



FARNHAM TOWN COUNCIL

Agenda Council

Time and date

Thursday 30th July, 2020 at 7.00 pm

Place

To be held remotely via Zoom - Zoom Remote Meeting

To ALL MEMBERS OF THE COUNCIL

Dear Councillor

You are hereby summoned to attend a Meeting of **FARNHAM TOWN COUNCIL** on **Thursday 30th July, 2020, at 7.00 pm** in the To be held remotely via Zoom - Zoom Remote Meeting. The Agenda for the meeting is attached.

Yours sincerely

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 customer.services@farnham.gov.uk by 5pm on the day before the meeting.

Recording of Council Meetings

This meeting is digitally recorded and retained until the minutes are signed.

Questions by the Public

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.

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.



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: 30 July 2020

Name of Councillor

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

* Delete as appropriate



FARNHAM TOWN COUNCIL

Agenda Council

Supplementary Reports for Strategy & Finance and Planning & Licensing

Time and date

Thursday 30th July, 2020 at 7.00 pm

Place

To be held remotely via Zoom

- 7 Working Group Notes (Pages 5 - 8)**
To receive the notes and any recommendations of the following Working Groups:
- i) Tourism and Events held on 15th July 2020 **Appendix B**
 - ii) Strategy and Finance held on 21st July 2020 **Appendix C**
- 8 Planning and Licensing Applications (Pages 9 - 22)**
To receive the minutes of the Planning & Licensing Consultative Group meetings held on 29th June, 13th July and 27th July 2020. **Appendices D, E, F**

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FARNHAM TOWN COUNCIL



Notes

Strategy & Finance Working Group Continuation of meeting adjourned on 21st July

Time and date

9.30 am on Tuesday 28th July, 2020

Place

Held remotely via Zoom

Attendees:

Members: Councillors John Neale (Lead Member), David Beaman, Roger Blishen, Brian Edmonds, Mark Merryweather and Pat Evans (ex-Officio)

Lead Members: Councillors Carole Cockburn, Sally Dickson and Alan Earwaker

In addition: Councillor Andy MacLeod

Officers: Iain Lynch (Town Clerk), Sara Jones (Assistant Town Clerk) and Iain McCready (Business and Facilities Manager)

1. Apologies

POINTS	ACTION
Apologies were received from Cllr Attfield.	

2. Local Government Reorganisation

POINTS	ACTION
<p>Cllr Neale introduced the discussion on how Local Government Reorganisation and FTC's response to the National Association of Local Councils (NALC) consultation paper on the proposed Devolution White Paper.</p> <p>Cllrs discussed the fact that NALC represented all town and parish councils of which FTC was the 17th largest in the country. FTC would need to be clear on its perceived way forward within any local government reorganisation, which would likely be different from the vast majority of parish and town councils that NALC represented as they were so much smaller than FTC. The Town Clerk confirmed that FTC was a member of the NALC's Super Councils Network (those with a precept above £1m) which would next meet on Friday 31st July.</p>	

Cllr Dickson suggested FTC should look at the services provided by WBC/SCC to see which services would best be provided by FTC for the benefit of the residents of Farnham.

Cllr MacLeod suggested that FTC should confirm its view on whether the Council structure should be one or two tiers and that FTC should be fighting for more services to be controlled locally. Cllr MacLeod suggested FTC should be working with the Town Councils in Waverley (Godalming, Cranleigh and Haslemere). Cllr MacLeod raised concern that SCC may want to use its 25 identified 'natural communities' within Surrey which would be unelected and would undermine Town Councils. The Working Group agreed that the democratic element of the tier closest to the community was essential in any devolved arrangements.

The Mayor commented that quite a few boroughs in Surrey were unparished and would look at local reorganisation differently to Town Councils.

Councillors discussed the perceived Government intentions and agreed that FTC needed to review services provided to agree which would be best for residents of Farnham if they were provided by FTC.

The Town Clerk commented that the proposed Government White Paper and Devolution provided an opportunity to realise the potential of town and parish councils as a vehicle for decentralising power to local communities. FTC should argue that the White Paper should take this opportunity to provide a right for local communities that have the capacity and competence to take on services currently provided by Principal authorities.

Progress to devolution to 'grassroots' councils and communities could happen more efficiently and effectively with the creation of unitary principal authorities, provided they were coupled with more empowered parish councils with devolved functions and services. The Government should work with NALC to speed up the creation of parish and community councils so that the benefits of the tier of government closest to the community can be shared across the country. Local Councils were more trusted and more agile and could work together quickly and efficiently as was shown in the response to Coronavirus. This tier should be allowed to collaborate to achieve the best economies of scale and should be empowered to do so.

