



FARNHAM TOWN COUNCIL

Mr Roland Potter
Town Clerk

28 March 2008

TO: ALL MEMBERS OF THE COUNCIL

Dear Sir/Madam

You are hereby summoned to attend a meeting of the **FARNHAM TOWN COUNCIL** to be held in **COUNCIL CHAMBER, SOUTH STREET, FARNHAM** on **THURSDAY 3 APRIL, 2008, at 7.00PM.**

The Agenda for the meeting is set out below.

Yours faithfully

A handwritten signature in black ink that reads 'R. Potter'.

Mr Roland Potter
Town Clerk

AGENDA

1 APOLOGIES FOR ABSENCE

TO RECEIVE apologies for absence.

Apologies received from Councillors (Mrs) P Frost, R Frost and A Lovell.

2 DISCLOSURE OF INTERESTS

TO RECEIVE from members, in respect of any items included on the agenda for this meeting, disclosure of any personal or prejudicial interests in line with the Parish Council's Code of Conduct and gifts and hospitality in line with Government Legislation.

NOTES:

- (i) Members are requested to make declarations of interest, preferably on the form previously emailed to all members, to be returned to wendy.coulter@farnham.gov.uk by 12 noon on the day before the meeting. Alternatively, members are requested to make declarations of interest on the form attached to this agenda and to hand to the clerk before the start of the meeting.*
- (ii) Members are reminded that if they declare a prejudicial interest they must leave immediately after having made representations, given evidence or answered questions and before any debate starts unless he/she has obtained dispensation from the Standards Committee.*

The following declarations of interest have been received from all Farnham Town Council members who are also Waverley Borough Council Members.

Cllr G Beel
Cllr C Cockburn
Cllr V Duckett
Cllr L Fleming
Cllr G Hargreaves
Cllr S Hill
Cllr D Le Gal
Cllr S O'Grady
Cllr R Steel
Cllr A Thorp
Cllr J Ward

All these members declare a personal interest in Planning Applications WA 08/0279 and WA 08/0280 as they are also Waverley Borough Councillors.

At this meeting they will consider the applications only within the remit of a Town Councillor. However, they reserve the right to change or alter their opinions when acting as a Waverley Borough Councillor and Member of the Planning Authority as a

result of receiving additional information, advice and guidance provided by that authority and not available to this Council.

3 STATEMENTS BY THE PUBLIC

Fifteen, two minute speaking slots have been pre-booked for members of the public to speak to Planning Applications WA 08/0279 and WA 08/0280.

The Town Mayor will INVITE the allocated speakers to come forward to speak.

At the discretion of the Town Mayor, those members of the public, residing or working within the Council's boundary, will be invited to speak forthwith.

All speakers should note that this meeting will be Podcast and will be available in due course, unedited on the Council website.

4 ATTACHMENTS TO AGENDA

Due to the limited availability of time for members of the public to make a statement the following written representations have been received:

1. A Letter and Comments from Mr Boyle – **Appendix A**
2. A letter from Mr Graham – Chairman of the United Voice of Farnham – **Appendix B**

Part 1 – ITEMS FOR DECISION

5 EAST STREET PLANNING APPLICATIONS – WA 08/0279 AND WA 08/0280

Presentation by Crest Nicholson Regeneration Ltd

To RECEIVE a presentation by Crest Nicholson Regeneration Ltd on the new Planning Application for the East Street regeneration.

Councillors ONLY Questions of the Developers

Councillors to ask questions of Crest Nicholson Regeneration Ltd on the new Planning Application.

Farnham Town Council Observations

Members of Farnham Town Council will consider their observations on Planning Applications WA 08/0279 and WA 08/0280.

Supporting Information

Guidance for Farnham Town Councillors in Respect of Planning Application Notifications are attached at **Appendix C**.

Previous Farnham Town Council observations on the Consultation on the new proposals for East Street are attached at **Appendix D**.

The Town Mayor will close the meeting.

FARNHAM TOWN COUNCIL

Disclosure by a Member¹ of a personal interest or a prejudicial interest in a matter under consideration at a meeting (S81 Local Government Act 2000 and the Parish Councils Code of Conduct).

