



FARNHAM TOWN COUNCIL

Agenda Council

Time and date

Thursday 17th September, 2020 at 6.30 pm

Place

To be held remotely via Zoom - Zoom Remote Meeting

Join Zoom Meeting

<https://us02web.zoom.us/j/88316363198?pwd=dGxFdEVWNE5EaXFLLlNjYkF0a0Z0QT09>

Meeting ID: 883 1636 3198

Passcode: 673755

To ALL MEMBERS OF THE COUNCIL

Dear Councillor

You are hereby summoned to attend a Meeting of **FARNHAM TOWN COUNCIL** on **Thursday 17th September, 2020, at 6.30 pm remotely via Zoom**. 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.



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: 17 September 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

Time and date

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Prayers

Prior to the meeting prayers will be said in the Council Chamber. Councillors and members of the public are welcome to attend.

1 Apologies

To receive apologies for absence.

2 Disclosures of Interest

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 Beaman, Blishen, Cockburn, Dickson, Edmonds, Gray, Hesse, Macleod, Martin, Merryweather, Mirylees, Neale, and Ward.*
- (ii) *The following councillor has made a general non-pecuniary interest declaration in relation to him being a councillor of Surrey County Council: Cllr Macleod.*
- (iii) *Members are requested to make declarations of interest, on the form attached, to be returned to customer.services@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

(Pages 5 - 14)

To sign as a correct record the minutes of the Farnham Town Council meeting held on 30th July 2020 (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 Questions by Members

To consider any questions from councillors in accordance with Standing Order 9.

Part 1 - Items for Decisions

7 Working Group Notes (Pages 15 - 24)

To receive the notes and any recommendations of the following Working Groups:

- i) Tourism and Events held on 1st September 2020 **Appendix B**
- ii) Strategy and Finance held on 8th September 2020 **Appendix C**

8 Planning and Licensing Applications (Pages 25 - 58)

To receive the minutes of the Planning & Licensing Consultative Group meetings held on 10th and 24th August and 7th September 2020 at Appendices D, E, F.

Part 2 - Items to Note

9 Actions taken under the Scheme of Delegation

10 Reports from Other Councils

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

11 Reports from Outside Bodies

To receive from Members any verbal reports on Outside Bodies where they represent Farnham Town Council.

12 Date of Next Meeting

To note the date of the next meeting of full Council on Thursday 22nd October 2020.

13 Exclusion of the Press and Public

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

Item 3 - Confidential Items

14 Any confidential matters (if required) arising from discussions of the Working Group notes.

Council Membership:

Pat Evans (Mayor), Alan Earwaker (Deputy Mayor), David Attfield, David Beaman, Roger Blishen, Carole Cockburn, Sally Dickson, Paula Dunsmore, Brian Edmonds, John "Scotty" Fraser, Michaela Gray, George Hesse, Andy MacLeod, Michaela Martin, Mark Merryweather, Kika Mirylees, John Neale and John Ward



FARNHAM TOWN COUNCIL

A

Minutes Council

Time and date

7.00 pm on Thursday 30th July, 2020

Place

Held remotely via Zoom

Councillors

Councillor Pat Evans (Mayor)
Councillor Alan Earwaker (Deputy Mayor)
Councillor David Attfield
Councillor David Beaman
Councillor Roger Blishen
Councillor Carole Cockburn
Councillor Sally Dickson
Councillor Paula Dunsmore
Councillor Brian Edmonds
Councillor George Hesse
Councillor Andy MacLeod
Councillor Michaela Martin
Councillor Mark Merryweather
Councillor Kika Mirylees
Councillor John Neale
Councillor John Ward

Apologies for absence

Councillors John "Scotty" Fraser and Michaela Gray

Officers Presents:

Iain Lynch, Town Clerk
Sara Jones, Assistant Town Clerk

There was 1 member of the public and 2 members of the press in attendance.

Prior to the meeting, prayers were led by Revd Jane Walker, Vicar of the Benefice of Frensham.

C44/20 Apologies

Apologies were received from Cllrs Fraser and Gray.

The Mayor wished both Councillors a speedy recovery.

C45/20 Disclosures of Interest

In addition to the standard declarations by dual or triple hatted Councillors, Cllr Cockburn as Trustee for The Ridgeway School and Cllr Merryweather as the relevant Portfolio holder at Waverley Borough Council for Agenda item 7ii (Appendix C) in relation to the transfer of assets and neither took part in the items in question.

C46/20 Minutes

The Minutes of the Farnham Town Council meeting held on 25th June 2020 at Appendix A were agreed to be signed by the Mayor as a correct record.

C47/20 Questions and Statements by the Public

David Howell a resident of Farnham and Chair of The Farnham Society spoke about the planning application submitted by Veolia to develop an Energy Recovery Facility in Froyle, Alton that would replace the current recycling centre with an incinerator.

Mr Howell informed Councillors that The Farnham Society strongly objected to the application due to the scale of the facility, the proximity to the National Park, the detrimental impact on both the environment both locally and regionally and the increase in HGV traffic that would be experienced through Farnham.

The Mayor thanked Mr Howell for his statement about the incinerator and question to Council and responded that this had been considered by the Planning and Licensing meeting on Monday 27th July and would be discussed in a later an agenda item.

C48/20 Town Mayor's Announcements

The Mayor reported that normally at this time of year the civic diary would be full but with the impact of Covid-19 the Mayor had been supporting Farnham in a different manner than usual.

She had recorded a podcast titled 'Surrey's Greener Future' an initiative that had emanated from the Repair Café conference and had attended the second Farmer's Market held since lockdown restrictions had been eased.

The Mayor reported on a series of Coronavirus activities:

- the weekly Farnham Covid-19 Coordination Group continued to meet and had been supported by over 30 organisations from Farnham and Waverley.
- The Hale Community Centre had continued to open its branch of the Share Farnham Store and had initiated the Community Cupboard, a scheme to redistribute surplus food from local suppliers to residents to help to reduce food waste.
- The volunteer buddying scheme which was an extension of the Helpline was being developed through the partnership between the Farnham Maltings and Farnham Town Council.
- The Hardship Fund had received £36,000 in donations and had allocated £9,000 to hardship cases to date.
- Farnham Town Council's weekly management meeting continued to take place to focus on the Council's delegated decisions that needed to be taken during the Coronavirus recovery period.

The Mayor had taken part in a film made by the Farnham Maltings documenting the journey and experience of living and working through Covid-19 lockdown, and the film made by Farnham Town Council marking the 30th anniversary of Farnham in Bloom. She expressed admiration for all the work and community spirit shared within the films.

The Mayor reminded everyone of the Pride in Surrey bus that was visiting Farnham on Sunday 9th August.

C49/20 Questions by Members

None were received.

C50/20 Tourism & Events Working Group

Cllr Earwaker introduced the notes of the Tourism and Events Working Group held on 15th July at Appendix B and updated Council on actions taken since the last meeting.

Cllr Earwaker commented on the plans to restart Music in the Meadow commenting on the revised processes that were being established in accordance with social distancing guidelines to keep the public safe. Cllr Earwaker confirmed that during the Music in Meadow events Gostrey Meadow would be closed to the general public.

Cllr Earwaker commented that due to Covid-19 the Sustainability Festival had been postponed till 2021 and due to social distancing it would not be possible to hold the Food Festival on Castle Street and The Borough in September but that other venues were being looked at to hold a smaller Food Festival.

Cllr Earwaker updated Council that the preparations for October Craft Month were making good progress and there was ongoing research into additional online craft events for the October event.

Cllr Earwaker mentioned work had started on looking at alternative options for the Christmas light switch on event in November and that the inaugural West Street market was planned to take place in October.

The notes of the meeting were adopted.

C51/20 Strategy & Finance Working Group

Cllr Neale introduced the notes of the Strategy & Finance Working Group held on 21st July at Appendix C and the Adjourned Strategy and Finance Working Group on 28th July at Appendix Ci.

C52/20 Finance Report

Cllr Neale reported to Council the financial update noting the recommendation to Council to underwrite the cost of the planters for the pavement widening scheme. The Town Council had been pressing for more attractive barriers to be used.

Cllr Ward questioned Councillors that if FTC was going to spend more money on planters would there be a guarantee that the planters would replace the barriers that SCC had used to edge the widened pavements.

The Town Clerk responded that if the additional planters were purchased then some barriers would be removed. The Town Clerk clarified that the recommendation was to underwrite the cost of the planters as SCC had not yet confirmed that the retained on-street carpark funding money could be used.

Cllr Hesse asked how long the pavement widening scheme would last for and how many planters would be purchased for £10,000.

Cllr Neale responded that the scheme had originally been planned to be in place for 12 weeks but that it was likely it would last longer.

The Town Clerk confirmed that each planter cost approximately £500 each and that SCC had used barriers extensively to safeguard children to stop them from running into the road.

Councillors discussed the merits of the pavement widening scheme and the impact it was having on the traffic through Farnham. It was noted that the replacement CCTV cameras that were being installed as part of the project would also monitor the type of traffic travelling through Farnham. It was commented that traffic had been moving steadily through Farnham until the SGN gas main replacement had necessitated temporary road closures.

Councillors discussed SCC's proposal to introduce temporary fixed pavement kerbs rather than using the barriers. Councillors agreed that the fixed kerbs, in addition to the planters would be a positive step and that the use of planters would help stop HGV lorries mounting the kerbs and causing damage and impact to pedestrian safety. Councillors felt a better solution for HGVs was for SCC to remove them on environmental grounds.

It was RESOLVED with fifteen for and one against that FTC: underwrites the cost of additional planters up to £10,000 to be met from the 2020/21 revenue budget.

C53/20 Community Infrastructure Task Group

Cllr Neale reminded Councillors to look at potential projects for CIL funding.

C54/20 Infrastructure Planning Group

Cllr Cockburn reported that the recent consultation draft version of the Farnham Design Statement was being updated with photos would be available for a formal consultation and review in September.

C55/20 Wellbeing Task Group

Cllr Neale reported that FTC and the Farnham Maltings were working together to develop the Farnham Neighbours Network (FNN) an initiative to develop a buddying scheme to help continue the neighbourly support that was encouraged by the paused Helpline during the Coronavirus lockdown period. Cllr Neale Work commented that FNN was developing safeguarding processes and confirming insurance arrangements.

C56/20 Younger People Task Group

Cllr Neale reported that the task group met in June. An outcome from the group was to look at progressing three engagement sessions with young people and to use the skills and expertise of the Surrey Clubs for Young People (SCYP). Cllr Neale commented that SCYP

had already been working with PC Dave Barnes from Surrey Police and had held a series of engagement sessions throughout Surrey and was happy to extend this exercise to Farnham.

Cllr Neale reported that the task group and Farnham youth providers had also discussed the need to hold summer activities for young people.

Councillors commented on areas where there had been some drug related problems and incidents of ASB with young people from outside of Farnham and requested these areas be included. Cllr Mirylees reassured Council that all areas were going to be covered by the engagement sessions and commented that the work of the Task Group was progressing well.

Cllr Hesse left at 8.10pm

**It was RESOLVED *nem con* that:
FTC commission SCYP to undertake engagement project at the cost of £600.**

C57/20 Coronavirus Recovery Task Group

Cllr Neale commented that the main focus of the task group had been the pavement widening project which had been discussed earlier.

C58/20 Financial Regulations Review

Cllr Neale confirmed that the Financial Regulations had been deferred to the next Strategy and Finance.

C59/20 Contract and Assets Update

Cllr Cockburn, as trustee to The Ridgeway School, left the meeting for the first item.

Cllr Neale introduced The Ridgeway School's proposal to develop a café in Gostrey Meadow which would include additional toilets for public use. Cllr Neale reported that The Ridgeway School was looking for a minimum of a 50 year lease at a peppercorn rent. Cllr Neale confirmed that a design for an additional bridge was also part of the project.

