



FARNHAM TOWN COUNCIL

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Notes

Planning & Licensing Consultative Working Group

Time and date

9.30 am on Monday 13th July, 2020

Place

Via Zoom video conferencing

Planning & Licensing Consultative Working Group Members Present:

Councillor Brian Edmonds (Lead Member)
Councillor David Beaman
Councillor Roger Blishen
Councillor Alan Earwaker
Councillor John "Scotty" Fraser
Councillor George Hesse
Councillor Michaela Martin
Councillor John Neale

Officers: Jenny de Quervain

1. Apologies for Absence

Apologies were received from Councillor Gray.

2. Disclosure of Interests

The following declarations of interest were recorded:

WA/2020/0995 and WA/2020/0996 combined application
Officer declared a pecuniary interest as associated with adjacent building.

WA/2020/0943
Officer declared a non pecuniary interest due to vicinity.

WA/2020/0999
Councillor Hesse declared a pecuniary interest as applicant.

3. Applications considered for key/larger developments

Officer declared a pecuniary interest as associated with adjacent building

Defer to 27/07/20

Combined applications as listed elements included in the application.

WA/2020/0995 Farnham Castle

Officer: Philippa Staddon

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

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

<http://planning360.waverley.gov.uk/planning/planning-documents?SDescription=WA/2020/0995>

WA/2020/0996 Farnham Castle

Officer: Philippa Staddon

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

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

NMA/2020/0089 Farnham Castle

Officer: Joanna Patrick

Amendment to WA/2016/2455 for an extension of working hours for Saturday to be the same as those hours between Monday and Friday; which will run up to the 13th May 2021.

LAND AT CRONDALL LANE, FARNHAM

In line with the draft Business and Planning Bill, if an application is approved, Farnham Town Council accepts this will temporarily amend planning restrictions on construction working hours until 1 April 2021. Permission must not extend beyond 1 April 2021 and 'noisy works' kept within previously approved hours.

Farnham Upper Hale

NMA/2020/0083 Farnham Upper Hale

Officer: Joanna Patrick

Amendment to WA/2016/1224 for alterations to elevations and amendments to the design in Block A.

LAND SOUTH OF JUNCTION WITH UPPER OLD PARK LANE, FOLLY HILL, FARNHAM

This application is incomplete as only proposed elevations are included. Farnham Town Council strongly objects to the proposed non-material amendments as comparisons cannot be made on 'amend the position of the windows in the rear elevation very slightly' without seeing existing elevations.

4. Applications considered

Farnham Bourne

WA/2020/0764 Farnham Bourne

Officer: Daniel Holmes

Erection of a dwelling with new vehicular access and associated works following demolition of existing detached garage.

LAND ADJACENT TO 1 GROVELANDS, LOWER BOURNE

Farnham Town Council maintains its objection of the inappropriate development for a new dwelling to the rear of 1 Grovelands. An additional car parking space and

a 2m high close boarded fence does not make the application acceptable. Farnham Town Council objects to the subdivision of plots not being compliant with the Farnham Design Statement and Farnham Neighbourhood Plan policy FNP1 and having a negative impact on the streetscene and the neighbour's amenity. The host dwelling is orientated end-on to the road resulting in the front elevation overlooking the proposed new dwelling, with limited space to the proposed new side elevation. The area is characterised by larger plots allowing space between dwellings, this site will appear cramped with two dwelling on one plot. The proposed additional dwelling cannot be justified by a previously approved large residential extension on the northern side.

WA/2020/0974 Farnham Bourne

Officer: Jess Sullivan

Installation of replacement windows and doors with UPVC assemblies.

10 FERNDOWN COURT, 43 FRENHAM ROAD, LOWER BOURNE GU10 3PZ

Farnham Town Council has no objections to the replacement windows to support LPP1 policy CCI and CC2. 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/2020/0088 Farnham Bourne

Officer: Joanna Patrick

Amendment to WA/2018/1670 for change from rendered to cladding on north and west walls.

55 BURNT HILL ROAD, LOWER BOURNE GU10 3NA

Provided that the change from rendered to cladding on north and west walls is acceptable within Waverley Borough Council's criteria for non-material, 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.