The Working Group agreed that in the emerging White Paper, Farnham Town Council should work alongside the National Association of Local Council (NALC), the Surrey and Sussex Association of Local Council (SSALC), The Society of Local Council Clerks (SLCC) and other authorities with a focus on quality services and efficient local government. The outcomes desired would be to have services devolved to the lowest tier possible and to achieve the best solution for its local community.

Cllr Beaman wondered whether the SCC would hold a public consultation on its proposal before or after the publication of the Devolution White Paper. Cllr Cockburn said that what was clear was that FTC needed to

Recommendation to Council

It is recommended that:

- 1) Farnham Town Council work with SSALC, NALC and the SLCC to achieve the best results from the forthcoming White Paper for the Farnham community;**
- 2) Farnham Town Council works alongside neighbouring Town and Parish Councils to secure the best deal for local communities;**
- 3) Any new rights emerging from the White Paper should be based on a right to deliver services not just the right to be consulted on how those services are delivered;**
- 4) The Town and Parish Councils sector should be seen as an equal partner in effective local governance and should have its role as a service delivery organisation**

have a view and to fight for more services to be provided locally. The Working Group considered there were many opportunities for devolved services where a well organised, trusted and respected body like Farnham Town Council could provide efficiencies and better services for its community. The Working Group considered a number of options outlined by Cllr Neale, which could include supporting neighbouring communities, although it was agreed there was time to work up the detail.

Councillors agreed to look at the services provided by WBC and SCC to see which could be best provided by FTC in any potential reorganisation and agreed to recommend the following proposals:

- 1) Farnham Town Council work with SSALC, NALC and the SLCC to achieve the best results from the forthcoming White Paper for the Farnham community;
- 2) Farnham Town Council works alongside neighbouring Town and Parish Councils to secure the best deal for local communities;
- 3) Any new rights emerging from the White Paper should be based on a right to deliver services not just the right to be consulted on how those services are delivered;
- 4) The Town and Parish Councils sector should be seen as an equal partner in effective local governance and should have its role as a service delivery organisation enhanced through any future reorganisation.
- 5) Finance for services devolved should be allocated with any functions transferred;
- 6) As the details of the White Paper emerge further work on the best options for Farnham from the perspective of the local community be prepared.
- 7) Neighbourhood strategies and Neighbourhood Plans should be enhanced through any reorganisation.

enhanced through any future re-organisation;
5) Finance for services devolved should be allocated with any functions transferred;
6) As the details of the White Paper emerge, further work on the best options for Farnham from the perspective of the local community be prepared; and
7) Neighbourhood strategies and Neighbourhood Plans should be enhanced through any reorganisation.

3. Farnham Infrastructure Programme

POINTS	ACTION
<p>Cllr Neale asked Members to consider how FTC should respond to the Farnham Infrastructure Programme Vision Statement.</p> <p>Councillors noted that the Vision Statement was written from a Surrey perspective with few non Surrey documents included as background papers. The Working Group considered that the draft vision document should reflect the joint working and be representative of the three councils, and be badged accordingly.</p> <p>The Town Clerk confirmed that some of the information in the Vision Statement was factually wrong (eg reference to Old Town) and seemed to imply the Local Plan and Neighbourhood plan would need to adapt to the vision whereas these should be shaping the vision.</p>	<p>Action: Councillors to meet Wednesday 29th July to review changes to the Vision Statement.</p>

It was agreed that the draft vision document needed some revisions before it was more widely circulated and signed off by the Farnham Infrastructure Programme Board.

It was agreed to recommend to Council that the documents, written from a Surrey perspective, do not reflect the strategic documents and work undertaken by the Borough and Town Councils and propose that the Farnham Infrastructure Programme draft vision document be revised to reflect the perspectives of Waverley and Farnham before being released.

The Town Clerk would submit FTC comments incorporating proposed revisions with input from Cllrs Cockburn, Dickson, MacLeod, Merryweather, and Neale who would be meeting on 29th July.

It is recommended that:

i) Farnham Town Council notes the documents, written from a Surrey perspective, do not reflect the strategic documents and work undertaken by the Borough and Town Councils;

ii) Farnham Town Council proposes that the Farnham Infrastructure Programme draft vision document be revised to reflect the perspectives of Waverley and Farnham before being released;

iii) The Town Clerk submits comments incorporating proposed revisions with input from FTC Councillors.

The meeting ended at 11.30 am



FARNHAM TOWN COUNCIL

F Notes

Planning & Licensing Consultative Working Group

Time and date

9.30 am on Monday 27th July, 2020

Place

Via Zoom video conferencing

Planning & Licensing Consultative Working Group Members Present:

Councillor Brian Edmonds (Lead Member)
Councillor David Beaman
Councillor Roger Blishen
Councillor Alan Earwaker
Councillor Michaela Gray
Councillor John Neale

Officers: Jenny de Quervain

1. Apologies for Absence

Apologies were received from Councillors Fraser, Hesse and Martin.