Cllr Attfield commented that the new toilets must not be developed at the cost of excluding the upgrade of the existing toilets.

The Town Clerk confirmed that this project was all subject to planning permission and that if Council could agree to the proposal in principle then The Ridgeway School could progress further plans. It was also commented that this venture was envisaged by the School to form curriculum enrichment for the pupils and to provide valuable work experience.

It was RESOLVED *with one abstention on all points and 2 abstention on point 4* that FTC agree to:

- 1) Lease the land occupied by the former Bowling Club, on terms to be agreed, to the Ridgeway School;**
- 2) Support the concept of a new footbridge to connect the café to Gostrey Meadow;**
- 3) Investigate the possibility of additional public toilets connected to the cafe with funding from FTC in lieu of providing new toilets elsewhere;**

- 4) Explore the possibility of moving the playground to be adjacent to the café area;
- 5) Authorise the Town Clerk to progress these issues in conjunction with the Ridgeway School and potential funders.

Cllr Edmonds voted against all points and Cllr Mirylees against the move of the playground. Cllr Cockburn rejoined the meeting.

Cllr Neale commented that as part of the Council Chamber redecoration the original fireplace had been uncovered and would be restored.

**It was RESOLVED *nem con* that:
FTC proceed with restoring the fireplace in the Chamber costing up to £1000.**

Cllr Neale updated Councillors on the plans to introduce a gas supply to the Depot enabling the vans to be refuelled more efficiently at the Depot rather than at the Town Council offices.

**It was RESOLVED *nem con* that:
A new gas supply be made to the Depot at a cost of £6,500.**

C60/20 Farnham Infrastructure Programme

Cllr Neale introduced the Farnham Infrastructure Programme's (FIP) Vision Statement commenting that it had a Surrey centric view that did not reflect the tri-council approach to the FIP. Cllr Neale confirmed that Chris Tunstall had agreed with this view and would discuss with the FIP contractors the rebranding of the document to reflect more accurately the tri-council approach. Cllr Neale confirmed that Chris Tunstall was receptive to all amendments to the Vision Statement suggested by the Councillors.

Cllr Neale confirmed that the Local Liaison Forum Launch (LLF) would be held on Wednesday 5th August.

Cllr Cockburn expressed frustration at the Project Board and lack of clarity about how it operated. She commented that in a recent article in the Herald there was no mention of the 5th project, the Western Bypass, that had been proposed by Councillors to be included in the list of FIP priorities.

Councillors discussed the impact of the FIP branding and commented that documents referenced in the Vision Statement should be documents from all three Councils. Councillors also suggested it would be helpful if FIP officers could be based in FTC offices.

Cllr Macleod commented that the inclusion of listing a 5th project was too late to be included in the Farnham Herald article.

Cllr Neale confirmed that this FIP was prioritising making improvements to Farnham which would include the Western Bypass.

It was RESOLVED *nem con with absentions from Cllrs Edmonds and Ward* 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 Council.**

C61/20 Local Government Reorganisation

Cllr Neale said that the Government would publish the Devolution White Paper in the Autumn with the purpose to introduce more unitary councils. SCC had already issued its intention to make Surrey one unitary authority and, in response, WBC had issued its support for three smaller unitaries along with other Surrey Districts and Boroughs.

Cllr Neale suggested that FTC would be very capable to take on more devolved powers and although FTC needed to wait for the Government White Paper, the National Association for Local Councils (NALC) had sent out a consultation paper for FTC to respond to.

Cllr Cockburn commented that the changes may create an enhanced role for parishes and towns and that FTC was capable to take on an enhanced role and would need to establish the case to support this before the White Paper was published. The experience from Cornwall quoted was not positive as it did not give much in the way of enhanced powers to town and parish councils. FTC is a terrific council and needed to demonstrate its ability to take on more services and an enhanced role as a strong, informed, knowledgeable and capable council.

Cllr Cockburn left at 9.20pm.

Cllr MacLeod suggested that FTC could manage more services and suggested that Surrey was far too big to form one unitary council.

Cllr Ward commented that the devolution paper would move power upwards and not downwards and as Leader of WBC would he abstain from the Council recommendations.

It was RESOLVED *nem con with one absention* 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 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.**

C62/20 Planning and Licensing Applications

Cllr Edmonds introduced the notes of the Planning and Licensing Consultative Group meetings held on: 29th June, 13th July and 27th July 2020, appendices D, E, F to the agenda.

Cllr Edmonds reported that the Veola Incinerator proposal near Alton had been discussed. He expressed the view that it could not be approved unless the Environmental Impact Assessment (EIA) was signed off and that FTC should object.

Cllr Martin said she had grave concerns and agreed with David Howell who spoke on behalf of the Farnham Society earlier in the meeting and that FTC should have been consulted on this application.

Cllr Edmonds agreed and said the Town Council needed to object.

The Town Clerk advised that even though there had not been a formal consultation of the Town Council, FTC could write and object expressing concern on the detrimental effects on Farnham both on the air quality issue and congestion of vehicles, and could reinforce the need for the EIA.

Cllr Martin proposed, Cllr Blishen seconded and

It was RESOLVED *nem con* that:

FTC objects to the proposed incinerator on the following grounds:

- 1 The Environmental Impact Assessment obligation had not been met**
- 2 The negative material impacts including the HGV movements through Farnham, congestion and pollution.**

Cllr Edmonds commented that FTC was working on creating a better relationship between FTC and WBC Planning to improve communication so that FTC objections were not ignored. He cited a lack of communication and the recent concerns over the handling of street naming.

The Town Clerk commented that FTC could take a more formal approach but to take the diplomatic approach initially.

C63/20 Actions taken under the Scheme of Delegation

The Town Clerk commented that all matters had been raised in earlier agenda items.

C64/20 Reports from Other Councils

- I) Cllr MacLeod confirmed that the Crest Nicholson scheme would not open until September 2021 rather than Spring 2021 due to the Covid-19 delays and that the Royal Deer junction roads works that were due in the run up to Christmas 2020 would not happen until early 2021.
- II) Cllr MacLeod commented that comments on the HGV issue in Upper Hale needed to be sent to Cllr Spence at SCC.

- III) Cllr Ward commented that WBC had voted against the single unitary proposal and that all eleven borough leaders had signed a letter to the Government setting out their response to the proposal of a single unitary. Cllr Ward confirmed that the WBC Executive had committed to spend up to £10,000 to investigate other options available rather than a single unitary option.

C65/20 **Reports from Outside Bodies**

There were no reports made.

C66/20 **Date of Next Meeting**

Thursday 17th September.

The Mayor closed the meeting at 9.57 pm

Chairman

Date

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FARNHAM TOWN COUNCIL

B

Notes

Tourism & Events Working Group

Time and date

9.30 am on Wednesday 2nd September, 2020

Place

Held remotely via Zoom

Attendees:

Members: Councillors Alan Earwaker (Lead Member), David Beaman, Roger Blishen, Kika Mirylees, Michaela Martin, John Neale and Pat Evans (ex-Officio)

Officers: Iain Lynch (Town Clerk) and Oliver Cluskey

1. Apologies

POINTS	ACTION
No apologies were received.	

2. Disclosures of Interests

POINTS	ACTION
None were made.	

3. Notes of the last meeting

POINTS	ACTION
The notes of the last meeting held on 15 th July 2020 were agreed.	

4. Consultation

POINTS	ACTION
Members discussed Waverley's 'Consistent approach on events during the Covid-19 pandemic' and SCC's 'Covid-19 checklist'. Members were pleased that Waverley's recommendation was to permit events with gatherings over 30 but concerns were raised about the conditions set by Surrey CC as they went beyond Government guidance.	Town Clerk to report back to Waverley

5. World Craft Town/ Craft Month

POINTS	ACTION
<p>The Events Manager reported that October Craft month had 50 events lined up, an ale produced by Hogsback brewery and an 8 page insert in the Farnham Herald over 2 weeks in September. Members were also informed that the Craft Town promotional film was due to be delivered on Friday 4th September. Cllr Mirylees was concerned that members hadn't been updated with the progression of Craft month. Cllr Earwaker was satisfied that members had been updated at last meeting. Members agreed that Cllr Earwaker would represent FTC at next main steering group meeting. Members discussion on whether FTC would get equal credit for Craft Month was noted.</p>	<p>Events Manager to forward event schedule to members.</p> <p>Cllr Earwaker to be invited to represent FTC at next Craft Town main steering group meeting</p>

6. Current events update

POINTS	ACTION
<p>Music in the Meadow Members agreed that Music in the Meadow had been a huge success and that the social distancing measures put in place worked extremely well. The events had a positive response on social media and in the local paper.</p>	
<p>Food Festival Members discussed proposals to have a ticketed event on Gostrey Meadow with 60 stalls where entry would be every 30 minutes. A lengthy discussion followed and it was decided that to avoid risking the reputation of the Farnham Food Festival as well as the possible inability to guarantee a COVID safe event the Food Festival in 2020 would be cancelled.</p>	<p>Events Manager to publicise cancellation of food festival</p>
<p>Christmas Market With the possibility of social distancing barriers still being in place and possible COVID-19 event safety in mind it was agreed to defer a decision on the Christmas market and for the Events Manager to look at alternative options for either a market or other types of events to support the Town Centre.</p>	<p>Events Manager to look at other options for Christmas Market</p>
<p>Christmas Lights switch on Members discussed alternative options including Lighting up buildings, laser show at the Castle and search lights in each of the village to mark the light switch on. The historical surplus of other events that paid for the light switch on event was discussed. Events Manager to present ideas in October meeting.</p>	<p>Cllr Martin to discuss Christmas events with other shopkeepers</p> <p>Events Manager to present Light switch on ideas at October meeting</p>
<p>Halloween Members agreed for Events Manager to organise a Halloween trail event around town. Town Clerk mentioned possibility of Churches raising concern regarding All Hallows Eve.</p>	<p>Events Manager to organise Halloween event and liaise with Cllr Martin</p>

7. Future events and projects

POINTS	ACTION
Music in the Vineyard Events Manager informed members of increase in cost (Cost of £67.50 per hour with 80 capacity) if using the Maltings instead of the Vineyard to gain extra capacity. It was agreed to defer decision to later meeting. Events Manager was asked to see if the Maltings would lower their fee and partner the event.	Events Manager to ask Maltings if they could lower fee

8. Sponsorship

POINTS	ACTION
Members were informed that there was no change to the sponsorship position and to not expect any sponsorship this year.	

9. Budget

POINTS	ACTION
The Town Clerk explained to members about the income loss from previous surplus making events and sponsorship and that this had been accounted for in recent budgets.	

10. Business Update

POINTS	ACTION
Update on BID Events Manager informed members that progress had been made with forming the committee but a first meeting had not been held. Town Centre recovery Members were informed that traffic counting software was being installed on 3 rd September 2020 and that the footfall data would be very beneficial to business's. The Town Clerk also informed members that FTC had been asked to take over the management of the Social distancing barriers but this may not be able due to contractual obligations with Kier. Members were informed of an increase in negativity towards the barriers since the A31 closure and the gas works on Union road.	Town Clerk to arrange meeting with Cllr Martin regarding the barriers in two weeks

11. Date of next meeting

POINTS	ACTION
The proposed date of the next meeting is Wednesday 7 th October	

The meeting ended at 11.30 am

Notes written by Oliver.Cluskey@farnham.gov.uk

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FARNHAM TOWN COUNCIL



Notes Strategy & Finance Working Group

Time and date

9.30 am on Tuesday 8th September, 2020

Place

Held remotely via Zoom

Attendees:

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

In attendance: Councillors Carole Cockburn and Alan Earwaker

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 Councillors Roger Blishen and Sally Dickson.	

2. Declarations of interest

POINTS	ACTION
No additional declarations of interest were declared.	

3. Minutes of the last meeting

POINTS	ACTION
The notes from the meetings held on 21 st July and the adjourned meeting held on 28 th July were both agreed.	

