



FARNHAM TOWN COUNCIL

Agenda Full Council

Time and date

7.00pm on Thursday 27 July 2017

Place

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

TO: ALL MEMBERS OF THE COUNCIL

Dear Councillor

You are hereby summoned to attend a Meeting of **FARNHAM TOWN COUNCIL** to be held on **THURSDAY 27 July 2017, at 7.00PM**, in the **COUNCIL CHAMBER, SOUTH STREET, FARNHAM, SURREY GU9 7RN**. 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 Ginny Gordon, by 5 pm on the day before the meeting.

Recording of Council Meetings

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

Members of the public are welcome and have a right to attend this meeting. Please note that there is a maximum capacity of 30 in the public gallery.



FARNHAM TOWN COUNCIL

Disclosure of Interests Form

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

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

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

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

FULL COUNCIL: Date 27th July 2017

Name of Councillor

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

* Delete as appropriate



FARNHAM TOWN COUNCIL

Agenda Full Council

Time and date

7.00pm on Thursday 27th July 2017

Place

The Council Chamber, South Street, Farnham

Prior to the start of the meeting prayers will be said by the Revd Alan Crawley of the Parish of Badshot Lea and Hale.

1 Apologies

To receive apologies for absence.

2 Disclosure of Interests

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

NOTES:

- (i) *The following councillors have made a general non-pecuniary interest declaration in relation to being councillors of Waverley Borough Council: Cllrs Cockburn, Fraser, Frost, Hargreaves, Hill, Hodge, Macleod, Mirylees, Potts, Ward and Williamson.*
- (ii) *The following councillor has made a general non-pecuniary interest declaration in relation to 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 ginny.gordon@farnham.gov.uk by 5pm on the day before the meeting.*

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

3 Minutes

Appendix A

To agree the Minutes of the meeting held on June 22nd 2017

Cllr Hollins Owen requests that the Minutes of 11th May 2017 record that she was in attendance, as she is shown as arriving part way through the meeting.

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.

Part 1 – Items for Decision

- 6 Working Group Notes**
To receive the notes and any recommendations of the following Working Groups:
i) Tourism and Events held on 27th June 2017 **Appendix B**
ii) Strategy and Finance held on 18th July 2017 **Appendix C**

- 7 Planning & Licensing Applications** **Appendices D and E**
i) To receive the minutes of the Planning & Licensing Consultative Group held on 3rd July and 17th July 2017.
ii) To consider any significant Planning Applications.

Part 2 – Items to Note

- 8 Actions taken under Scheme of Delegation**
- 9 Reports from other Councils**
To receive from Councillors any updates on matters affecting Farnham from Waverley Borough Council and Surrey County Council.
- 10 Reports from Outside Bodies**
To receive from Members any verbal reports on Outside Bodies.
- 11 Date of next Meetings**
To note the date of the next meeting as Thursday 21st September 2017

Part 3 – Confidential Items

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

* * * * *

Council Membership:

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

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

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



FARNHAM TOWN COUNCIL

A

Minutes
Council

Time and date

7.00pm on Thursday 22nd June 2017

Place

The Council Chamber, South Street, Farnham

Councillors

- * Mike Hodge
 - * David Attfield
 - * David Beaman
 - * Carole Cockburn
 - * Paula Dunsmore
 - A John Scotty Fraser
 - * Pat Frost
 - * Jill Hargreaves
 - * Stephen Hill
 - A Sam Hollins-Owen
 - * Mike Hyman
 - * Andy Macleod
 - * Kika Mirylees
 - A Julia Potts
 - * Susan Redfern
 - * Jeremy Ricketts
 - A John Ward
 - * John Williamson
-
- * Present
 - A Apologies for absence

Officers Present:

Iain Lynch (Town Clerk)

There were 4 members of the public in attendance.