CA/2020/0094 Farnham Bourne

Officer: Steve Tester

GREAT AUSTINS CONSERVATION AREA

WORKS TO AND REMOVAL OF TREES

3 VICARAGE HILL FARNHAM GU9 8HG

Farnham Town Council, subject to the Arboricultural Officer's comments, objects to the removal of trees especially in a Conservation Area covered by Farnham Neighbourhood Plan policy FNP5. 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/2020/0109 Farnham Bourne

Officer: Steve Tester

APPLICATION FOR REMOVAL OF TREES SUBJECT OF TREE PRESERVATION ORDER 15/15

LAND ON SOUTH EAST SIDE CENTRE COORDINATES 484492 144581 GOLD HILL,

FARNHAM GU10 3JH

Farnham Town Council, subject to the Arboricultural Officer's comments, objects to the removal of trees. If removal is necessary, and the proposed replacements are deemed appropriate, these new trees 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/2020/0115 Farnham Bourne

Officer: Steve Tester

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

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

Farnham Castle

CA/2020/0090 Farnham Castle

Officer: Steve Tester

FARNHAM CONSERVATION AREA
WORKS TO TREE

6 BORELLI MEWS, FARNHAM GU9 7YZ

Farnham Town Council, subject to the Arboricultural Officer's comments, welcomes the maintenance of trees to extend their life and associated amenity, especially in the Town Centre 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.

CA/2020/0091 Farnham Castle

Officer: Steve Tester

FARNHAM CONSERVATION AREA
WORKS TO AND REMOVAL OF TREES

THE OLD MALTHOUSE 2 FIRGROVE HILL FARNHAM GU9 7QS

Farnham Town Council objects to trees being remove on the edge of the Town Centre Conservation Area. With the extent of felling proposed, Farnham Town Council requests the Arboricultural Officer visit the site if possible. If removal of all these trees is necessary, replacements should be planted and 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/2020/0110 Farnham Castle

Officer: Steve Tester

APPLICATION FOR WORKS TO AND REMOVAL OF TREES SUBJECT OF TREE
PRESERVATION ORDER 12/12

THE OLD MALTHOUSE 2 FIRGROVE HILL FARNHAM GU9 7QS

Farnham Town Council objects to trees being remove on the edge of the Town Centre Conservation Area. With the extent of felling proposed, Farnham Town Council requests the Arboricultural Officer visit the site if possible. If removal of all these trees is necessary, replacements should be planted and 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.

WA/2020/0943 Farnham Castle

Officer: Jess Sullivan

Erection of extensions and alterations to elevations and fenestrations.

3 OLD PARK LANE, FARNHAM GU9 0AH

Farnham Town Council notes a group of Poplar trees, in Planning Statement figure 6 on page 4 and figure 7 on page 5, on the western boundary of the property where removed on 17 and 18 June 2020. They do not appear in the Arboricultural Impact Assessment dated 26 June 2020, though according to the Planning Statement, the survey was conducted in April 2020 (or possibly April 2019 when instructed, as in the Arboricultural Impact Assessment) prior to the Poplars being removed. Removing trees may cause ground heave and impact the integrity of the proposed extension to the west elevation.

Located in an elevated position, in a semi-rural location outside the Built-up Area Boundary and in an Area of Strategic Visual Importance, there is concern of light pollution from the excessive glazing across three storeys to the rear of the property. Provided that the extensions and alterations strictly adhere to the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI 6 and Residential Extensions SPD, Farnham Town Council has no objections.

WA/2020/0994 Farnham Castle

Officer: Carl Housden

Certificate of Lawfulness under Section 192 for the erection of an orangery.

3 OLD KNOWLE SQUARE, FARNHAM GU9 0EZ

Provided that the orangery strictly adheres to Farnham Neighbourhood Plan policy FNPI 6 Extensions, Residential Extensions SPD and LPP1 policy CCI and CC2, materials match existing brickwork and no negative impact of the neighbours' amenity from light pollution, 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.