4. Finance report

POINTS	ACTION
The Town Clerk confirmed that the revised budget would be presented to Members at the next Strategy & Finance Working Group meeting in October. It was agreed that with the financial situation still very uncertain it would be prudent to wait to revise the budget after the review of the	

financial 6 month report.

The Town Clerk confirmed he was still waiting to hear if the grant allocation from WBC for additional covid-19 costs had been successful. The application criteria for Towns and Parishes who had loss of income from cancelled events due to Covid-19 was from an additional grant given to WBC by the Government. Cllr Merryweather confirmed that since the grant application deadline WBC had received guidance confirming that a second smaller Government grant could not be awarded to Towns and Parishes although there was still the intention to make an allocation to Towns and Parish Councils from the first £1.4m grant as previously indicated.

The Town Clerk reminded Councillors that FTC had, earlier in the year, earmarked £25,000 of reserves to help offset the losses incurred through unexpected expenditure from Covid-19.

The Town Clerk noted that in Appendix Cii some Hardship Fund expenditure was currently listed under Miscellaneous and would be moved for the next month's reports. The Town Clerk confirmed that virements would be made at the 6 month review.

The Town Clerk reported that the unrepresented cheque listed in the Bank Reconciliation that was for the 2019 Venison Dinner that had been cancelled and paid via BACS and the pending cheque would be deleted from the following month's accounts.

Councillors discussed the Local Government's Pay Agreement 2020-21 at App E. The national agreement confirmed new pay rates that were up-rated by 2.75% and an additional days holiday for those staff with less than five years' service.

Councillors noted that FTC was part of the national agreement of terms and conditions and agreed to recommend to Council to adopt the Pay Agreement. Staff would receive the back dated pay award in October. The Town Clerk confirmed that any staff who would have left between April and October would receive a pro rata payment.

It is recommended that: FTC adopt the Local Government Services' Pay Agreement 2020-21.

5. Reports from Task Groups

POINTS	ACTION
<p>I) HR Panel The Notes from the meeting held on 14th August 2020 were agreed.</p> <p>II) Infrastructure Planning Group Cllr Neale introduced the notes from the meeting held on 28th August 2020.</p> <p>Cllr Neale confirmed that the IPG Sub Task Group had met to discuss the FTC response to Government's White Paper on Planning for the Future consultation. The responses from the Councillors were being collated by the Planning Officer. It was expected there would be additional input from other Councillors</p>	

<p>before being collated and presented to Full Council.</p> <p>Cllr Neale reported the Farnham Infrastructure Project (FIP) Board would be meeting in the following week but that the more pressing concern was the pavement widening scheme and the impact of the barriers. Cllr Neale reported he was in communication with Chris Tunstall regarding SCC's response to the barriers.</p> <p>The Town Clerk commented that the impact of narrowing the roads in Farnham was compounded over the past few weeks by the road closures from resurfacing of the A31 and the SGN works on Longbridge and this had skewed the perception of the impact of the pavement widening scheme.</p> <p>Councillors discussed the removal of the barriers and the desire to ban HGVs through the centre of Farnham. Cllr Neale advised that the Town Council had continued to press for a more acceptable format.</p> <p>Members agreed to recommend to Council that the unsightly barriers be removed for the benefit of the local businesses.</p> <p>Cllr Neale confirmed he would be inviting Chris Tunstall to report back to the Recovery Task Group the response from SCC regarding the barriers.</p> <p>III) Community Infrastructure Projects Task Group Cllr Neale introduced the notes from the meeting held on 1st September 2020. The members of the Task Group had agreed to bid for WBC strategic CIL for a Farnham wide project. The Asst Town Clerk reported she had spoken with Matt Lank, WBC Greenspaces Manager, who expressed support for the project but felt it was too early in the project's formation to achieve a successful bid application at this stage. It was discussed that apart from Gostrey Meadow all the areas identified for this project were on Waverley land and that an extensive consultation process would be needed.</p> <p>Councillors agreed to delay the bid application at this stage and to request from WBC that there be another strategic CIL application process early in 2021.</p> <p>IV) Wellbeing Task Group The notes were agreed from the meeting held on 2nd September.</p> <p>V) The Younger People Task Group The notes were agreed from the meeting held on 4th September.</p> <p>The Town Clerk commented that the Task Group were still waiting for the report from Surrey Clubs for Young People (SYCP) who had carried out the youth engagement sessions over the summer and that next steps would be progressed once this had been considered.</p>	<p>It is recommended that: FTC require the unsightly social distancing measures should be removed for the benefit of local businesses if a more acceptable alternative cannot be found.</p> <p>It is recommended that:</p> <p>FTC request an additional WBC Strategic CIL application process in early 2021.</p>
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VI)	<p>FCAMP</p> <p>Cllr Cockburn introduced the notes from the meeting held on 27th August and commented on the listed buildings in Farnham suggesting that if Councillors should see notices nailed to listed buildings to contact the Planning Officer. The listed status of the building could then be checked and the signs requested to be removed.</p> <p>Councillors thanked Cllr Cockburn for her informative note circulated prior to the meeting on the background to FCAMP and its projects.</p>	
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6. Contracts and assets update

POINTS	ACTION
<p>The Facilities Manager gave a verbal update on the following projects:</p> <p>I) Gostrey Meadow electrical works</p> <p>It was reported that since starting the new electrical supply project to Gostrey Meadow, Scottish and Southern Electric had confirmed that a new junction box would be needed. It was confirmed options had been discussed that would enable the housing of the new cabling to be in a brick shelter next to the toilets rather than a large green metal cabinet. It was discussed that it would be opportune to resolve the toilet sewage drain issue while digging the ground to lay the new electrical cabling.</p> <p>It was agreed to recommend to Council that subject to discussion by the Assets Task Group officers proceed to install the new brick cable cupboard and solve the toilet sewage pipe issue at the same time, costing up to £8,000 dependant on detailed estimates received.</p> <p>II) Gas supply to the Depot</p> <p>It was confirmed that FTC was waiting to hear from SGN for a date to install the gas supply to the depot and that the Facilities Officer was investigating the cost to install solar panels at the Depot.</p> <p>III) Council Chamber redecoration</p> <p>It was noted that the chamber and kitchen redecoration was almost finished. The decorator Georgina Wilson had offered to recreate the original painting above the fireplace as a donation to FTC. It was hoped the original was behind the boarded panelling but that had not been the case.</p> <p>The original fireplace had been uncovered and Officers were looking for an original fireplace insert that would date back to 1903 to complete the fireplace renovation. The cost of which, approximately £1,000, would be met by the maintenance budget.</p> <p>It was commented that the bulbs in the ceiling lights had been replaced with LEDs and new LEDs would also replace the wall strip lights.</p> <p>It was reported that Scan Audio had reviewed the audio facilities</p>	<p>It is recommended that: FTC agree to the installation of the brick built cupboard for the electrical supply to Gostrey Meadow and remedial works to the toilet waste pipe up to the cost of £8,000 depending on detailed estimates to be received.</p>

which were now obsolete and quoted for an updated speaker system.	
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7. Review of Council Policies

POINTS	ACTION
<p>Financial Regulations Review The Town Clerk commented that previous FTC Financial Regulations had been a simplified version of the national financial regulations. It was, however, seen as a good opportunity to now adopt the national financial regulations to aid more easily a comparison to the national model.</p> <p>The Town Clerk requested an amendment to the wording on point 9.5 to allow for the small amount of ad hoc income to be retained safe for use in petty cash. This would avoid paying the bank charges, which were currently 3%, on all cash deposits and withdrawals. It was confirmed there was FTC insurance covered cash being kept in the safe.</p> <p>The Town Clerk confirmed the wording would read 'all receipts shall be recorded intact, banked as required or retained securely in the safe.'</p> <p>Councillors agreed to the change and commented that there was a duplication of point 5.11 and 6.12. The Town Clerk confirmed point 6.12 would be removed and point 6.13 would be amended to account for the agreement over the petty cash.</p>	<p>Recommended to Council: It is recommended that FTC adopt the Revised Financial Regulations.</p>

8. Consultations

POINTS	ACTION
<p>I) WBC Street Trading Review The Town Clerk commented that he was waiting to hear from WBC on whether the Street Trading Policy would impact on the ability to run street markets.</p> <p>Cllr Cockburn expressed concern for the town centre residents and the clarity needed on whether a street was listed as a prohibited street or consent street.</p> <p>Councillors discussed that they did not want street traders who were not causing concerns to residents to not be allowed to trade.</p> <p>The Town Clerk agreed to respond to WBC that FTC would support street traders if appropriately licensed and not causing concern to residents.</p> <p>II) Draft Code of Conduct The report was noted.</p>	<p>Recommendation to Council: Subject to any additional comments at Council, FTC respond as set out in the Strategy and Finance notes.</p>

9. Town Clerk update

POINTS	ACTION
<p>The Town Clerk reported the following staff changes:</p> <ul style="list-style-type: none">• The new Governance and Community Enhancement Manager role had been advertised as agreed by the HR Panel.• Stephanie Jones would start her career break in September.• Rachel Ingram would be leaving to pursue her career in the Fire Service.• Janice Harris, the new receptionist would be starting in September.• Angela Linegar, WBC Farnham Locality Office staff member, had retired. <p>The Town Clerk commented that he was still waiting to hear from WBC about the re-opening of its Locality Office.</p>	

10. Date of next meeting

The date of the next meeting was scheduled for 13th October at 9.30am.

The meeting ended at 12.15 pm

Notes written by sara.jones@farnham.gov.uk



FARNHAM TOWN COUNCIL

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Notes

Planning & Licensing Consultative Working Group

Time and date

9.30 am on Monday 10th August, 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 John "Scotty" Fraser
Councillor Michaela Gray
Councillor George Hesse
Councillor Michaela Martin
Councillor John Neale

Officers: Jenny de Quervain

1. Apologies for Absence

None were received.

2. Disclosure of Interests

Councillor Martin declared a non pecuniary interest to WA/2020/1108 due to vicinity.

3. Applications considered for key/larger developments

See attached Farnham Town Council's objection to the Veolia Energy Recovery Facility.

4. Applications Considered

Farnham Bourne

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.

3 GREAT AUSTINS, FARNHAM GU9 8JG

Farnham Town Council maintains its objections 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. The proposal does not fit the pattern of development and would be cramped on the site.

Amendments received

WA/2020/0382 Farnham Bourne

Officer: James Sackley

Erection of detached garage following demolition of existing.

GREENWAYS, 40 BURNT HILL ROAD, LOWER BOURNE GU10 3LZ

Farnham Town Council welcomes the reduction in height and the retaining of the Beech tree, roots must be protected during construction. Concern is still raised over the limited space between the proposed detached garage and the neighbour's boundary for construction and maintenance of the stained timber weatherboarding walls and clay tile roof. Space must be available onsite for construction vehicles and materials. Green boundaries to be maintained.

WA/2020/1062 Farnham Bourne

Officer: James Sackley

Erection of garden pavilion with chimney flue.

WALDEN, LITTLE AUSTINS ROAD, FARNHAM GU9 8JR

Farnham Town Council objects to the inappropriate development of a pavilion with chimney flue in the Great Austins Conservation Area being contrary to the Farnham Design Statement and Farnham Neighbourhood Plan policy FNP5 and not compliant with policy FNP8 with the built form on the boundary. This proposal does not enhance the Great Austins Conservation Area and would have an adverse effect on its setting and amenities of the adjoining neighbour.

WA/2020/1084 Farnham Bourne

Officer: James Sackley

Application under Section 73 to remove Condition 5 of WA/2020/0077 restricts windows to obscured glazing to allow clear glazing.

1 LITTLE AUSTINS ROAD, FARNHAM GU9 8JR

Farnham Town Council strongly objects to the removal of Condition 5 in place to protect the amenity of the neighbour. The condition would not have been included if it were not necessary prevent overlooking of the neighbouring property.