2. Disclosure of Interests

Officer declared a pecuniary interest to WA/2020/0995 and WA/2020/0096.

3. Applications considered for key/larger developments

Combined applications as listed elements associated with the application.

WA/2020/0995 Farnham Castle

Officer: Philippa Staddon

Erection of extensions and alterations to building to provide 8 dwellings and flexible Commercial area (Use Classes B1A, A2 and D1) together with associated parking and relevant demolition of unlisted buildings in a Conservation Area.

TINDLE HOUSE, HARTS YARD, WEST STREET, FARNHAM GU9 7GZ

WA/2020/0996 Farnham Castle

Officer: Philippa Staddon

Listed Building Consent for erection of extensions and alterations to building to provide 8 dwellings and flexible Commercial area (Use Classes B1A, A2 and D1) and relevant demolition of unlisted buildings in a Conservation Area.

TINDLE HOUSE, HARTS YARD, WEST STREET, FARNHAM GU9 7GZ

The residential scheme in this proposal has been reduced from 13 to 8 units compared to the previously approved application WA/2015/0545. The commercial element makes good use of existing buildings and improves the appearance of the alleyway, Hart's Yard, from West Street.

Construction starting at 07.30 Monday to Saturday is not acceptable as the location is in a residential area and would have a negative impact on the amenity of residents' of the flats to the rear of West Street and above the Lion & Lamb Yard, Myrtle Cottages and Long Garden Walk. Waverley Borough Council's approved construction hours of 08.00 - 18.00 Monday to Friday and Saturday 08.00-13.00 should be added as a standard Conditioned.

An updated Construction Method Statement needs to be provided prior to commencement of works. Vehicle movement is to be minimised and avoid travel through the Air Quality Management Area for both deliveries and removal of waste from the site. Waste removal must be covered to minimise dust.

Access to footpath 85 needs to be maintained during construction. A footpath with bollards has been delineated against Daniel Hall, a Building of Local Merit, this is too narrow to be a designated footpath. The shared access is noted as buff-coloured tarmac and is to be maintained as a minimum 1.8m wide footpath for the use of pedestrians, with vehicle access over it. Public realm street furniture e.g. bollards, must be compliant with the Farnham Town Centre Conservation Area Management Plan (FCAMP), Broxap is the specified design for bollards.

Provided that the residential and commercial extensions, alterations and erection of new elements, following the part demolition of unlisted buildings in the conservation area, are confirmed compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNP2 Farnham Town Centre Conservation Area and its setting, FNP4 Advertisement Control, FNP9 Buildings of Local Merit, FNP15 Small Scale Dwellings, FNP23 Farnham Town Centre, FNP29 Protection of Cultural Facilities and Community Buildings, FNP30 Transport Impact of Development and there is no negative impact on the adjacent buildings or on the neighbours' amenity with overlooking, Farnham Town Council has no objections.

Veolia Alton Incinerator Application

The Veolia Incinerator application was discussed. Councillor Edmonds advised, if Farnham Town Council seeks to make any objections it should do so on the basis of the published Veolia information. If objection is raised to the Environmental Impact Assessment, further communications will be received from the local planning authority.

Attached is a link to the Environmental Impact Assessment, one of its weaknesses is that alternative locations appear not to have been considered. This is a statutory obligation of the EIA but often ignored. <https://www.veolia.co.uk/alton/alton-erf-application-documents>

The application is available with a response by 14 August 2020, at the link below, accept terms of use to view the details. <https://planning.hants.gov.uk/ApplicationDetails.aspx?RecNo=21197>

4. Applications Considered

Farnham Bourne

Amendments received - slightly amended position the proposed dwelling. A proposed street elevation has also been provided.

WA/2020/0215 Farnham Bourne

Officer: Philippa Staddon

Erection of a dwelling and associated works following partial relevant demolition of existing unlisted dwelling within a conservation area.

Note. Previous comments 10/03/20 Farnham Town Council objects to the inappropriate development and subdivision of plots not being compliant with the Great Austins Conservation Area covered by policy FNP5, the Farnham Design Statement and Farnham Neighbourhood Plan policy FNPI and Local Plan BE6.

3 GREAT AUSTINS, FARNHAM GU9 8JG

Defer to next meeting – comments due 14th August 2020.

WA/2020/1001 Farnham Bourne

Officer: Mr Chris Turner

Erection of a dwelling and associated works.

LAND AT REAR OF 31 MIDDLE BOURNE LANE, LOWER BOURNE GU10 3NH

Farnham Town Council strongly objects to a new dwelling in this location not being compliant with Farnham Neighbourhood Plan policy FNPI and Farnham Design Statement. The proposed development still does not match the pattern of development. The subdivision of the sloping back garden will result in overlooking of both the host and proposed dwelling. A rear fence panel has been removed to allow access via footpath 6l and 6la, a narrow-unmade track, unsuitable for increased vehicle movement.