Defer to 27 July 2020 to confirm policy on Councillor's applications

Councillor Hesse declared a pecuniary interest as applicant

WA/2020/0999 Farnham Castle

Officer: Philippa Staddon

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

37 WEST STREET, FARNHAM GU9 7DR

Farnham Hale and Heath End

WA/2020/0937 Farnham Hale and Heath End

Officer: Carl Housden

Certificate of Lawfulness under Section 192 for erection of 2 single storey extensions.

1 ELM ROAD, FARNHAM GU9 0QD

Provided that the 2 orangery's strictly adhere to Farnham Neighbourhood Plan policy FNPI 6 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

WA/2020/0926 Farnham Moor Park

Officer: James Sackley

Erection of extensions and alterations to elevations including raising pitch of roof.

BUSH COTTAGE, 31 CROOKSBURY ROAD, FARNHAM GU10 1QD

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

WA/2020/0988 Farnham Moor Park

Officer: Olivia Gorham

Certificate of Lawfulness under Section 192 for formation of habitable room in loft with dormers.

45 ST JAMES AVENUE, FARNHAM GU9 9QF

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

WA/2020/0991 Farnham Moor Park

Officer: Carl Housden

Erection of extension.

25 BROOMLEAF ROAD, FARNHAM GU9 8DG

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, materials match existing and no negative impact of the neighbours' amenity from light pollution, 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 Shortheath and Boundstone

WA/2020/0936 Farnham Shortheath and Boundstone

Officer: Jess Sullivan

Erection of extension.

2 BEACON CLOSE, WRECCLESHAM GU10 4PA

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, materials match existing and no negative impact of 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/2020/0989 Farnham Shortheath and Boundstone

Officer: Daniel Holmes

Erection of an extension.

28 BEACON CLOSE, WRECCLESHAM GU10 4PA

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.

TM/2020/0111 Farnham Shortheath and Boundstone

Officer: Steve Tester

APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 15/06
6 FORD LANE FARNHAM GU10 4SH

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 Upper Hale

WA/2020/0394 Farnham Upper Hale

Officer: Jess Sullivan

Erection of extensions and alterations.

JERHOME, WINGS ROAD, FARNHAM GU9 0HN

Farnham Town Council welcomes the reduction in the amount of glazing to the first-floor rear elevation. Provided that the extensions and alterations strictly adhere to the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI6 and Residential Extension SPD and has no negative impact on the neighbour to the rear with overlooking and light pollution, Farnham Town Council has no objections.

Farnham Weybourne and Badshot Lea

WA/2020/0929 Farnham Weybourne and Badshot Lea

Officer: Jess Sullivan

Alterations to elevations with erection of pitched garage roof.

38 BADSHOT PARK, BADSHOT LEA GU9 9JZ

Provided that the alterations strictly adhere to the Farnham Design Statement and Farnham Neighbourhood Plan policy FNPI6 Extensions, Residential Extensions SPD and LPPI policy CCI and CC2, materials match existing and no negative impact of 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/2020/0930 Farnham Weybourne and Badshot Lea

Officer: Daniel Holmes

Erection of extensions.

30 WEYBOURNE ROAD, FARNHAM GU9 9HG

Farnham Town Council strongly objects to this application. The application form is misleading stating 'The proposal is for a ground floor rear extension and a new front porch to create additional space. The previous 6m rear extension has already been approved via Prior Notification Application'. Whereas the proposed elevations, roof plan and floorplans show a two-storey rear extension. The History and Constraints report is incomplete as it does not include application DW/2020/0016 for the 6m rear extension. Clarification must be provided as to what this application is for.

WA/2020/0990 Farnham Weybourne and Badshot Lea

Officer: Jess Sullivan

Erection of extensions and alterations to elevations including dormer window.

6 BROOK AVENUE, FARNHAM GU9 9HB

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 of 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/2020/0998 Farnham Weybourne and Badshot Lea

Officer: Carl Housden

Erection of extensions and alterations to elevations with increased ridge height and dormers (revision of WA/2019/2124)

CAMELOT, 101 LOWER WEYBOURNE LANE, BADSHOT LEA GU9 9LQ

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

Farnham Wrecclesham and Rowledge

WA/2020/0944 Farnham Wrecclesham and Rowledge

Officer: Olivia Gorham

Erection of extensions.