As required by the Local Government Act 2000, **I HEREBY DISCLOSE**, for the information of the authority that I have [a personal interest² [a prejudicial interest]³ in⁴ the following matter:-

COMMITTEE: FULL COUNCIL

DATE: 3 APRIL 2008

NAME OF COUNCILLOR: _____

Please use the form below to state in which Agenda Items you have an interest. If you have a prejudicial interest in an item, please indicate whether you wish to speak (refer to Farnham Town Council's Code of Conduct paragraph 12(2)).

Agenda No	Subject	I am a Waverley Borough Councillor		Other		Reason	Speak?	
		Personal	Prejudicial	Personal	Prejudicial		Yes	No

Signed

Dated

¹ "Member" includes co-opted member, member of a committee, joint committee or sub-committee – section 83, Local Government Act 2000.

² A personal interest includes:

Any matter registered in the register of interests

Any decision which affects the well-being or financial position of a member or a friend or relative to a greater extent than others.

³ A prejudicial interest is a personal interest so significant that it is likely to prejudice the member's judgement of the public interest.

⁴ State item under consideration.

OBJECTION TO CNS PLANNING APPLICATION WA/2008/0279

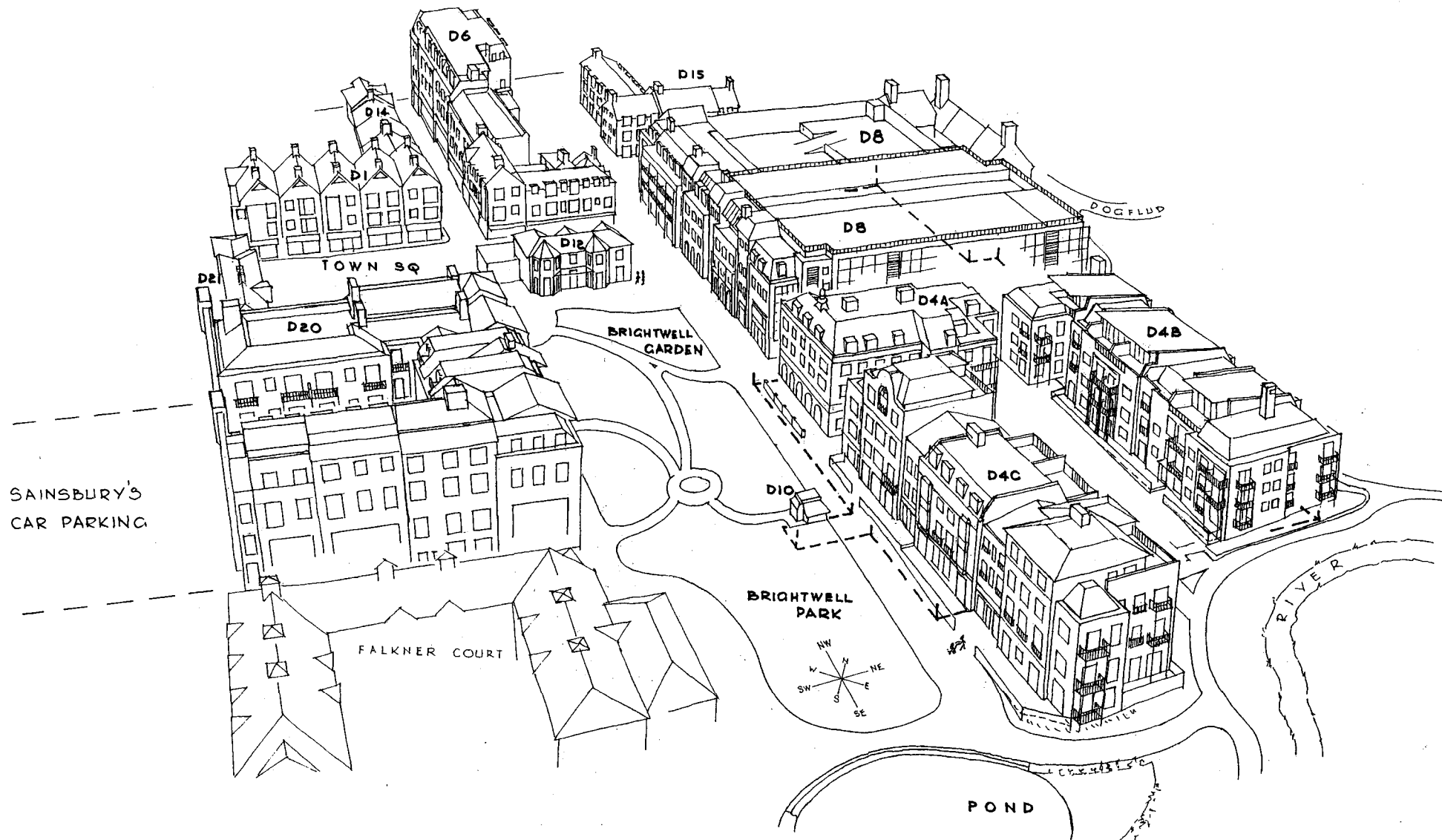
This Application remains essentially massive. It has not been effectively scaled down because, apart from the loss of the Sainsbury car park area, the total amount of above-ground building has actually increased. Please see the attached drawing. Such a development menaces Farnham in a number of ways:

1. The concentration of large tenement blocks is completely out of character with the existing town, and will not provide a pleasant environment for residents or the public. Relatively narrow gardens between high blocks will be draughty and will reflect traffic noise from the A31. Flats facing away from South Street will have no direct sunlight after about 10.30am in Winter or 11.30 in Summer.
2. New shops and “multiples” will draw retail trade away from the existing town, as well as causing serious parking problems.
3. Adding more traffic at the same time as vehicles from the new housing at the hospital site begin to use the town centre, and as the effect of the Hindhead tunnel work continues to divert traffic on to the A31, will add to Farnham’s road problems. It is noted that no realistic plan for traffic-flow improvement is incorporated in the Application.
4. From the commencement of construction work, access to Farnham and the operation of the Farnham bypass (A31) will be adversely affected.
5. If this development is allowed, more large-scale building will inevitably follow. This will bring on the need for fast new town roads, requiring demolition of existing buildings. An unstoppable change towards a new “clone town” such as Kingston, Woking and Basingstoke will have begun.
6. No planning permission should be granted until the draining, decontamination and provision of new parking at Riverside has been proved to be practicable and financially viable, and can precede site works on the main development.

In my opinion, a development of around 100 houses would “clean up” this area, provide space for the reinstatement of neglected amenities, and would not cause traffic or disruption problems.

Eric Boyle
Old Compton Lane
Farnham

26th March 2008



IS THIS CNS MASTER PLAN REALLY SCALED-DOWN ?

- 40 FLATS AT SAINSBURY'S CAR PARK + 15 FLATS ELSEWHERE + 3 OF 4½ ACRE UNDERGROUND CAR PARK REMOVED
- + BLOCK D8 ENLARGED FOR MULTI-STORY CP + CINEMA AND BLOCK D4C LENGTHENED IN PLACE OF BLOCK D5

Dear Councillor Cockburn,

27th March 2008

The regeneration of East Street is important for Farnham as planning decisions on this scale are likely to effect and shape the future of the town for at least 100 years.

We believe that the size, scale and grain of the CNS applications threaten the integrity of the town, economically, culturally and architecturally. The development, as currently proposed, will bring with it gridlock and pollution, undermining our health and wellbeing and be a mistake many times the magnitude of The Woolmead.

We appeal to you to understand the implications of the scheme and listen to the opinions of the people of Farnham. If you do, you will know that this application should be thrown out, not least because it effectively ignores a minimum of 23 local, county and European policies.

Pass this application and you will have colluded in the destruction of Farnham as we know it, shifting the centre of gravity in the town and creating overwhelming eyesores that will become your legacy and memorial.

It should not be necessary for the public to be the scrutineers, effectively acting as the conscience of the Council and it's officers, when both are supposed to serve and protect the people. Please vote to reject the CNS scheme and support a move towards a less intensive and higher quality scheme that will actually enhance the town.

Yours Faithfully

P.P. Graham VICE CHAIRMAN

David Graham – Chairman United Voice of Farnham

Enclosed in Councillors Pack:

Covering Letter / Aerial View of East Street drawn from CNS data / Comment on Density / Drawing Brightwells House with D8 Backdrop / Correction of CNS's drawn perspective / Speak up for Farnham / Diagram illustrating that Brightwells Garden and green spaces are being built upon / D20 Drawing / Policy Statements / Farnham Society Leaflet.