WA/2020/1010 Farnham Bourne

Officer: James Sackley

Erection of extension following demolition of existing.

ACORN COTTAGE, VICARAGE HILL, FARNHAM GU9 8HG

Provided that the extension strictly adheres to the Farnham Design Statement and Farnham Neighbourhood Plan policy FNP7 Old Church Lane Conservation Area and FNPI6 Extensions, Residential Extensions SPD and LPPI policy CCI and CC2, Farnham Town Council has no objections. Space must be available on-site for construction vehicles and materials, COVID-19 Site Operating Procedures must be followed and WBC approved construction hours adhered to.

WA/2020/1011 Farnham Bourne

Officer: Olivia Gorham

Alterations to elevations with dormer window and entrance porch.

14 BOURNE FIRS, LOWER BOURNE GU10 3QD

Provided that the alterations strictly adhere to the Farnham Design Statement and Farnham Neighbourhood Plan policy FNPI6 Extensions, Residential Extensions SPD and LPPI policy CCI and CC2, materials match existing and no negative impact on the neighbours' amenity with overlooking, Farnham Town Council has no objections. Space must be available on-site for construction vehicles and materials, COVID-19 Site Operating Procedures must be followed and WBC approved construction hours adhered to.

WA/2020/1017 Farnham Bourne

Officer: Daniel Holmes

Erection of extensions and alterations to elevations; construction of swimming pool; erection of detached garage.

FERNDALE, PINE RIDGE DRIVE, LOWER BOURNE GU10 3JW

Provided that the detached garage, swimming pool, extensions and alterations strictly adhere to the Farnham Design Statement and Farnham Neighbourhood Plan policy FNPI6 Extensions, Residential Extensions SPD and LPP1 policy CCI and CC2, Farnham Town Council has no objections. Space must be available on-site for construction vehicles and materials, COVID-19 Site Operating Procedures must be followed and WBC approved construction hours adhered to.

WA/2020/1039 Farnham Bourne

Officer: Jess Sullivan

Erection of extensions with alterations to elevations and fenestration.

SUN ACRE, 4 LONGDOWN ROAD, LOWER BOURNE GU10 3JS

Provided that the extensions and alterations strictly adhere to the Farnham Design Statement and Farnham Neighbourhood Plan policy FNPI6 Extensions, Residential Extensions SPD and LPP1 policy CCI and CC2, Farnham Town Council has no objections. Space must be available on-site for construction vehicles and materials, COVID-19 Site Operating Procedures must be followed and WBC approved construction hours adhered to.

WA/2020/1040 Farnham Bourne

Officer: Carl Housden

Construction of a tennis court with associated fencing and erection of boundary fence.

CHERSONESE, 25 GONG HILL DRIVE, LOWER BOURNE

Loss of green infrastructure is not acceptable in an area covered by policy FNP8 South Farnham Arcadian Areas, characterised by its sylvan nature. Provided that the acoustic fencing is within the existing fence line and does not result in any loss of green boundary, Farnham Town Council has no objections. Farnham Town Council has no objections to the proposed tennis court positioned away from the treed area.

NMA/2020/0099 Farnham Bourne

Officer: Joanna Patrick

Amendment to WA/2019/1386 for change of windows to bi-folding doors.

56 BURNT HILL ROAD, FARNHAM GU10 3LY

Farnham Town Council objects to these proposed changes as an NMA. The full extent of the impact of doors instead of windows and an increase of size of extensions cannot be fully considered without a full planning application.

CA/2020/0101 Farnham Bourne

Officer: Mr A Clout

OLD CHURCH LANE, FARNHAM CONSERVATION AREA -

REMOVAL OF A TREE

HOPE COTTAGE, DEEPDENE, LOWER BOURNE GU10 3QP

Farnham Town Council, subject to the Arboricultural Officer's comments, objects to the removal of trees, especially in a conservation area covered by policy FNP7. If removal is necessary, a replacement is required and should be safeguarded with a Tree Preservation Order. In response to a climate emergency, the loss of green infrastructure is unacceptable and not compliant with LPP1 policy CCI and NE2.

TM/2020/0121 Farnham Bourne

Officer: Mr A Clout

APPLICATION FOR WORKS TO/ REMOVAL OF TREES SUBJECT OF TREE PRESERVATION ORDER WA242

40B MULBERRY RIDGE, FRENHAM ROAD FARNHAM GU10 3NY

Farnham Town Council, subject to the Arboricultural Officer's comments, objects to the removal of trees. If removal is necessary, replacements are required and should be safeguarded with Tree Preservation Orders. In response to a climate emergency, the loss of green infrastructure is unacceptable and not compliant with LPP1 policy CCI and NE2.