WA/2020/1094 Farnham Bourne

Officer: Philippa Staddon

Application under Section 73 to vary Conditions 7 & 9 of WA/2017/0470 (relating to a noise management plan and the audibility of sound equipment) to allow changes which allow the playing of music externally with some restrictions.

THE FOX, 21 FRENHAM ROAD, LOWER BOURNE GU10 3PH

Farnham Town Council strongly objects to the variation of Conditions 7 & 9 at The Fox. Conditions are in place to protect the amenity of the surrounding residents and need to be maintained. The pub is already operating outside these conditions with the inappropriate use of the outdoor facilities.

WA/2020/1095 Farnham Bourne

Officer: Olivia Gorham

Erection of a dwelling following demolition of existing bungalow.

DACKELWOOD, OLD FRENHAM ROAD, LOWER BOURNE GU10 3PU

Deferred to 24th August 2020.

CA/2020/0122 Farnham Bourne

Officer: Steve Tester

GREAT AUSTINS CONSERVATION AREA

REMOVAL OF TREE

22 LANCASTER AVENUE, FARNHAM GU9 8JY

Farnham Town Council leaves to the Arboricultural Officer. If removal is necessary, replacement is required and should be safeguarded with a Tree Preservation Order, especially in a Conservation Area covered by policy FNP5. In response to a climate emergency, the loss of green infrastructure is unacceptable and not compliant with LPP1 policy CCI and NE2.

CA/2020/0123 Farnham Bourne

Officer: Steve Tester

GREAT AUSTINS CONSERVATION AREA

WORKS TO TREE

ASHLEIGH HOUSE 6 LITTLE AUSTINS ROAD FARNHAM GU9 8JR

Farnham Town Council, subject to the Arboricultural Officer's comments, welcomes the maintenance of trees to extend their life and associated amenity especially in a Conservation Area covered by policy FNP5. In response to a climate emergency, it is vital to retain green infrastructure in line with LPP1 policy CCI and NE2.

CA/2020/0124 Farnham Bourne

Officer: Steve Tester

GREAT AUSTINS CONSERVATION AREA

WORKS TO TREES

ASHLEIGH HOUSE 6 LITTLE AUSTINS ROAD FARNHAM GU9 8JR

Farnham Town Council, subject to the Arboricultural Officer's comments, welcomes the maintenance of trees to extend their life and associated amenity especially in a Conservation Area covered by policy FNP5. In response to a climate emergency, it is vital to retain green infrastructure in line with LPP1 policy CCI and NE2.

TM/2020/0124 Farnham Bourne

Officer: Steve Tester

APPLICATION FOR REMOVAL OF TREES SUBJECT OF TREE PRESERVATION ORDER 26/05

6 VALE WOOD DRIVE FARNHAM GU10 3HW

Farnham Town Council leaves to the Arboricultural Officer. 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.

TM/2020/0125 Farnham Bourne

Officer: Steve Tester

APPLICATION FOR REMOVAL OF TREES SUBJECT OF TREE PRESERVATION ORDER 26/05

7 VALE WOOD DRIVE FARNHAM GU10 3HW

Farnham Town Council leaves to the Arboricultural Officer. 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.

TM/2020/0138 Farnham Bourne

Officer: Steve Tester

APPLICATION FOR REMOVAL OF TREE SUBJECT OF TREE PRESERVATION ORDER 26/03
CHATTERWOOD 7 ELDON DRIVE FARNHAM GU10 3JE

Farnham Town Council leaves to the Arboricultural Officer. If removal is necessary, 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/2020/0139 Farnham Bourne

Officer: Steve Tester

APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 08/13
3 PARKLANDS CLOSE, FARNHAM GU9 8AZ

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.

TM/2020/0145 Farnham Bourne

Officer: Steve Tester

APPLICATION FOR WORKS TO AND REMOVAL OF TREES SUBJECT TO TREE
PRESERVATION ORDER WA280 VICTORIA RESERVOIR FRENHAM ROAD FARNHAM
GU9 8HA

Farnham Town Council leaves to the Arboricultural Officer. In response to a climate emergency, the loss of green infrastructure is unacceptable and not compliant with LPP1 policy CCI and NE2.

Farnham Castle

**WA/2020/0336 and combined application WA/2020/0355 and WA/2020/356
Farnham Castle**

Officer: Olivia Gorham

Installation of a replacement shopfront and internal alterations.

4 THE BOROUGH, FARNHAM GU9 7NA

Farnham Town Council welcomes the amendments to these applications. Non-illuminated signage is compliant with Farnham Neighbourhood Plan Policy FNP2, FCAMP and Shopfront Design Guide supplementary planning guides for the Town Centre Conservation Area.

Amendments received

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

Farnham Town Council maintains its objections to the size and scale of the proposed new dwelling and the excessive overlooking of the neighbouring property to the west. The amount of glazing has not been reduced in this application. The small replacement 'barn' dwelling (WA/2018/0791) approved at appeal states 'A window is proposed in the west elevation at first floor level from which direct views of the neighbouring garden would be possible. I therefore agree that a condition should be imposed regarding the form of that window and to impose a condition to restrict the insertion of windows (other than the one permitted) in that elevation, in order to protect the living conditions of the neighbouring residents.' In this application, the excessive number of windows in the west elevation is contrary to the inspector's condition imposed on the allowed application. Some reduction has been made in the width of the proposed dwelling but to the east, the side least

impacting the neighbouring properties. This application is not compliant with FNPI.

WA/2020/1082 Farnham Castle

Officer: James Sackley

Alterations to elevations to replace existing doors and provide additional door following relevant demolition of part of an unlisted building in a conservation area.

FARNHAM DELIVERY OFFICE, 107 WEST STREET, FARNHAM GU9 7LQ

Farnham Town Council has no objections to the replacement doors and the addition of a single door to provide Royal Mail Group staff access to West Street.

WA/2020/1090 Farnham Castle

Officer: Mr Chris Turner

Erection of extensions and alterations to elevations including raising pitch of roof to create two storey dwelling.

43 CRONDALL LANE, FARNHAM GU9 7BG

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/2020/1097 Farnham Castle

Officer: Carl Housden

Construction of a new vehicular access and track.

GROVERS FARM RUNWICK LANE FARNHAM

Farnham Town council has no objection to the construction of a new vehicle access subject to the approval of Surrey Highways.

Combine application

WA/2020/1102 Farnham Castle

Officer: Lara Davison

Erection of extensions with new fenestration; erection of outbuilding; alterations to boundary walls.

11 MIDDLE CHURCH LANE, FARNHAM GU9 7PP

Farnham Town Council objects to the proposed two storey extension being overbearing and having a negative impact on the neighbours' amenity not being compliant with Farnham Neighbourhood Plan policy FNPI6 and Residential Extensions SPD. The boundary walls and garden room structure will add to the overdevelopment of the restrictive site in the Town Centre Conservation Area covered by policy FNP2. This is a small dwelling and a mix of housing types needs to be retained in the town.

WA/2020/1103 Farnham Castle

Officer: Lara Davison

Listed Building consent for erection of extensions following demolition of existing; new fenestration; internal alterations; erection of outbuilding; alterations to boundary walls.

11 MIDDLE CHURCH LANE, FARNHAM GU9 7PP

Farnham Town Council objects to the proposed two storey extension being overbearing and having a negative impact on the neighbours' amenity not being compliant with Farnham Neighbourhood Plan policy FNPI6 and Residential Extensions SPD. The boundary walls and garden room structure will add to the

overdevelopment of the restrictive site in the Town Centre Conservation Area covered by policy FNP2. This is a small dwelling and a mix of housing types needs to be retained in the town.

CA/2020/0113 Farnham Castle

Officer: Steve Tester

FARNHAM CONSERVATION AREA
WORKS TO AND REMOVAL OF TREES
6 ST GEORGES YARD FARNHAM GU9 7LW

Farnham Town Council, subject to the Arboricultural Officer's comments, welcomes the maintenance of trees to extend their life and associated amenity, especially in a Conservation Area covered by policy FNP2. In response to a climate emergency, it is vital to retain green infrastructure in line with LPP1 policy CCI and NE2.

TM/2020/0128 Farnham Castle

Officer: Steve Tester

APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER FAR45
BOWER HOUSE, DIPPENHALL ROAD, FARNHAM GU10 5EB

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.

Farnham Firgrove

WA/2020/1087 Farnham Firgrove

Officer: Philippa Staddon

Erection of extensions and alterations to elevations.
11 RIDGWAY ROAD, FARNHAM GU9 8NN

Provided that the extensions and alterations strictly adhere to the Farnham Design Statement and Farnham Neighbourhood Plan policy FNP16 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/2020/1093 Farnham Firgrove

Officer: Ruth Dovey

Erection of an extension & alterations to provide a boxing gym; construction of a children's outside play area, new pedestrian access and landscaping.
BRAMBLETON HALL, TALBOT ROAD, FARNHAM GU9 8RR

Farnham Town Council seeks to protect cultural facilities and community buildings through Farnham Neighbourhood Plan policy FNP29 and welcomes the enhancing of buildings and additional services being offered to the community. This proposal encourages sustainable travel but does not address the parking issues in this residential area and the siting of a storage container is inappropriate. A more appropriate storage building is required for this residential location and use of on-street parking in the area should be discouraged.

Farnham Hale and Heath End

Amendments received

WA/2019/1915 Farnham Hale and Heath End

Officer: Ruth Dovey

Outline application for the erection of detached dwelling with all matters reserved.

LAND AT 9 WELLINGTON LANE, FARNHAM GU9 9BA

Farnham Town Council maintains its objections to the erection of a dwelling at land at 9 Wellington Lane not being compliant with the Farnham Design Statement and Farnham Neighbourhood Plan Policy FNPI. This is restrictive site on a very congested 'rat-run' with part one-way access and a children's nursery to the north-west, access to The Fairway to the south-west and a two-way section to the south-east. The elevated position of the proposed dwelling will have a negative impact on the neighbours' amenity on Wellington Lane and Upper Weybourne Lane to the rear. The loss of the stone walls and digging out of sections of the front gardens to create parking spaces will have a negative impact on the character of this section of the lane and be hazardous to road users on the blind bend of the 'rat run'.

WA/2020/1088 Farnham Hale and Heath End

Officer: Daniel Holmes

Erection of extensions and new detached outbuilding.

OAK TREE COTTAGE, 2 WOOD ROAD, FARNHAM GU9 0PQ

Farnham Town Council objects to the proposed garage and its negative impact on the street scene not being compliant with the Farnham Design Statement, Farnham neighbourhood Plan FNPI for new development, FNPI6 and Residential Extensions SPD.

TM/2020/0140 Farnham Hale and Heath End

Officer: Steve Tester

APPLICATION FOR REMOVAL OF TREE SUBJECT OF TREE PRESERVATION ORDER 33/99

9 WHITE COTTAGE CLOSE, FARNHAM GU9 0NL

Farnham Town Council leaves to the Arboricultural Officer. If removal is necessary, 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.

Farnham Moor Park

WA/2020/1055 Farnham Moor Park

Officer: Lara Davison

Erection of extension.

9 OLD COMPTON LANE, FARNHAM GU9 8BS

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/2020/1083 Farnham Moor Park

Officer: Carl Housden

Erection of a detached dwelling (revision of WA/2002/0024).

LAND AT 21 ROMAN WAY, FARNHAM GU9 9RF

This application is a revision of WA/2020/0024 not a 2002 application.

Farnham Town Council maintains its strong objection to the erection of a detached dwelling in the garden of 21 Roman Way not being compliant with the Farnham

Design Statement and Farnham Neighbourhood Plan Policy FNPI, having a negative impact the neighbours' amenity with overlooking and not in keep with the street scene. The properties benefit from larger gardens given the age of the development and must not be 'in-filled' with additional smaller dwellings.

Councillor Martin declared a non pecuniary interest to WA/2020/1108.
Councillor Martin left the meeting during discussions of this application.