12 BUTTERMER CLOSE, WRECCLESHAM GU10 4PN

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 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.

WA/2020/0934 Farnham Wrecclesham and Rowledge

Officer: Jess Sullivan

Erection of detached outbuilding.

ELLERSLIE LODGE, THE LONG ROAD, ROWLEDGE GU10 4DH

Farnham Town Council strongly objects to the proposed outbuilding and the loss of 8 trees. In response to a climate emergency it is unacceptable for the loss of green infrastructure and not compliant with LPP1 policy CCI. The positioning of the outbuilding to the front of the dwelling and the removal of the trees will have a significant negative impact on the street scene, not being compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI6 and Residential Extensions SPD. The plot is extensive to the rear with plenty of space to erect a 7.5x3.5m outbuilding without the need to remove trees and change the street scene.

WA/2020/0983 Farnham Wrecclesham and Rowledge

Officer: Olivia Gorham

Conversion of existing annex to a residential dwelling including erection of an extension and associated work.

TALL TIMBERS BOARDING KENNELS, 32 GARDENERS HILL ROAD, LOWER BOURNE
GUI0 3HZ

Farnham Town Council objects to the proposed conversion, the building was not deemed lawful as a separate dwelling in application WA/2020/0110. The building forms part of the 1994 permission for a chalet bungalow and double garage/store. No planning history is shown for the conversion of the double garage/store to a residential annex. The History and Constraints Report is incomplete as it does not include DW/2020/0022. The host dwelling has extensive proposed extensions including a 47.5m² single storey extension on its southern flank over the supposed new boundary. The proposed separate dwelling will be overlooked and cause overlooking, having a negative impact on the amenity of the existing and proposed dwelling with little space between the buildings, not being compliant with Farnham Neighbourhood Plan policy FNPI and FNPI6.

TM/2020/0108 Farnham Wrecclesham and Rowledge

Officer: Steve Tester

APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 14/00
9 THE CHINE, FARNHAM GUI0 4NN

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/2020/0117 Farnham Wrecclesham and Rowledge

Officer: Steve Tester

APPLICATION FOR REMOVAL OF TREES SUBJECT OF TREE PRESERVATION ORDER 19/11
BRAMBLINGS, 22 QUENNELLS HILL FARNHAM GUI0 4NE

Farnham Town Council relies on the Arboricultural Officer's comments. If removal is necessary, appropriate 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.

5. Appeals

For information, Farnham Town Council's response submitted to PINS 30th June 2020:

[Appeal reference APP/R3650/W/20/3249930](#)

WA/2018/2196 Land at Green Lane Farm, Green Lane, Badshot Lea, Farnham

Outline application for erection of up to 50 dwellings (15 affordable) with access from Badshot Lea Road

Farnham Town Council strongly objects to the proposed inappropriate development on Land at Green Lane Farm, PINS reference APP/R3650/W/20/3249930, and raises the following points to be included in this appeal:

- 1) The Revised Farnham Neighbourhood Plan (rFNP) was formally adopted by Waverley Borough Council on 3 April 2020, with 95.5% support at referendum on 12 March 2020, as the Plan which must be used to determine planning applications in the area covered by Farnham Town Council.

- 2) The Secretary of State's dismissal of Land at Hawthorns, Bells Piece, Farnham, Surrey GU9 9RL, appeal reference 3211033 (see attached), notes that:
 - a) The rFNP was made in the last two years
 - b) The rFNP contains policies and allocations to meet its identified housing requirement
 - c) The local planning authority can demonstrate at least a three-year supply of deliverable housing sites
- 3) Land at Green Lane Farm is not an allocated site for development in the Revised Farnham Neighbourhood Plan Policy FNPI4: Housing Site Allocations.
- 4) The Revised Farnham Neighbourhood Plan includes sufficient site allocations to meet the entire housing requirement set out the Waverley Borough Council's Local Plan Part I (WLPPI Policy ALH1: The Amount and Location of Housing).
- 5) The proposed site is land outside the Built-up Area Boundary of the Revised Farnham Neighbourhood Plan, see attached Map A.
- 6) Being outside the Built-up Area Boundary and land located between settlements, development would be contrary to Revised Farnham Neighbourhood Plan Policy FNPI0: Protect and Enhance the Countryside and Policy FNPI 1: Preventing Coalescence.
- 7) Unauthorised use of land see Waverley Borough Council's Enforcement Notice service on 24 June 2020 (see attached notice) with a breach of planning control 'Without planning, permission, the material change of use of the Land from use for agriculture to a use for the commercial storage of vehicles and the laying of hardstanding to facilitate the commercial storage of vehicles.'
- 8) The access and scale of the proposed development will have an urbanising effect and negative visual impact on the character and street scene with the loss of the hedgerow, change in road layout, proposed traffic island and an excessive amount of signage and barriers required in an attempt to mitigate multiple road hazards for motorists and pedestrians.
- 9) The appellant's Transport Statement – RM01-CM-Transport State Final 2018-10-11, appendix G includes a road safety audit conducted by Gateway TSP, highlights the dangers in point 5:

5. PROBLEMS IDENTIFIED BY THIS ROAD SAFETY AUDIT

General Matters

5.1 Problem

Embankment may lead to loss of control collisions

Location: northbound approach to railway bridge

There is currently a railing within the hedgerow on the northbound approach to the railway bridge. The exact location of the proposed access is unclear and it is therefore unknown how close to the access the embankment would be. When the footway is installed there may be a change in levels which could lead to an errant vehicle leaving the carriageway and losing control.

Recommendation

The need for safety barrier should be assessed on the approach to the bridge.

- 10) The proposed access is a danger to pedestrians and motorists. Surrey County Council's Road Safety Audit Stage 1 dated July 2019 (see attached, SCC ref 51160H48) lists several problems with the proposed access: risk of overtaking conflicts; risk of right turning conflict; unclear sightline from the proposed development access; restricted footway width; lack of tactile paving within proposed pedestrian refuge; risk of pedestrian conflict (in multiple locations); restricted visibility for and of pedestrians; risk of vehicles striking pedestrian refuge.

Farnham Town Council relies on the Planning Inspectorate to give full weight to the Revised Farnham Neighbourhood Plan in the determination of this appeal. The appellant's significant breach of planning control on this site should not be rewarded with permission for housing. This is not an allocated site for development in the Revised Farnham Neighbourhood Plan adopted on 3 April 2020, a Plan with sufficient allocations to meet its housing needs and that of the local planning authority, with at least a three-year supply of deliverable housing. This location is inappropriate for development being outside the built-up area boundary, between settlements, urbanising the area with extensive changes to the character of the land and street scene and an access hazardous to pedestrians and motorists.

Other FTC documents included: Land at Hawthorns Bells Piece 3211033; Map A rFNP BUAB 2020; Green Lane Farm Enforcement Notice served 24-6-20; SCC ref 51160H48

6. Licensing Applications

For information only.

Farnham Town Council's objection submitted to Waverley Borough Council Licensing Policy on 16th June 2020:

Minor Variation

Giggling Squid, 67-68 Castle Street, Farnham, GU9 7LN, Chokdee Ltd

Farnham Town Council objects to the minor variation to allow off-sales delivered to homes and business premises. Concern were raised at the reliance on third party individuals making deliveries and their ability to deliver adhering to Government Coronavirus Guidance for social distancing when required to make a visual check and 'Challenge 25' to verify ID. The impact on public safety and the protection of children from harm outweighs the convenience of having alcohol delivered to your door with a take-away meal.

Waverley Borough Council concluded the following when the outcome was requested on 7th July 2020:

The Giggling Squid minor variation was discussed between Richard Homewood (Head of Environmental and Regulatory Services) and Paul Hughes (Licensing Manager). Following discussions and having regard to the application, the conditions added, the representation received and taking to account the Kit Malthouse's communication re. supporting business (Covid-19) and the current Business and Planning Bill which refers to on sale alcohol businesses being able to provide off sales facilities also without the need for a variation it was felt that this application would not impact adversely on any of the four Licensing objectives and was therefore deemed granted.

7. Date of next meeting

27th July 2020.

The meeting ended at 11.10 am.

Notes written by Jenny de Quervain