Farnham Castle

Amendments received - Amended designs reducing the scale and bulk of the proposed dwelling.

WA/2020/0759 Farnham Castle

Officer: Mr Chris Turner

Erection of a dwelling following demolition of existing barn and ancillary building.

BARN, 11 OLD PARK LANE, FARNHAM

Defer to next meeting – comments due 10th August 2020.

Councillor Hesse has a pecuniary interest as applicant but not present at the meeting.

WA/2020/0999 Farnham Castle

Officer: Philippa Staddon

Change of use from shop (Use Class A1) to residential studio flat (Use Class C3).

37 WEST STREET, FARNHAM GU9 7DR

Farnham Town Council only made comment on policy as the applicant is a Councillor. The application must adhere to policies for the Town Centre Conservation Area.

Farnham Firgrove

NMA/2020/0103 Farnham Firgrove

Officer: Joanna Patrick

Amendment to WA/2020/0728 for Installation of two windows on rear aspect of extension.

12 ARTHUR ROAD FARNHAM GU9 8PB

Farnham Town Council questions the need for an NMA as the permission granted relates to plan MT/1547/2 A, the same plan included with this application.

Farnham Hale and Heath End

WA/2020/1005 Farnham Hale and Heath End

Officer: Carl Housden

Erection of extensions and alterations to elevations.

29 ALMA WAY, HEATH END GU9 0QN

Provided that the extensions and alterations strictly adhere to the Farnham Design Statement and Farnham Neighbourhood Plan policy FNPI6 Extensions, Residential Extensions SPD and LPP1 policy CCI and CC2, materials match existing and no negative impact on the neighbour's amenity, Farnham Town Council has no objections. Space must be available on-site for construction vehicles and materials, COVID-19 Site Operating Procedures must be followed and WBC approved construction hours adhered to.

Combined application

WA/2020/1029 Farnham Hale and Heath End

Officer: James Sackley

Demolition of an existing extension.

7 UPPER HALE ROAD, FARNHAM GU9 0NN

The 'lean-to' is an extension of the roof on this Grade II listed building. Farnham Town Council defers to the Heritage Officer for approval of changes to the rear roofline as part of the catslide will be removed.

WA/2020/1030 Farnham Hale and Heath End

Officer: James Sackley

Listed Building Consent for demolition of existing extension and internal alterations.

7 UPPER HALE ROAD, FARNHAM GU9 0NN

The 'lean-to' is an extension of the roof on this Grade II listed building. Farnham Town Council defers to the Heritage Officer for approval of changes to the rear roofline as part of the catslide will be removed.

WA/2020/1037 Farnham Hale and Heath End

Officer: Jess Sullivan

Certificate of Lawfulness under Section 192 for loft conversion with dormer window and alterations to roof from hipped to gable.

15 BROOKLANDS ROAD, FARNHAM GU9 9BS

Farnham Town Council objects to flat roof dormers not being compliant with Residential Extensions SPD.

Farnham Moor Park

WA/2019/1849 Farnham Moor Park

Officer: Ruth Dovey

Application under Regulation 3 of the Town and Country Planning General Regulations 1992 for use of the site as a nursery (Use Class D1) and associated works (as amended by plans received 14.07.2020).

COMMUNITY CENTRE, HADRIANS, FARNHAM

Farnham Town Council cannot see any consultation with Waverley Borough Council's Housing Department on the loss of parking for its tenants. The community space has insufficient parking to serve staff and families of the proposed nursery. The parking indicated on the plan is residential parking for the adjacent housing and cannot be reallocated without having a negative impact on the residents' amenity and add to inappropriate on street parking.

WA/2020/0860 Farnham Moor Park

Officer: Philippa Staddon

Erection of a dwelling.

LAND ADJACENT 9 DOLLIS DRIVE, FARNHAM

Amendments received with revised drawings to show a 2 bedroom dwelling not 3 bedroom as previously illustrated. This application for a 3 storey dwelling should be refused leaving the applicant no option but to end up with a 2 bedroom dwelling.

Farnham Town Council strongly objects to this application. This is a restrictive site with no more than a wide grass verge for the proposed 3 storey dwelling. Two applications, WA/2107/2384 for a single storey, 1-bedroom dwelling and WA/2019/0664 for a 2 storey dwelling, have been previously approved on this site.

The applicant has classed the development as a 'self-build' and claiming exemption of £30,062.85 Community Infrastructure Levy charges on WA/2019/0664.

The site was well-kept with a boundary fence and gate, these have been removed over time and rental occupation, hence the site being 'unkept and is unsightly'. The site is now surrounded in solid metal fencing for the construction of the previously approved application.