WA/2020/1108 Farnham Moor Park

Officer: Philippa Staddon

Change of use of agricultural barn to provide 1 dwelling with alterations.

KILNSIDE FARMHOUSE, MOOR PARK LANE, FARNHAM

Farnham Town Council objects to an additional dwelling in this semi-rural location outside the built-up area boundary, only accessible via bridleways 123 and 124, intersecting the historic North Downs Way and Greensands Way, neither suitable for the increased vehicle movement and having a negative impact on the public realm, not being compliant with the Farnham Design Statement and Farnham Neighbourhood Plan FNPI and FNPI0. The number of residential development applications in this area is progressively in conflict with LPP1 policy RE3 in an area of AGLV and buffer to the AONB. This area has been recommended for inclusion in the AONB.

Councillor Martin re-joined the meeting.

WA/2020/1117 Farnham Moor Park

Officer: Carl Housden

Erection of extension to existing chalet bungalow to provide two dwellings and alterations including creation of new access.

19 GREENSANDS, ST JAMES TERRACE, FARNHAM GU9 7JT

Farnham Town Council strongly objects to the overdevelopment of 19 St James Terrace to create two dwellings on the site of this chalet bungalow. This location is on a section of single lane road and will be impacted by additional vehicle movement from two dwellings. The neighbours' amenity with impacted negatively with overlooking, the proposal is not in keeping with the street scene, being bulky in appearance. The site is on the boundary of the historic Farnham Park, AHLV and AGLV, all related polices (HA1, HE9, HE12, NE1, RE1 and RE3) should be considered as the visual aspect from the park will be impacted along with the street scene.

TM/2020/0127 Farnham Moor Park

Officer: Steve Tester

APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 34/06
4 HOLLAND CLOSE, FARNHAM GU9 8DT

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.

Farnham Shortheath and Boundstone

WA/2020/1092 Farnham Shortheath and Boundstone

Officer: Philippa Staddon

Erection of 2 detached dwellings following demolition of existing dwelling and detached outbuilding.

8 BURNT HILL WAY, WRECCLESHAM GU10 4RN

Farnham Town Council strongly objects to the 'in-fill' development not appropriate in an area defined by space the space between dwellings on being compliant with the Farnham Design Statement and Farnham Neighbourhood Plan FNPI, not responding to heritage and character, density and layout or integrate into the landscape. A large extension has little impact on the character of a plot compared to subdivision for two detached dwellings. The unmade track is not suitable for increase traffic movement and with two 4-bedroom dwellings and 6 car parking spaces, this movement could be significant. The five-year housing land supply is completely irrelevant with the revised Farnham Neighbourhood Plan being made in April 2020.

WA/2020/1114 Farnham Shortheath and Boundstone

Officer: James Sackley

Erection of extensions and alterations to elevations.

18 BURNT HILL ROAD, WRECCLESHAM GU10 4RX

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 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.

TM/2020/0126 Farnham Shortheath and Boundstone

Officer: Steve Tester

APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 05/09

OAK LODGE 7 SANDROCK HILL ROAD FARNHAM GU10 4NR

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.

TM/2020/0141 Farnham Shortheath and Boundstone

Officer: Steve Tester

APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 45/99

MAYARO, 15 BOUNDSTONE ROAD FARNHAM GU10 4TH

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.

Farnham Weybourne and Badshot Lea

WA/2020/1072 Farnham Weybourne and Badshot Lea

Officer: Jess Sullivan

Erection of extensions.

4 LABURNUM ROAD, FARNHAM GU9 9DU

Provided that the extensions 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.

WA/2020/1118 Farnham Weybourne and Badshot Lea

Officer: Lara Davison

Alterations to elevations with dormer window and roof lights.

3A ORCHARD ROAD, BADSHOT LEA GU9 9LH

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

WA/2020/1119 Farnham Weybourne and Badshot Lea

Officer: Jess Sullivan

Erection of extension and conversion of garage into habitable accommodation.

7 OAKLAND AVENUE, FARNHAM GU9 9DX

Provided that the extension and garage conversion 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 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.

WA/2020/1120 Farnham Weybourne and Badshot Lea

Officer: Philippa Staddon

Erection of a new dwelling.

LAND AT 151, LOWER WEYBOURNE LANE, BADSHOT LEA GU9 9LL

Farnham Town Council objected to the previous application at the location WA/2019/2043 for a proposed new vehicular access being inappropriate and having a negative impact on the amenities of other residents and the local school's demand for on-street parking. Farnham Town Council strongly objects to a proposed additional dwelling at this location not being compliant with Farnham Neighbourhood Plan FNPI, negatively impacting the amenity of the neighbouring properties and the future occupants. A previously approved application for a large extension does not make a new dwelling acceptable on this restrictive site, the use of an extension cannot be compared with impact of a separate dwelling.

TM/2020/0150 Farnham Weybourne and Badshot Lea

Officer: Steve Tester

APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 01/02

10 COPSE AVENUE FARNHAM GU9 9ED

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.

Farnham Wrecclesham and Rowledge

Amendments received

WA/2020/0851 Farnham Wrecclesham and Rowledge

Officer: Carl Housden

Erection of extensions following demolition of existing.

LITTLE GORSEDENE, THE LONG ROAD, ROWLEDGE GU10 4EB

The Design & Access & Planning Statement contradicts itself stating on page 2 'The existing property is a detached family home'. This is not representative of the existing dwelling as it is then stated on page 3 'The existing property is a one storey building'.

Farnham Town Council maintains its objections to the size and scale and negative impact on the adjoining neighbours' amenity. By virtue of a first floor extension over the entire one-bedroom dwelling, the bulk is significant to create a four-bedroom dwelling. The application includes differing forms and shapes not in keeping with the spacing and character of the adjacent properties, especially the tower feature of proposed bedroom 3 with its oddly angled one window as the previous windows overlooked the property to the south. A similar angled feature is now shown to the northeast in an attempted to minimise the impact on the property to the east. The bulk of the two-storey element to the north has been reduced and aligned with the west building line, again in an attempt to address overlooking and negative impact on an adjacent property's first floor window which now appears in the plans. Although the property is not visible from the main road, the street scene from the lane will be impacted. Perhaps a four-bedroom dwelling is too ambitious for the limited footprint of the existing one-bedroom dwelling.

NMA/2020/0110 Farnham Wrecclesham and Rowledge

Officer: Joanna Patrick

Amendment to WA/2020/0540 for change of Fair-faced Brickwork to Plain Tile hanging to match neighbouring building due to non-availability of brick.

21A ST PETERS GARDENS FARNHAM GU10 4QX

If deemed acceptable as an NMA, Farnham Town Council has no objections to tile hanging, materials in keeping with the street scene and compliant with the Farnham Design Statement and Farnham Neighbourhood Plan policy FNPI6.

TM/2020/0131 Farnham Wrecclesham and Rowledge

Officer: Steve Tester

APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 03/11
1 HOLLIS WOOD DRIVE, FARNHAM GU10 4JT

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.

5. Public speaking at Waverley Planning Committee

There were none for this meeting.

6. Date of next meeting

24th August 2020.

The meeting ended at 11.05 am

Notes written by Jenny de Quervain

Date of next meeting 24 August 2020

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Minute Item PL3/19



Farnham
Town Council

Iain Lynch

Telephone: 01252 712667

(Calls may be monitored or recorded)

E-mail: town.clerk@farnham.gov.uk

12th August 2020

Strategic Planning
Economy, Transport and Environment Department
Hampshire County Council
The Castle
Winchester, SO23 8UD

Dear Sirs

Planning Application: 33619/007

Farnham Town Council strongly objects to application 33619/007: Development of an Energy Recovery Facility and Associated Infrastructure at the Veolia site on the A31, Alton GU34 4JD and sets out some material impacts in its comments below.

Given Farnham's proximity to the proposed incinerator and County border, Farnham Town Council should have been consulted as a Statutory Consultee on this application. Without formal notification there has been little time to provide an effective response on such a major application.

Consideration of this site cannot be fully assessed without looking at alternative locations. The Environmental Impact Assessment documents state 'whilst the Applicant selected the Site carefully, Veolia has not given any material regard to alternative sites'. As such the EIA is invalid and the application should be refused.

The proposed site in the floodplain of the river Wey, in countryside adjacent the South Downs National Park, is an unacceptable location for an Energy Recovery Facility. The mass of the proposal is excessive for the site and insufficient regard is paid to the amenities and character of the area and its location for the volume of waste proposed and the number of traffic movements is inappropriate.

The unprecedented size and scale of this proposal would result in unacceptable overdevelopment of what is a restrictive site between the railway line and A31. The form and height, at almost 40m high with an 80m flue, is inappropriate in this setting. It is disproportionate to any other commercial buildings in the area, having a detrimental effect both visually and environmentally, being visible from 10km above ground and requiring deep excavation into the water table close to the river Wey. There are concerns about the environmental and biodiversity impacts of this proposal.

The 330,000 tonnes of waste needed to keep the facility running 24 hours a day, 363 days a year will require an excessive number of HGV movements resulting in more road congestion and pollution. The road network is made up of local roads, although A-roads, through several villages and towns including Farnham will be used to access the site.

Farnham already has a major issue with congestion, poor air quality and the convergence of several A-roads, including the A3, A325, A331 and A287 with two going through the historic and built up residential areas.

Surprisingly, the closest motorway junction via an A-road would take HGVs through Farnham to and from the M3. This route would be unacceptable particularly when Hampshire's existing incinerator sites, Portsmouth, Chineham and Marchwood, are all located in the vicinity of motorway junctions limiting the use of local roads. Any such facility should be in a sustainable location next to a major road on the Strategic Road Network.

There is no clarity about the catchment for this site, and with three other facilities west and south of the site the concerns about access through Farnham are valid, particularly when there is already significant additional development taking place in and around Farnham.

Although the incinerator reduces the amount of landfill waste, it will generate thousands of tonnes of CO2 and other emissions given the number of vehicle movements and be contrary to many Town, Borough and County pledges and commitments to carbon reduction. 10,000 tonnes of hazardous by-product will still go into landfill as a result of the processing proposed and this is of concern. Farnham has several areas where air quality exceeds the European Air Quality thresholds and is very concerned that the particulates that will be emitted from the chimneys. This will be to the further detriment of residents in the town as well as to the immediate area given the prevailing wind.

Farnham Town Council strongly objects to this application on these grounds and asks that the application be refused.

Yours faithfully



Iain Lynch
Town Clerk

Sent via email to planning@hants.gov.uk



FARNHAM TOWN COUNCIL

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Notes

Planning & Licensing Consultative Working Group

Time and date

9.30 am on Monday 24th August, 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 John "Scotty" Fraser
Councillor John Neale

Officers: Jenny de Quervain

1. Apologies for Absence

Apologies were received from Councillors Gray, Hesse and Martin.

2. Disclosure of Interests

None were received.

3. Applications for key/larger developments

There were none for this meeting.

4. Applications Considered

Farnham Bourne

CA/2020/0137 Farnham Bourne

Officer: Steve Tester

GREAT AUSTINS CONSERVATION AREA

WORKS TO TREE

FARLANDS CROFT, 20 GREAT AUSTINS FARNHAM GU9 8JQ

Farnham Town Council, subject to the Arboricultural Officer's comments, welcomes the maintenance of trees to extend their life and associated amenity especially in a Conservation Area covered by policy FNP5. In response to a climate

emergency, it is vital to retain green infrastructure in line with LPP1 policy CCI and NE2.

NMA/2020/0112 Farnham Bourne

Officer: Joanna Patrick

Amendment to WA/2019/1649 to reduce the internal valley of the roof thus increasing the area of flat roof, with No alteration to the external elevations.

1 SELWORTHY, SWINGATE ROAD FARNHAM GU9 8JJ

If deemed acceptable as an NMA, Farnham Town Council has no objections subject to materials in keeping with the street scene and compliant with the Farnham Design Statement and Farnham Neighbourhood Plan policy FNP5 and FNPI6.