The UVAF Committee includes: David Graham (Chairman; also Chairman of the Farnham Buildings Trust); Stephen Cochrane (Deputy Chairman); Brian Davey; Max Lyons (Chairman of the Farnham Society); Michael Martin; Bryan Sell; Sir Ray Tindle; The Rev'd Andrew Tuck.

Correspondence Address: Lowndes End, Long Garden Walk, Farnham, Surrey GU9 7HX Contact No: 07866 602712

GUIDANCE FOR FARNHAM TOWN COUNILLORS IN RESPECT OF PLANNING APPLICATION NOTIFICATIONS

The Role of Town and Parish Councils in Development Control

Waverley Borough Council has a statutory duty to inform the Town Council of any planning applications received within the Town Council area. This duty does not include the provision of plans or supporting information.

Waverley Borough Council is the planning authority. The legal responsibility for the administration and implementation of the planning process lies entirely with the Planning Authority. It is therefore the responsibility of Waverley Borough Council to ensure that all the relevant international, national and local policies are addressed when considering a planning application.

Farnham Town Council has **no statutory duties or powers** with regard to planning. The Town Council does not have a duty to provide a professional opinion/ response.

Farnham Town Council is notified of planning applications at an early stage in the process, often before the planning officer's site visits have taken place and sometimes before directly affected neighbours have been notified. This should not be seen to represent a problem or difficulty for the Town Council. The Town Council is not being asked to make a decision on the application, but to provide observations from its own perspective as a local elected representative body. These comments will add to the wider emerging picture, when other affected individuals and agencies and groups contribute.

It is the quality of what is being said and the reasoning and evidence behind this, which often makes a difference to the outcome of a planning application, rather than simply the number of comments received or who has made them.

Making Town Council comments on planning applications useful

Town and Parish Councils are not obliged to respond to any planning applications which they are notified of. If observations are not submitted this does not mean that officers of Waverley Borough Council will have any less regard to the planning issues involved, or be any less rigorous in their approach. Planning Officers are trained and experienced enough to consider potential problems, effects on others, etc. without being prompted. It is hoped that this gives reassurance. Town and Parish Councils are encouraged to focus on applications which genuinely affect their community and let the planning process take care of the more routine applications.

Some residents may have had the benefit of neighbour notification letters and the opportunity to respond directly to Waverley Borough Council. If the proposal is one which only potentially impacts on a small number of residents, without wider community effects, then it would be perfectly legitimate for the Town Council to leave it to these individual neighbours to make appropriate responses, if they are needed, to Waverley Borough Council.

The question of if, when, and in what form, responses or comments to applications are to be made, rests solely with Farnham Town Council

APPENDIX C

Local Councils can be assured that their comments are properly considered by the Committee and Officers when determining planning applications. However, in order to be properly considered the observations must be based on material planning grounds only. Material planning grounds "on the ground" vary from one type of development to another. Some of the factors which can be taken into account are:

- Visual Impact/ impact public visual amenity not private individual view
- Privacy/overbearing
- Design and Appearance
- Daylight/sunlight
- Noise/smell/disturbance etc
- Access/traffic/parking
- Health & Safety (in some cases)
- Ecology/Loss of trees/loss of habitats
- Crime (and fear of)
- Economic Impact
- Planning History (based on information supplied by Waverley Borough Council)
- Related Decisions
- Cumulative Impact
- Effect on listed buildings and conservation areas
- Flood Risk

Other factors which cannot be taken into account when determining a planning application are:

- The applicant/ personal conduct/history/motives
- Land ownership
- Boundary disputes
- Private rights (e.g. access)
- Restrictive covenants
- Property Value /loss of value/ potential profit
- Competition/Loss of trade and competitors
- Loss of View/Right to light
- "Better" site or "better" use
- Change from previous scheme
- Disruption during construction phase/Time taken to do the work
- Damage to property
- Building and structural techniques
- Capacity of private drains
- Age, health, status, background and work patterns of objector
- Alcohol or gaming licences
- Public Opinion

The Town Council is not qualified or resourced to make comments and references to specific planning policies it is their responsibility to make local observations.