The negative impact on the neighbours' amenity can no longer be disregarded with this proposed 3 storey dwelling. 'The test is whether having regard to the changes, the current proposal is materially more harmful than the approved scheme and is acceptable in its own right' was the basis of the approval for WA/2019/0664 over WA/2017/2384.

This enlarged proposal will cause overlooking and is now dominate in the street scene regardless of still being subordinate to the 4 storey no. 9 Dollis Drive. The second parking spaces to meet recommended guidance for the number of bedrooms has taken away most of the amenity space for future occupants and will be difficult to access due to the existing on-street parking opposite and it being a very congested location. This development is not compliant with Farnham Neighbourhood Plan policy FNPI or FNPI6 and does not fit unobtrusively into the street scene.

WA/2020/1015 Farnham Moor Park

Officer: Philippa Staddon

Erection of extensions and alterations.

15 GUILDFORD ROAD, FARNHAM GU9 9PU

Provided that the extensions and alterations strictly adhere to the Farnham Design Statement and Farnham Neighbourhood Plan policy FNPI6 Extensions, Residential Extensions SPD and LPP1 policy CC1 and CC2, materials match existing and sufficient parking within the boundary, Farnham Town Council has no objections. Space must be available on-site for construction vehicles and materials, COVID-19 Site Operating Procedures must be followed and WBC approved construction hours adhered to.

WA/2020/1034 Farnham Moor Park

Officer: Gemma Paterson

Application under Section 73 to vary Condition 7 of WA/2010/1447 (condition restricts the occupancy to a skilled labourer in relation to the management of the estate) to change the wording to allow occupancy by an estate manager.

LAND AT MOOR PARK HOUSE, MOOR PARK HOUSE WAY, FARNHAM

Farnham Town Council notes the dwelling is only now nearing completion though approval was granted in October 2011. Farnham Town Council has no objections to the change of title of the person subject to the condition still restricting occupancy to be a person responsible for the management and maintenance of the Moor Park House Estate. The management and maintenance of the SANG provision associated with the development of Moor Park House needs to be maintained. Farnham Town Council requests additional signage to show available access for the public to the land designated as SANG, identified to mitigate this house and the development at Moor Park House.

WA/2020/1043 Farnham Moor Park

Officer: Olivia Gorham

Erection of extensions with alterations to elevations and associated works.

27 MENIN WAY, FARNHAM GU9 8DY

Provided that the extensions and alterations strictly adhere to the Farnham Design Statement and Farnham Neighbourhood Plan policy FNPI6 Extensions, Residential Extensions SPD and LPP1 policy CCI and CC2, materials match existing and no negative impact on the neighbour's amenity, Farnham Town Council has no objections. Space must be available on-site for construction vehicles and materials, COVID-19 Site Operating Procedures must be followed and WBC approved construction hours adhered to.

NMA/2020/0104 Farnham Moor Park

Officer: Joanna Patrick

Amendment to WA/2019/0066 for the piers and boundary wall to be finished in a render painted in the same colour as the main house.

4 MONKS BURY, CAMP HILL FARNHAM GU10 1RG

Farnham Town Council objects to rendered and painted piers and boundary wall to match the colour of the house in this semi-rural location, having an urbanising effect on the street scene and being contrary to FNP8 South Farnham Arcadian Area, characterised by its sylvan nature with mature trees and hedging. The approved gates were previously set back by 5.3m to ensure vehicles can be fully off the road, these gates are now only 4.8m from the road and the walls only 2.5m from the road.

Farnham Shortheath and Boundstone

TM/2020/0120 Farnham Shortheath and Boundstone

Officer: Mr A Clout

APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER WA300
16 LYNTON CLOSE FARNHAM GU9 8US

Farnham Town Council, subject to the Arboricultural Officer's comments, welcomes the maintenance of trees to extend their life and associated amenity. In response to a climate emergency, it is vital to retain green infrastructure in line with LPP1 policy CCI and NE2.

WA/2020/1038 Farnham Shortheath and Boundstone

Officer: Olivia Gorham

Erection of extension and alterations to elevations.

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

Provided that the extensions and alterations strictly adhere to the Farnham Design Statement and Farnham Neighbourhood Plan policy FNPI6 Extensions, Residential Extensions SPD and LPP1 policy CCI and CC2, materials match existing and no negative impact on the neighbours' amenity, Farnham Town Council has no objections. Space must be available on-site for construction vehicles and materials, COVID-19 Site Operating Procedures must be followed and WBC approved construction hours adhered to.

WA/2020/1046 Farnham Shortheath and Boundstone

Officer: James Sackley

Erection of extensions.

39 SANDROCK HILL ROAD, WRECCLESHAM GU10 4SU

Provided that the extensions strictly adhere to the Farnham Design Statement and Farnham Neighbourhood Plan policy FNPI 6 Extensions, Residential Extensions SPD and LPP1 policy CCI and CC2, materials match existing and no negative impact on the neighbour's amenity, Farnham Town Council has no objections. Space must be available on-site for construction vehicles and materials, COVID-19 Site Operating Procedures must be followed and WBC approved construction hours adhered to.