Amendments received

WA/2020/0109 Farnham Bourne

Officers: Daniel Holmes

Erection of an extension.

35 DENE LANE, LOWER BOURNE GU10 3RH

Farnham Town Council maintains its comments. Provided that the extension strictly adheres 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.

Deferred from 10 August 2020

WA/2020/1095 Farnham Bourne

Officer: Olivia Gorham

Erection of a dwelling following demolition of existing bungalow.

DACKLEWOOD, OLD FRENHAM ROAD, LOWER BOURNE GU10 3PU

Farnham Town Council strongly objects to proposed demolition of the semi-detached bungalow to make way for the erection of a detached two-storey property, being contrary to LPP1 policy TDI and Farnham Neighbourhood Plan policy FNPI, in scale and layout, not safeguarding the amenity of the neighbour. The preserving of a mix of housing types should be considered with the proposed loss of another single storey dwellings.

WA/2020/1140 Farnham Bourne

Officer: Daniel Holmes

Erection of 2 dwellings following demolition of existing building.

44C FRENHAM ROAD, LOWER BOURNE GU10 3PX

Farnham Town Council strongly objects to the proposed demolition of 44C Frensham Road being overdevelopment of the restrictive site and not compliant with Farnham Neighbourhood Plan FNPI. Farnham Town Council was not consulted on PRA/2020/0005 for the change of from business to residential for 2 studio flats. The proposal for the prior approval states 'no demolition is proposed' and permission was granted for the change of use. The building must be retained and an application for conversion of the building submitted.

WA/2020/1184 Farnham Bourne

Officer: James Sackley

Erection of extensions and alterations to elevations including raising pitch of roof, dormer window and balcony.

SQUIRRELS LEAP, DENE CLOSE, LOWER BOURNE GU10 3PP

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 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.

Farnham Castle

Amended description received

WA/2020/0336 Farnham Castle

Officer: Olivia Gorham

Display of non-illuminated fascia and projecting signs. (Amended description)

4 THE BOROUGH, FARNHAM GU9 7NA

Farnham Town Council notes the change of description for this application.

Farnham Town Council welcomes the amendments to these applications. Non-illuminated signage is compliant with Farnham Neighbourhood Plan Policy FNP2, FCAMP and Shopfront Design Guide supplementary planning guides for the Town Centre Conservation Area.

Amended description received

WA/2020/0355 Farnham Castle

Officer: Olivia Gorham

Installation of a replacement shopfront and display of non-illuminated signage and internal alterations. (Amended description)

4 THE BOROUGH, FARNHAM GU9 7NA

Farnham Town Council notes the change of description for this application.

Farnham Town Council welcomes the amendments to these applications. Non-illuminated signage is compliant with Farnham Neighbourhood Plan Policy FNP2, FCAMP and Shopfront Design Guide supplementary planning guides for the Town Centre Conservation Area.

Amended description received

WA/2020/0356 Farnham Castle

Officer: Olivia Gorham

Listed Building consent for internal alterations, replacement shopfront and display of non-illuminated signage. (Amended description)

4 THE BOROUGH, FARNHAM GU9 7NA

Farnham Town Council notes the change of description for this application.

Farnham Town Council welcomes the amendments to these applications. Non-illuminated signage is compliant with Farnham Neighbourhood Plan Policy FNP2, FCAMP and Shopfront Design Guide supplementary planning guides for the Town Centre Conservation Area.

Combined application

WA/2020/1129 Farnham Castle

Officer: Lara Davison

Alterations to internal layout.

FLAT 1, 32 KEEP HOUSE, CASTLE STREET, FARNHAM GU9 7JB

Provided that the Heritage Officer approves of the alterations, Farnham Town Council has no objections to these internal changes in the conservation area covered by Farnham Neighbourhood Plan policy FNP2.

WA/2020/1130 Farnham Castle

Officer: Lara Davison

Listed Building consent for alterations to internal layouts.

FLAT 1, 32 KEEP HOUSE, CASTLE STREET, FARNHAM GU9 7JB

Provided that the Heritage Officer approves of the alterations, Farnham Town Council has no objections to these internal changes in the conservation area covered by Farnham Neighbourhood Plan policy FNP2.

WA/2020/1173 Farnham Castle

Officer: Philippa Staddon

Installation of replacement windows at ground floor level.

CEDAR COURT, CASTLE HILL, FARNHAM GU9 7JF

This is a prominent location in the town centre conservation area covered by Farnham Neighbourhood Plan policy FNP2 below the curtain wall of the Scheduled Ancient Monument of Farnham Castle. Provided that the Heritage Officer approves of the replacement windows, the stone casements remain and the window materials and dimensions match across the other floors, Farnham Town Council has no objections.

WA/2020/1176 Farnham Castle

Officer: Carl Housden

Erection of extension to existing A3 Kiosk Market Stall.

KIOSK A3, MARKET STALL, CASTLE STREET, FARNHAM GU9 7LP

Farnham Town Council strongly objects to the proposed extension to Kiosk A3 and its negative visual impact on this historic location in the Town Centre Conservation Area, not being compliant with the Farnham Design Statement, Farnham Neighbourhood Plan Policy FNP2, FCAMP and Shopfront Design Guide supplementary planning guides. The changes to the street scene are unacceptable and the continuous built form will block views from each side of the street. The merging of the kiosks does not enhance the Conservation Area and will be detrimental to the character of the buildings.

Farnham Firgrove

Amendments received

WA/2020/0624 Farnham Firgrove

Officer: Carl Housden

Erection of extension; erection of double garage following demolition of existing.

MUNCASTER LODGE, 3 HILLARY CLOSE, FARNHAM GU9 8QZ

Farnham Town Council notes neighbours' objections highlighting concerns of overlooking and potential light pollution not being compliant with Farnham Neighbourhood Plan policy FNP16 and Residential Extensions SPD. If the amended application negatively impacts the neighbours' amenity, Farnham Town Council objects to the proposed extensions.

WA/2020/1167 Farnham Firgrove

Officer: Daniel Holmes

Application under Section 73A to vary Condition 2 of WA/2017/0823 (approved plan numbers) to allow the existing wall is to be retained with a SW fence placed on top, chamfered at the road junction to increase visibility for road users.

WAVERLEY ARMS PUBLIC HOUSE, WAVERLEY LANE, FARNHAM GU9 8BQ
Farnham Town Council notes the wall causing obstruction to sightlines was previously an open driveway with low wall on the Tilford Road side. Farnham Town Council strongly objects to the obstruction caused by the higher wall with fence on top, even with a 'chamfered' corner, it is a hazard to motorists at this busy junction. A site visit by the County Highways Authority should take place as their comments do not reflect what is already built in this retrospective planning application and the limited visibility from the junction of Tilford Road and Waverley Lane.

WA/2020/1170 Farnham Firgrove

Officer: Lara Davison

Erection of extensions and alterations.

15 WEYDON LANE, FARNHAM GU9 8QG

Farnham Town Council welcomes applications where consideration is given to the local vernacular of its setting with appropriate materials used to match existing. 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 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.

Farnham Hale and Heath End

WA/2020/1174 Farnham Hale and Heath End

Officer: James Sackley

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

28 ALMA LANE, FARNHAM GU9 0LH

Farnham Town Council welcomes applications where character dormers are proposed.

Provided that the 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 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.

WA/2020/1179 Farnham Hale and Heath End

Officer: James Sackley

Erection of extension and alterations to garage to form habitable accommodation.

25 RUSHDEN WAY, FARNHAM GU9 0QQ

The proposed development, by virtue of its length and proximity to the shared boundary, appears overbearing to neighbouring property however it is noted that the 'new' extension is against the neighbour's garage not the section into the garden.

Provided that the extension 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, has no negative impact on the neighbour's amenity and sufficient parking is available within the boundary of the property, 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 Moor Park

Amendments received, application no longer includes a new entrance

WA/2020/0879 Farnham Moor Park

Officer: Carl Housden

Erection of detached garage and new vehicular access.

HEATHERDALE HOUSE, 5 COMPTON WAY, FARNHAM GU10 1QY

Farnham Town Council welcomes the removal of the proposed inappropriate new vehicular access from this application and that the existing access is being retained.

WA/2020/1141 Farnham Moor Park

Officer: Jess Sullivan

Erection of a new dwelling and detached garage with habitable accommodation above following demolition of existing dwelling and garage/workshops.

BERRYLANDS, 40 COMPTON WAY, FARNHAM GU10 1QU

Provided that the replacement dwelling strictly adheres to the Farnham Design Statement and Farnham Neighbourhood Plan policy FNPI and FNP8 and LPP1 policy RE3, 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.

TM/2020/0156 Farnham Moor Park

Officer: Steve Tester

APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER WA308 FARNHAM MILL NURSING HOME, FARNHAM MILL LANE, FARNHAM GU9 9FN

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.

Farnham Shortheath and Boundstone

TM/2020/0160 Farnham Shortheath and Boundstone

Officer: Steve Tester

APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER WA64 LADYWOOD COURT, SHORTHEATH ROAD, FARNHAM GU9 8RZ

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/2020/1169 Farnham Shortheath and Boundstone

Officer: Lara Davison

Erection of extensions and alterations to elevations including vertical tile hanging to first floor. PIPPINS, VINE WAY, WRECCLESHAM GU10 4TB

Farnham Town Council welcomes the planting of green boundaries to replace the fence on Vine Lane. 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 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/2020/1139 Farnham Upper Hale

Officer: Jess Sullivan

Erection of extensions and alterations to elevations including Juliette balcony.

7 FOLLY LANE NORTH, FARNHAM GU9 0HU

The proposed development, by virtue of its proximity to the shared boundary, may result in overlooking from the proposed Juliette balcony.

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 are in keeping and has 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.

WA/2020/1157 Farnham Upper Hale

Officer: James Sackley

Erection of extension.

9 HAMPTON ROAD, FARNHAM GU9 0DQ

Provided that the extension strictly adheres to the Farnham Design Statement and Farnham Neighbourhood Plan policy FNPI6 Extensions, Residential Extensions SPD and LPP1 policy CCI and CC2 and no negative impact on the neighbour's amenity with the installation of a roof lantern, 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/2020/1178 Farnham Upper Hale

Officer: Lara Davison

Erection of extension.

16 LAWDAY PLACE LANE, FARNHAM GU9 0BT

Provided that the extension strictly adheres 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 Weybourne and Badshot Lea

WA/2020/1162 Farnham Weybourne and Badshot Lea

Officer: Philippa Staddon

Provision of vehicular access to new dwelling (consented under application WA/2018/1972)

LAND AT 1 WATER LANE, FARNHAM

Farnham Town Council notes that given the space available to the front of the new dwelling, a separate driveway would be more appropriate to protect the amenity of future occupants, though currently the host and new dwelling are in the same ownership. Objection is raised to insufficient parking being indicated on the plan, 3 spaces would be required for a 4-bedroom property to be in line with WBC Parking Guidelines policy.

WA/2020/1158 Farnham Weybourne and Badshot Lea

Officer: Daniel Holmes

Erection of extension.

94 BADSHOT PARK, BADSHOT LEA GU9 9NE

Farnham Town Council welcomes applications that consider the proposal's fit with the street scene. Provided that the extension strictly adheres to the Farnham Design Statement and Farnham Neighbourhood Plan policy FNPI6 Extensions, Residential Extensions SPD and LPP1 policy CCI and CC2 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.

WA/2020/1159 Farnham Weybourne and Badshot Lea

Officer: Lara Davison

Erection of extension and alterations to elevations including Juliette balcony.

18 BROOK AVENUE, FARNHAM GU9 9HB

Provided that the extension 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 no negative impact on the neighbour's amenity with overlooking from the Juliette balcony, 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/2020/0117 Farnham Weybourne and Badshot Lea

Officer: Joanna Patrick

Amendment to WA/2019/2104 for hanging tiles to change to render and weather boards (cladding) to keep more in keeping to the road.