When Farnham Town Council wishes to comment on a specific application then the following guidelines and advice will be adopted. It is hoped that these will assist Farnham Town Council in making comments which are both relevant in planning terms and represent material considerations to the type of application under discussion.

APPENDIX C

- **Limit attention to proposals which raise issues of genuine community interest. Householder applications or proposals which affect only a few specific individuals would rarely involve issues of this kind.**
- **Stick to the planning issues surrounding the particular proposal and the application type.**
- **Explain what other planning issues Farnham Town Council believes should affect the decision.**
- **Restrict comments to planning issues do not refer to issues which are dealt with under separate legislation such as building control or land drainage byelaws for example.**
- **The Town Council is entitled to hold its own views on planning issues based on the information it receives and its own policies and views. The views of local residents or pressure groups are already addressed within the planning process and should not be allowed to be duplicated through the Town Councils planning comments. The Town Council is reminded that information provided by residents or interest groups should be treated with caution as they may only be personal interested views and may have no legal basis.**

TRY AND MEET THE DEADLINES SET TO MAKE ANY COMMENTS AS THE LOCAL PLANNING AUTHORITY ONLY HAS A LIMITED AMOUNT OF TIME TO DETERMINE THE APPLICATION.

IF THE APPLICATION IS COMPLEX OR CONTROVERSIAL IT IS LIKELY THAT THE LOCAL PLANNING AUTHORITY WILL BE SEEKING AN EXTENSION OF TIME FROM THE APPLICANT TO DEAL WITH THE APPLICATION.

IF FARNHAM TOWN COUNCIL NEEDS MORE TIME TO CONSIDER SUCH CONTROVERSIAL APPLICATIONS, THE TOWN COUNCIL'S OFFICERS WILL CONTACT THE PLANNING OFFICER TO FIND OUT WHEN THE APPLICATION IS DUE TO BE CONSIDERED, SO THAT ANY COMMENTS YOU WISH TO MAKE ARE RECEIVED IN GOOD TIME AND FORM PART OF THE PLANNING COMMITTEE REPORT AND MEMBERS ARE FULLY AWARE OF THE TOWN AND PARISH COUNCIL'S VIEWS.

I must advise you that copyright regulations do not permit Town or Parish Councils to photocopy applications. Anyone wishing to copy applications should contact the Planning Department.

For more information on planning matters go to:

www.waverley.gov.uk/

www.odpm.gov.uk

Live applications, plans and supporting information can be viewed on the Web site or at the Farnham Locality Office, South Street, Farnham.

APPENDIX D

MINUTES OF COUNCIL MEETING 27 SEPTEMBER 2007

C061/07 EAST STREET – GETTING IT RIGHT

Members were asked to consider their response to Waverley Borough Council and Crest Nicholson's new proposals for the East Street regeneration site.

Members received the booklet of new proposals, attached to record minutes and the following statements were agreed.

RESOLVED: That the following statements be agreed and forwarded to Waverley Borough Council in response to the new proposals for the East Street regeneration site:

1. Do you think we now have the right basis for an acceptable scheme?

Yes

2. Do you have any other comments about what is being proposed?

Farnham Town Council welcomes:

The smaller scheme will be built in a single phase over a construction period of 24 months.

Site traffic access and egress will be out across the River Wey, not through the centre of town.

The removal of the building D5

The removal of the large underground car park.

The enhanced Gostrey Centre which is larger in size and has better access.

However, Farnham Town Council has the following concerns to be brought to the attention of Waverley Borough Council and Crest Nicholson:

Close attention should be paid to the design of the elevations of the Cinema building and the multi-storey car park.

There must be adequate car parking for residents, at least one space allocated for each residential unit.

APPENDIX D

The impact and domination of proposed buildings over the Sports Centre and 40degreez.

To remind the developers and Waverley Borough Council of neighbours concerns and the impact on residential amenities.

Farnham Town Council would urge the early development of the Gostrey Centre and tennis club and ensure that there is smooth transition from the old sites to the new.

Administration of the Planning Process

Farnham Town Council would like to urge Waverley Borough Council to give Farnham Town Council the maximum time to consider the new planning applications in detail for the East Street redevelopment.