is accompanied by an Environmental

FARNHAM PARK HOTEL AND RESTAURANT, LOWER HALE, FARNHAM GU9 9RP

Farnham Town Council strongly objects to this application. This application will be considered by Full Council and a letter of objection will follow.

A copy of a draft response is attached at Annex 1 to this report.

Annex I to Appendix G

Draft response to application in respect of Land off Hale Road, Farnham

Mr Matthew Evans
Head of Planning Services
Waverley Borough Council
The Burys
Godalming
Surrey
GU7 1HR

Iain Lynch
Town Clerk
Telephone: 01252 712667
(Calls may be monitored or recorded)
E-mail: town.clerk@farnham.gov.uk

30th July 2015

Dear Matthew

WA/2015/1328 Farnham Park Hotel and Restaurant (aka. Land off Hale Road, Farnham)

Farnham Town Council has considered the application in respect of the outline proposal for 189 dwellings at Hale Road, Farnham, adjacent to Farnham Park.

Firstly, the identification of the site as Farnham Park Hotel and Restaurant is misleading and should be amended. This does not accord with the description or labelling of the site in the coping opinion, public consultation or the documents attached to the document. This could cause confusion of the public and means that the application cannot be found on the planning web portal under "Hale Road". This is wrong and should be amended.

The Town Council **STRONGLY OBJECTS** to this application for the following reasons:

i. Landscape

The site was assessed as part of WBC's commissioned Landscape Study for the Local Plan (AMEC Landscape Study). This site has landscape quality in its own right, as indicated by its designation of High Landscape Sensitivity and High Landscape Value in the Amec Landscape Study (segment FN8).

Hale Road is raised and the site forms part of the entry to central Farnham. Development of this site would adversely affect the open nature of this part of the town and the view of Farnham Park from the castle.

The site is within the designated Area of Great Landscape Value, the proposals are contrary to policy C3 of the Local Plan 2002, which seeks to protect the AGLV from harm as they make a valuable contribution to the quality of the countryside and the setting of the town. Strong protection should be given to protect and enhance this area due to its landscape character and quality.

This site was highlighted as "red" in the 2014 WBC SHLAA due to its High Landscape Value and High Landscape Sensitivity. Granting permission on this site would undermine and be in direct conflict with, the evidence base of the emerging Local Plan and could therefore be argued to be premature.

ii. Coalescence of settlements and villages

This large, dominant site, contributes to maintaining a degree of open land and separation between Hale and the outskirts of the Town Centre. Paragraph 60 of the NPPF states that it is proper for development to promote or reinforce local distinctiveness. The proposal to

development this site would diminish the gap between Hale and the developed area around the Six Bells that forms the entrance to the Town Centre and erode the visual break between the settlements which would be perceived from roads and public footpaths.

This is a matter of 'great weight' because it sought to maintain the character and protect the open rural character of the undeveloped gaps between developed areas.

iii. Farnham Design Statement

The Farnham Design Statement speak about the car park allocation at this site and says that any proposal to upgrade the car-park near the entrance to Farnham Park should not harm the rustic quality of the area around that central part of the village. All the recreation space in Hale should be protected and enhanced.

Housing development here would undeniably harm the rustic quality of the area.

iv. Farnham Neighbourhood Plan

The Regulation 14 Draft Farnham Neighbourhood Plan, published in October 2014, does not allocate this site for housing development. This approach was based on the landscape character of the sites in question, informed and supported by WBC's own evidence for the Local Plan.

The lack of 5 year housing supply in Waverley cannot be material consideration when deciding on whether or not to grant this permission. Precedent set by The Secretary of State in recent planning appeals proves that, although 5 year housing supply is an issue for deliberation, the absence of a 5 year housing land supply does not mean that housing development should be permitted anywhere, but only where it amounts to sustainable development, taking account of other issues.

The adverse impacts of developing this site would significantly and demonstrably outweigh the wider benefits when assessed against the NPPF as a whole and against its individual policies.

This site is unsuitable for residential development and the proposal fails to represent sustainable development in terms of being the most effective way of improving the economic, social and environmental conditions of the wider area. There is no advantage to granting this permission and it should be refused.

Yours sincerely

Iain Lynch
Town Clerk