1 OAKLAND AVENUE FARNHAM GU9 9DX

If deemed acceptable as an NMA, Farnham Town Council has no objections. Farnham Town Council welcomes applications where consideration is given to the local vernacular of its setting with appropriate materials used to match existing.

TM/2020/0150 Farnham Weybourne and Badshot Lea

Officer: Steve Tester

APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 01/02

10 COPSE AVENUE FARNHAM GU9 9ED

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.

TM/2020/0151 Farnham Weybourne and Badshot Lea

Officer: Steve Tester

APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 01/02

12 COPSE AVENUE FARNHAM GU9 9ED

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.

Farnham Wrecclesham and Rowledge

NMA/2020/0115 Farnham Wrecclesham and Rowledge

Officer: Joanna Patrick

Amendment to WA/2019/1232 to remove tile hanging from the proposed external wall finish and extend roughcast painted pebble dash render.

11 THE PINES, THE AVENUE FARNHAM GU10 4BD

If deemed acceptable as an NMA, Farnham Town Council has no objections to extending existing materials of wall finish.

WA/2020/1125 Farnham Wrecclesham and Rowledge

Officer: Mr Chris Turner

Erection of two storey extension and alterations following demolition of existing outbuilding. THE CHERRY TREE INN, CHERRY TREE ROAD, ROWLEDGE GU10 4AB

As a Building of Local Merit it is paramount to maintain the character of the property.

Provided that the extension and alterations strictly adhere to the Farnham Design Statement and Farnham Neighbourhood Plan policy FNP9 Buildings of Local Merit and FNPI6 Extensions, Residential Extensions SPD and LPPI policy CCI and CC2 and materials be in keeping with 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.

WA/2020/1142 Farnham Wrecclesham and Rowledge

Officer: Lara Davison

Relevant partial demolition of chimney stack within a conservation area and associated works. ST PETERS CHURCH, BEALES LANE, WRECCLESHAM GU10 4PY

Farnham Town Council has no objections to the works subject to the Heritage Officer's approval and being compliant with the Farnham Design Statement and Farnham Neighbourhood Plan policy FNP6.

WA/2020/1168 Farnham Wrecclesham and Rowledge

Officer: James Sackley

Erection of two single storey classrooms.

FRENSHAM HEIGHTS SCHOOL, FRENSHAM HEIGHTS ROAD, ROWLEDGE GU10 4EA

Provided that these are compliant with the Farnham Design Statement and Farnham Neighbourhood Plan FNPI and FNPI6, Farnham Town Council has no objection to the provision of additional classroom facilities.

WA/2020/1181 Farnham Wrecclesham and Rowledge

Officer: Lara Davison

Certificate of Lawfulness under Section 192 for single storey extension following demolition of existing conservatory.

6 COPSE WAY, WRECCLESHAM GU10 4QL

Provided that the extension strictly adheres to the Farnham Design Statement and Farnham Neighbourhood Plan policy FNPI6 Extensions, Residential Extensions SPD and LPPI policy CCI and CC2 and no negative impact on the neighbour's amenity with the installation of a roof lantern, 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.

5. Appeals

Appeal

PINS reference: APP/R3650/W/20/3253713

WA/2019/1706 Farnham Bourne

Officer: Mr Chris Turner

Springfield, 30 Frensham Vale, Lower Bourne

Erection of dwelling with associated drive and parking (revision of WA/2018/1932)

Start date: 13/08/2020

Appellant: Mr & Mrs C Abrahams

The appeal will be determined on the basis of Written Representations followed by a site visit by the inspector.

Comments via <https://acp.planninginspectorate.gov.uk> by 17th September 2020.

Defer to 7th September 2020.

6. Date of next meeting

7th September 2020.

The meeting ended at 10.40 am

Notes written by Jenny de Quervain



FARNHAM TOWN COUNCIL

F

Notes

Planning & Licensing Consultative Working Group

Time and date

9.30 am on Monday 7th September, 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 John "Scotty" Fraser
Councillor Michaela Martin

Officers: Jenny de Quervain

1. Apologies for Absence

Apologies were received from Councillors Hesse, Gray and Neale.

2. Disclosure of Interests

Councillor Martin declared a non pecuniary interest as a Town Council representative for the New Ashgate Gallery.

Officer declares a non pecuniary interest to WA/2020/1237 due to vicinity.

3. Applications Considered

Farnham Bourne

WA/2020/1195 Farnham Bourne

Officer: Lara Davison

Certificate of Lawfulness under Section 192 for alterations to roof space to provide 2 bedrooms and shower room.

BROADBANKS, 62B FRENHAM ROAD, LOWER BOURNE GU10 3QA

Provided that the alterations strictly adhere to the Farnham Design Statement and Farnham Neighbourhood Plan policy FNPI 6 Extensions, Residential Extensions SPD and LPP1 policy CC1 and CC2 and materials be in keeping with 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.

WA/2020/1214 Farnham Bourne

Officer: Carl Housden

Erection of extension to garage.

BOURNE VIEW, LODGE HILL ROAD, LOWER BOURNE GU10 3RD

Farnham Town Council questions the lack of space between the proposed extension and boundary fence. The structure appears to be against the fence with no space available for construction or maintenance, further clarification must be sort.

WA/2020/1215 Farnham Bourne

Officer: Jess Sullivan

Erection of extension and alterations to elevations including dormer window.

27 LODGE HILL ROAD, LOWER BOURNE GU10 3QW

Farnham Town Council objects to the bulk of the proposed extensions and the negative impact on the neighbours' amenity, being out of character with the scale and size and street scene – though only partially visible from the road, the adjoining dwelling will have full view of the unbalanced extension, not being compliant with Farnham Neighbourhood Plan policy FNPI 6 and Residential Extensions SPD.

WA/2020/1268 Farnham Bourne

Officer: Jess Sullivan

Erection of detached garage (revision of WA/2020/0676)

DOGFLUDD HOUSE, 26 – 28 FRENHAM ROAD, LOWER BOURNE GU10 3PA

In this revised application the proposed garage has been reduced to a single garage and brought forward in line with the existing garage/coach house building, already partially converted to accommodation, though with two sets of garage doors remain to the front elevation. Farnham Town Council maintains its objections to the proposed detached garage being cramped in the space to the side of the existing built form, reducing parking and space for turning to access the A287 in forward gear and having a negative impact on the street scene, not being compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI 6 and Residential Extensions SPD. Another garage alongside the existing is overdevelopment and detracts from the character of the Building of Local Merit and coach house, space around buildings is important and enhances the street scene.

TM/2020/0165 Farnham Bourne

Officer: Steve Tester

APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 09/09

8 KILN LANE, FARNHAM GU10 3LR

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.

TM/2020/0172 Farnham Bourne

Officer: Steve Tester

APPLICATION FOR REMOVAL OF TREE SUBJECT OF TREE PRESERVATION ORDER 17/05

3 TATTINGSTONE CLOSE, FARNHAM GU10 3QY

Farnham Town Council leave to the Arboricultural Officer.

TM/2020/0176 Farnham Bourne

Officer: Steve Tester

APPLICATION FOR REMOVAL OF TREES SUBJECT OF TREE PRESERVATION ORDER 50/99
10 DOUGLAS GROVE, FARNHAM GU10 3HP

Farnham Town Council leave to the Arboricultural Officer.

Farnham Castle

Councillor Martin declared a non pecuniary interest as a Town Council representative for the New Ashgate Gallery

WA/2020/1196 Farnham Castle

Officer: Jess Sullivan

Installation of 2 fixed sculptures in the courtyard outside the New Ashgate Gallery.

NEW ASHGATE GALLERY, WAGGON YARD, LOWER CHURCH LANE, FARNHAM GU9 7PS

Farnham Town Council welcomes opportunities to enhance the Town Centre Conservation Area and public realm with the installation of 2 fixed sculptures, subject to approval of the Heritage Officer. A condition for continued maintenance by the New Ashgate Gallery should be applied.

Officer declares a non pecuniary interest to WA/2020/1237 due to vicinity

WA/2020/1237 Farnham Castle

Officer: Carl Housden

Erection of extensions and alterations.

CASTLE FIELD, 1 OLD PARK LANE, FARNHAM GU9 0AH

Located in an elevated position, in a semi-rural location outside the Built-up Area Boundary and in an Area of Strategic Visual Importance, the design will cause light pollution from the excessive glazing across three storeys to the rear of the property and additional windows to both side elevations. Provided that the extensions and alterations strictly adhere to the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI10 and FNPI16, Residential Extensions SPD and LPP1 polices RE1, RE3, CC1 and CC2 and the excessive light pollution can be minimised to protect wildlife and neighbours' amenity in this semi-rural location, 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/2020/1258 Farnham Castle

Officer: Lara Davison

Installation of replacement non-illuminated fascia sign and hanging sign.

5A WEST STREET, FARNHAM, GU9 7DN

Situated in the Town Centre Conservation Area, shop fronts and signage need to be compliant with several location specific policies and supplementary planning documents: FCAMP; Shop Front Design Guide; Farnham Neighbourhood Plan policy FNP2. Farnham Town Council strongly objects to the proposed fascia signage of aluminium and wood effect vinyl being of poor quality and design and not in keeping with its location in the Town Centre Conservation Area and its polices and detracts from the character of West Street. The hanging sign and lettering in the doorway would be acceptable with a solid colour fascia with appropriate signwriting for the Town Centre Conservation Area.

WA/2020/1260 Farnham Castle

Officer: Gemma Paterson

Erection of a new dwelling with relocation of the existing vehicular access

LAND AT REAR OF 37 - 38

DOWNING STREET, FARNHAM

Provided that the new dwelling strictly adheres to the Farnham Design Statement, Farnham Neighbourhood Plan policy FNP1 and FNP2, FCAMP with materials and design in the Town Centre Conservation Area and approved by the Heritage Officer, Farnham Town Council has no objections to the new dwelling. It is noted that a north facing first floor window is label obscured glazing, this must be conditioned to protect the amenity of the property opposite. 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/2020/1261 Farnham Castle

Officer: Gemma Paterson

Listed Building consent for erection of a new dwelling with relocation of the existing vehicular access.

LAND AT REAR OF 37 – 38 DOWNING STREET, FARNHAM

Provided that the new dwelling strictly adheres to the Farnham Design Statement, Farnham Neighbourhood Plan policy FNP1 and FNP2, FCAMP with materials and design in the Town Centre Conservation Area and approved by the Heritage Officer, Farnham Town Council has no objections to the new dwelling. It is noted that a north facing first floor window is label obscured glazing, this must be conditioned to protect the amenity of the property opposite. 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.

CA/2020/0143 Farnham Castle

Officer: Steve Tester

FARNHAM CONSERVATION AREA

WORKS TO TREE

4 MELVILLE TERRACE, FOX YARD FARNHAM GU9 7EY

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.

Farnham Firgrove

WA/2020/1224 Farnham Firgrove

Officer: James Sackley

Erection of extension and alterations to elevations.

Provided that the extension and alterations strictly adhere to the Farnham Design Statement and Farnham Neighbourhood Plan policy FNP16 Extensions, Residential Extensions SPD and LPP1 policy CCI and CC2 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 Hale and Heath End

Amendments received

Amendment of indicative floor plan to show two bedroom rather than three bedroom dwelling

WA/2019/1915 Farnham Hale and Heath End

Officer: Ruth Dovey

Outline application for the erection of detached dwelling with all matters reserved.