Farnham Upper Hale

WA/2020/1004 Farnham Upper Hale

Officer: Ruth Dovey

Erection of extension and alterations to elevations including increased ridge height.

26 LAWDAY PLACE LANE, FARNHAM GU9 0BT

Farnham Town Council objects to the size and scale of the proposed roof extension and garage conversion of this modest bungalow on a restrictive site not being compliant with Farnham Neighbourhood Plan policy FNPI6 or Residential Extensions SPD. The site has insufficient parking for the proposed 3-bedroom dwelling and has no available space for construction vehicles and materials without disrupting residents' access on this narrow unmade road.

WA/2020/1013 Farnham Upper Hale

Officer: Jess Sullivan

Erection of extensions and alterations.

TOAD HALL, NUTSHELL LANE, UPPER HALE GU9 0HG

Provided that the extensions and alterations strictly adhere to the Farnham Design Statement and Farnham Neighbourhood Plan policy FNPI6 Extensions, Residential Extensions SPD and LPP1 policy CCI and CC2 and materials match existing, Farnham Town Council has no objections. Space must be available on-site for construction vehicles and materials, COVID-19 Site Operating Procedures must be followed and WBC approved construction hours adhered to.

Farnham Wrecclesham and Rowledge

WA/2020/1002 Farnham Wrecclesham and Rowledge

Officer: Mr Chris Turner

Use of land for stationing of a mobile home and associated works.

LAND CENTRED COORDINATES 482282 145473 RIVER LANE, FARNHAM

Farnham Town Council strongly object to retrospective applications, a mobile home has already been positioned on the site. This site is outside the Built-up Area Boundary of the Farnham Neighbourhood Plan, permanent hardstanding and the installation of a cesspit/septic tank and other household provisions is unacceptable in this location, in an area prone to flooding and on the edge of a Biodiversity Opportunity Area, contrary to FNPI and FNPI3.

CA/2020/0100 Farnham Wrecclesham and Rowledge

Officer: Mr A Clout

WRECCLESHAM CONSERVATION AREA

Works to trees.

FOXFIRE, BEALES LANE FARNHAM GU10 4PY

Farnham Town Council, subject to the Arboricultural Officer's comments, welcomes the maintenance of trees to extend their life and associated amenity. In response to a climate emergency, it is vital to retain green infrastructure in line with LPPI policy CCI and NE2.

Town and Country Planning Development Management Procedure England Order 2015, Section 4, Article 25

The group discussed Waverley Borough Council's obligations to Farnham Town Council as a statutory consultee as set out in Town and Country Planning Development Management Procedure England Order 2015 (DMPO), section 4, article 25.

Farnham Town Council is proactive in its role as a 'consultee' in responding to planning applications and its commitment to its constituents. In responding to planning applications, Farnham Town Council's Planning & Licensing Consultative Working Group, considers relevant policies alongside the detailed local knowledge of individual members.

In determining planning applications, the Local Planning Authority (LPA) must take into account any representations received from the 'parish council', the working group do not believe that Waverley Borough Council, the LPA, is meeting its obligations as set out in the Town and Country Planning Development Management Procedure England Order 2015 (DMPO), section 4, article 25:

Representations by parish council before determination of application

25.—

1. Where the council of a parish are given information in relation to an application pursuant to paragraph 8(1) of Schedule 1 to the 1990 Act (local planning authorities: distribution of functions)(L), they must, as soon as practicable, notify the local planning authority who are determining the application whether they propose to make any representations about the manner in which the application should be determined, and must make any representations to that authority within 21 days of the notification to them of the application.
2. A local planning authority must not determine any application in respect of which a parish are required to be given information before—
 - (a) the council of the parish inform them that they do not propose to make any representations;
 - (b) representations are made by that council; or
 - (c) the period of 21 days mentioned in paragraph (1) has elapsed,

whichever occurs first; and in determining the application the authority must take into account any representations received from the council of the parish.

3. The appropriate authority must notify the council of the parish of—
 - (a) the terms of the decision on any such application; or
 - (b) where the application is referred to the Secretary of State—
 - (i) the date when it was so referred; and
 - (ii) when notified to the appropriate authority, the terms of the Secretary of State's decision.

When the question of meeting obligations was raised with WBC, Beth Howland-Smith, Development Manager, provided the following response:

- We have a duty to consult with Parish and Town Councils giving them 21 days to make representations. We do this as a matter of course.
- We are aware that, under the provisions of the DMPO, we are required to notify the Parish and Town Councils of our decisions. We do this by publishing a weekly list of decisions on our website.
- The Parish and Town Councils can view the terms of the decisions on any such application from the above, interactive weekly list by clicking into an individual application and viewing the decision notice and officer report.

A post-decision process does not give Farnham Town Council any recourse for its constituents or an opportunity to escalate the decision-making process prior to permission being granted. Some local authorities have automatic call-in if a planning officer wishes to approve against a town or parish council objection. Farnham Town Council is not notified of how its representations are considered in determining an application, receiving 'feedback' on comments will ensure more effective responses can be formulated for future planning applications.

Officer is to raise this issue with WBC portfolio holders for Planning Policy and Planning Operations, Councillors Macleod and Palmer.

5. Appeals

For information only.

Pre-notification of Intention to Appeal

WA/2019/1905 Farnham Weybourne and Badshot Lea
Land at Lower Weybourne Lane, Badshot Lea
Outline application for 140 dwellings - Bewley Homes

WBC to notify us of the start date when received from the Inspectorate. A public inquiry will be the requested procedure.

PINS Reference: 3252008

WA/2019/1988 Farnham Weybourne and Badshot Lea
Erection of a fence
3 BADSHOT LEA ROAD, BADSHOT LEA, FARNHAM GU9 9JR

There is no opportunity to submit further comments as the proceeding is under the 'Householder Appeal Service'.

6. Waverley Borough Council Street Naming Applications

SNN3022A: Land of Green Lane, Farnham, GU9 9JL

Proposed street names:

Osierbed Meadow – appears on the tithe map of 1839.

WBC response – 'Osier' is unacceptable due to the difficulty in spelling - everyone that we tested this with spelt it differently and this would therefore cause a problem for residents (having to spell it out continuously) and people out of the area, including emergency services trying to locate it.

Meadow as a suffix is not acceptable - Coxbridge Meadows and Giffards Meadow would have been named before our policy was introduced which states that roads must end in a suffix such as Road, Street, Close etc.

Latchmoor or Latchmere – half an acre of free land called Latchmore was sold by Richard Knight to John Lampard in the 1650's. At the time Lampard was buying up land in Badshot to develop Badshot Place (Badshot Park estate was indeed built on the Park of Badshot Place.) On another map from Badshot Lea giving Green Lane its old name Latchmore Lane. Latchmore is the bit in the corner of Osierbed Meadow opposite the cemetery. The wet area is Latchmere. (For information, the postcode of this area is GU9. 'Close' is WBCs preferred suffix)

WBC response - We would also not agree to Latchmoor as there is a Latchwood Lane in Lower Bourne GU10 and these names would be too similar.

Lampard's Close - John Lampard bought the osierbed about 1640 when he was building up the Badshot Place Estate. It continued to be part of the estate and in 1839 belonged to Elizabeth Penfold, Farnham's richest landowner, after whom the neighbouring **Penfold Croft** was named.

WBC response – Duplication of Lampard Lane in the Borough (Churt GU10).

Peckham Williams Close, Peckham Close, or even Williams Close - Peckham Williams is a very important in Farnham History, as the man who introduced the famous Farnham White Bine Hop, which was the reason Farnham Hops became the highest priced hops in England.

Peckham owned the Badshot Place Estate, after Lampard and was Elizabeth Penfold's grandfather. Her name was used for Penfold Croft 200 yards away from the development (though Croft would now no be acceptable!).

WBC response - It would have to be treated as an exception as it would be named after someone but from the 1700s. I have been thinking further about this and just wondered if you had any information about the hop farms and who worked in them. Was it local people? I need to be really careful that I am not proposing a name if there is any possibility there is a link to slavery and would prefer not use a historic name thinking about it.

Waverley Borough Council came back with their own suggestion, the first one being Basket Close.

Farnham Town Council's Planning & Licensing Consultative Working Group requests that the Town Clerk writes to Waverley Borough Council to raise the limitations of Street Naming and Property Number Policy.

7. Public speaking at Waverley Planning Committee

Western Planning Committee, Tuesday 4th August 2020 at 6.00pm.

Councillors Blishen and Cockburn called in the application. As only a substitute, Councillor Blishen could speak as ward Councillor on WA/2019/1215. Speaker's name to WBC by midday Friday 31st August 2020.

WA/2019/1215 Farnham Bourne

Officer: Carl Housden

Erection of a dwelling and detached garage (as amended by plans received 22/11/2019).

(Amended description) LAND AT 8 KILN LANE, LOWER BOURNE

Farnham Town Council maintains its objections to the erection of a dwelling of this size and scale, its negative impact on the neighbour's amenity and an unsuitable access from Winston Walk not being compliant with the Farnham Design Statement and Farnham Neighbourhood Plan Policy FNPI.

8. Date of next meeting

10th August 2020.

The meeting ended at 10.51 am

Notes written by Jenny de Quervain

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