LAND AT 9 WELLINGTON LANE, FARNHAM GU9 9BA

More amendments have been received to show the proposal is now only a 2-bedroom dwelling as the previous amendments reduced the car parking to 2 spaces, insufficient for a 3-bedroom dwelling. This application is convoluted, and the number of amendments since the application was validated in November 2019 compounds the fact that it is not a suitable location for the proposed intensification. Farnham Town Council maintains its objections to the erection of a dwelling at land at 9 Wellington Lane not being compliant with the Farnham Design Statement and Farnham Neighbourhood Plan Policy FNPI. This is restrictive site on a very congested 'rat-run' with part one-way access and a children's nursery to the north-west, access to The Fairway to the south-west and a two-way section to the south-east. The elevated position of the proposed dwelling will have a negative impact on the neighbours' amenity on Wellington Lane and Upper Weybourne Lane to the rear. The loss of the stone walls and digging out of sections of the front gardens to create parking spaces will have a negative impact on the character of this section of the lane and be hazardous to road users on the blind bend of the 'rat run'. Some other properties have excavated areas for parking without planning permission therefore do not set a precedence and enforcement action should be considered.

WA/2020/1187 Farnham Hale and Heath End

Officer: Olivia Gorham

Erection of extension and construction of driveway.

1A ELM GROVE, FARNHAM GU9 0QE

With the loss of the garage, adequate parking must be available within the boundary of the property and sufficient turning space to allow vehicles to exit in forward gear. Provided that the extension strictly adheres to the Farnham Design Statement and Farnham Neighbourhood Plan policy FNPI 6 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/2020/1189 Farnham Hale and Heath End

Officer: Lara Davison

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

BRACKEN, ROWHILLS, FARNHAM GU9 9AT

Concern has been raised over the potential for overlooking of properties to the rear from the character dormers. Provided that there is no negative impact on the neighbours' amenity with overlooking and that the alterations strictly adhere to the Farnham Design Statement and Farnham Neighbourhood Plan policy FNPI 6 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/2020/1232 Farnham Hale and Heath End

Officer: Jess Sullivan

Certificate of Lawfulness under Section 192 for windows on existing gable and roof lights on existing pitched roof.

THE WILLOWS, UPPER HALE ROAD, FARNHAM GU9 0NX

Provided that the changes strictly adhere to the Farnham Design Statement and Farnham Neighbourhood Plan policy FNPI 6 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/2020/1267 Farnham Hale and Heath End

Officer: Lara Davison

Erection of extension and alterations to elevations.

36 BETHEL LANE, FARNHAM GU9 0QB

Farnham Town Council objects to the extension and alterations to create a four-bedroom property being overdevelopment and having insufficient parking available within the boundary of the property, not compliant with WBC adopted parking guidelines, Residential Extension SPD and Farnham Neighbourhood Plan policy FNPI6. The two-bedroom bungalow currently only has 1 parking space within the boundary of the property, WBC adopted parking guidelines would require 3 spaces. The excessive number of rooflights to the rear new roof section will have a negative impact on neighbours to both sides of the property with excessive light pollution.

WA/2020/1269 Farnham Hale and Heath End

Officer: Carl Housden

Erection of extensions.

1 ELM ROAD, FARNHAM GU9 0QD

Provided that the 2 orangery's strictly adhere to Farnham Neighbourhood Plan policy FNPI6 Extensions, Residential Extensions SPD and LPP1 policy CCI and CC2 and no negative impact of the neighbours' amenity of light pollution from the extensive glazing, 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 Moor Park

Amendments received

Removal of day room

WA/2019/1021 Farnham Moor Park

Case Officer: Ruth Dovey

Use of land for the provision of 3 additional gypsy pitches and erection of building to provide dayrooms together with associated works.

OLD STONE YARD, TONGHAM ROAD, RUNFOLD GU10 1PH

Farnham Town Council maintains its strong objection to the overdevelopment at this location outside the built up area boundary of the Farnham Neighbourhood Plan and within the Farnham/Aldershot Strategic Gap, it is contrary to policy FNPI, FNPI0, FNPI1 and FNP20, the site is not suitable for 4 mobile homes and the associated vehicles. Conditions are in place to protect the character and appearance of the area by limiting the number of caravans that may be stationed on the site and prevent commercial activities, these conditions and other conditions were imposed by R J Marshall, Inspector, under WA/2011/1571. Further development must be refused.

WA/2020/1221 Farnham Moor Park

Officer: Carl Housden

Erection of extension.

28 HALE ROAD, FARNHAM GU9 9QH

Provided that the extension 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.

TM/2020/0164 Farnham Moor Park

Officer: Steve Tester

APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 11/15
27 COMPTON WAY, FARNHAM GU10 1QT

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.

Farnham Shortheath and Boundstone

WA/2020/1188 Farnham Shortheath and Boundstone

Officer: Carl Housden

Erection of extensions and alterations to elevations.

TIMOTHY COTTAGE, 3 VINE LANE WRECCLESHAM GU10 4TD

Though the extensions and alterations to the roof line are compatible with the street scene, the proposal shows insufficient parking within the boundary for a 4-bedroom property located on bridleway BW235. Farnham Town Council objects to the proposal not being compliant with WBC adopted parking guidelines and Residential Extensions SPD and having a negative impact on the public realm with obstructions of the bridleway.

Farnham Upper Hale

TM/2020/0167 Farnham Upper Hale

Officer: Steve Tester

APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER WA143
3 OAKTREES FARNHAM GU9 0HF

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.

Farnham Weybourne and Badshot Lea

Amendments received

**Increased distance from mobile homes to day room
Amended elevation of day room to indicate cladding
Provision of bird boxes**

WA/2019/1022 Farnham Weybourne and Badshot Lea

Case Officer: Ruth Dovey

Use of land for the provision of 3 additional gypsy pitches and erection of building to provide dayrooms together with associated works.

KILNSIDE PLACE, ST GEORGES ROAD, BADSHOT LEA GU10 1FN

Farnham Town Council maintains its strong objection to the overdevelopment at this location outside the built up area boundary of the Farnham Neighbourhood Plan and within the Farnham/Aldershot Strategic Gap, it is contrary to policy FNPI, FNPI0, FNPI1 and FNP20, the site is not suitable for 4 mobile homes, day room,

stable block, another structure and the associated vehicles. The site is conditioned for one pitch and not for any trade or business under WA/2011/1440. Intensification of the site is not acceptable and will harm the character of the area.

Amendment received

Previous description was misleading and incorrect. The new description clarifies that the proposal includes a first floor extension.

Proposal: Ground floor rear extension to align with the approved 6m rear extension (DW/2020/0016), extension of a new porch and the extension of a first floor part rear extension to create a new boxroom (amended description 01/09/2020).

WA/2020/0930 Farnham Weybourne and Badshot Lea

Officer: Daniel Holmes

Erection of extensions.

30 WEYBOURNE ROAD, FARNHAM GU9 9HG

Farnham Town Council maintains its objections to this application which is still misleading and incomplete. The 'new' description has been provided now mentioning a first-floor extension but the documentation within the application does not – not in the application form or the Design and Access Statement. The application is invalid as the application form does not include a first-floor extension. A new and complete application must be submitted to include full details of the proposed first-floor extension before this application can be determined. The Agent must be contacted on this matter.

Farnham Wrecclesham and Rowledge

WA/2020/1208 Farnham Wrecclesham and Rowledge

Officer: Daniel Holmes

Application under Section 73 to vary Condition 1 of WA/2019/1497 (approved plan numbers) to allow changes to footprint, layout and design.

20 RIVERDALE, WRECCLESHAM GU10 4PH

Provided that the changes 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.

WA/2020/1212 Farnham Wrecclesham and Rowledge

Officer: Philippa Staddon

Erection of 2 dwellings following demolition of existing dwelling and ancillary building.

TALL TIMBERS BOARDING KENNELS, 32 GARDENERS HILL ROAD LOWER BOURNE GU10 3HZ

Farnham Town Council strongly objects to the proposed erection of 2 dwellings following the demolition of the existing dwelling and garage. The garage cannot be considered as ancillary accommodation as it has never had permission for residential use. The proposed layout is not consistent with the current built form on the site, the smaller proposed dwelling is in the location of the existing house and the proposed larger dwelling is being positioned where the garage is located. The overdevelopment and urbanising impact of 2 more contemporary dwellings in this location, outside the built up area boundary and in countryside beyond the green belt, is not compliant with Farnham Neighbourhood Plan FNPI, FNPI0, FNPI1 and LPP1 policy RE1 and retained policy D1 and D4. This proposed development does not recognise or safeguard the intrinsic character or beauty of the countryside it is set in and will cause excessive light pollution in this rural location with its design.

WA/2020/1227 Farnham Wrecclesham and Rowledge

Officer: Lara Davison

Erection of extension and alterations to elevations including dormer windows
6 ORCHARD END, ROWLEDGE GUI10 4EE

Provided that the extension 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.

TM/2020/0174 Farnham Wrecclesham and Rowledge

Officer: Steve Tester

APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER WA169
14 LICKFOLDS ROAD FARNHAM GUI10 4AF

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.

4. Appeals

PINS reference: APP/R3650/W/20/3253713

WA/2019/1706 Farnham Bourne

Officer: Mr Chris Turner

Springfield, 30 Frensham Vale, Lower Bourne

Erection of dwelling with associated drive and parking (revision of WA/2018/1932)

Start date: 13/08/2020

Appellant: Mr & Mrs C Abrahams

The appeal will be determined on the basis of Written Representations followed by a site visit by the inspector. Comments via <https://acp.planninginspectorate.gov.uk> by 17th September 2020.

Farnham Town Council strongly objects to further subdivision for a third proposed dwelling in the garden of Springfield, 30 Frensham Vale. The subdivision of larger plots is unacceptable having a detrimental impact on the character of this semi-rural location, outside the built-up area boundary of the adopted Farnham Neighbourhood Plan dated April 2020, in place to protect the countryside from inappropriate development, and in countryside beyond the green belt defined in Local Plan Part 1 policy RE1.

Plot 1 (WA/2018/1912) and Plot 2 (WA/2018/1931) have been allowed at appeal, sited to the front of the host dwelling. Plot 3 is positioned to the rear of the host property building line, clearly inappropriate subdivision and 'garden grabbing'.

The proposed Plot 3 detracts from the character of the large detached Arts and Crafts property, urbanising the garden with its position in the northern most corner accessed by an extensive additional 'spur' driveway along the eastern boundary. Curb side refuse collections will require Plot 3's bins to be relocated the full extent of the spur, up the main driveway to the entrance at the road.

The proposed dwelling is contrary to Farnham Neighbourhood Plan policy FNPI. It does not respect the density and layout. The positioning of Plot 3, unsympathetic materials and size of the proposed dwelling being at odds with the host dwelling. It does not respect the natural features of the site and it is not well integrated into the landscape, the loss of tree has been extensive to make way for Plots 1, 2 and 3 in an area characterised by its sylvan appearance and its well screened properties hidden from view.

The access from the main road is in flood zone 3, photographic evidence has been provided to show the increased risk of flooding in the garden of Springfield, 30 Frensham Vale, with climate change and increased rainfall has the potential to limit safe vehicle access.

The Five-Year Housing Supply is irrelevant in this appeal given this development would be categorised as 'windfall'. The reviewed Farnham Neighbourhood Plan has sufficient housing numbers with approved developments sites. This site was not included in the plan. It is outside the built-up area boundary and a densely wooded site, any loss of the wooded area would change the character of the landscape and substantial development of this greenfield site would be intrusive in, and have a detrimental effect on, the landscape. The area is remote from services and was deemed unsuitable as a potential housing option.

5. Licensing Applications

Minor Variation

The Royal Arms, 172 Farnborough Road, Farnham, GU9 9AX
Mr J-P Stubbings

This application is for the removal of conditions under the Licensing Objectives. No other changes are requested to the licensable activities.

Farnham Town Council requests that conditions be maintained which support licensing objectives to ensure no nuisance is caused to local residents. The use of outdoor areas needs to include appropriate hours to respect the residential setting.

6. Date of next meeting

21st September 2020.

The meeting ended at 11.00 am

Notes written by Jenny de Quervain