Prior to the meeting, prayers were said by the Revd Michael Hopkins of the Farnham United Reformed Church

C016/17 Apologies for Absence

Apologies were received from Cllr Fraser, Cllr Potts and Cllr Ward and after the meeting from Cllr Hollins-Owen.

C017/17 Minutes

The Minutes of the Farnham Town Council Meeting held on Thursday 11th May 2017 were agreed and signed by the Mayor as a correct record.

C018/17 Declarations of interests

Apart from the standard declarations of personal interest by councillors and by those who were dual or triple hatted by virtue of being elected to Waverley Borough Council or Surrey County Council, the following disclosures of interest relating to items on the agenda were made:

Cllr Ricketts – a personal interest in relation to Item 9 on the agenda (Air Quality Motion)

C019/15 Questions and Statements by the Public

i) Jennifer Scott, Chair of the Upper Old Park Residents Association asked if Farnham Town Council would consider providing signs to celebrate the history and biodiversity of Farnham's Old Park which was the Bishops' garden offering honey, nuts and meat as well as clay for pots and building materials. The Old Park is virtually unchanged for a thousand years and it is a haven for wildlife.

In response the Mayor advised that the matter would be referred to the next meeting of the Tourism and Events Working Group.

C020/17 Town Mayor's Announcements

The Mayor reported on a busy diary since his election as Mayor. He drew attention to the following in particular where he had

- Attended the Council's Greenhouse Open Day to see the spectacular plants and opened the Spring Festival which had been a success despite the heavy rain.
- Been pleased to visit Badshot Lea school where the community and school and community were working together on the school pond with help from a Town Council grant and also visit Creative response to hand over a £2000 grant to support their work with vulnerable adults.
- Visited the Rural Life Centre for the opening of the Frimley Bicycle shop that had been moved and rebuilt by volunteers.
- Given a talk on bee and beekeeping to St Andrew's school and was very impressed with their knowledge.
- Attended the private viewing of the Heathland Artworks project at Tilford seeing impressive work done by UCA students inspired by the heathland and supported by Surrey Arts and the Surrey Hills AONB.

Part I – Items for Decision

Community Enhancement Working Group

C021/17 Cllr Hill introduced the notes of the Community Enhancement Working Group meeting held on 7th June 2017, at Appendix B to the Agenda.

The Working Group had received a presentation on the possibility of introducing street trees in Farnham with a pilot to test the viability and deliverability of the concept. A local resident, employed by Barrell Treecare had offered to progress the project in conjunction with the Town Council and other partners if the idea were acceptable. The Working Group felt the concept was worthy of progressing and recommended a pilot should be undertaken. It was noted that this would also be helpful as part of the emerging Tree Strategy for Farnham.

It was RESOLVED *nem con* that Farnham Town Council pursues the offer of Barrell Treecare and investigates the viability of the project to introduce street trees with Surrey County Council and other partners.

C022/17 Cllr Hill advised that Matt Nicholls of Waverley Borough Council had updated the Working Group on the problem of commercial and residential bins. The Borough Council had begun to issue environmental protection notices and were also looking at how bins could best be masked if left in sensitive locations. Members made it very clear that the preference was to have the bins removed rather than hidden as other businesses were able to manage the situation effectively. The Working Group had suggested there was an area in central car park near the public conveniences that could be used as a bin storage area and Mr Nicholls agreed to take further advice and report back.

C023/17 Cllr Hill updated Council on a number of matters relating to Farnham in Bloom including the success in sponsorship generation; arrangements for judging of South and South East in Bloom (11th and 12th July) and for Britain in Bloom (7th August); and for the FIB video with an additional contribution to enable new aspects to be included. Council noted that the Famous names of Farnham wall would include Jean Parratt and Madge Green. Cllr Hill encouraged all councillors to assist in tidying the town in the run up to judging.

Council noted a number of matters relating to allotments and that the allotment show was taking place on 22nd July.

Strategy and Finance Working Group

C024/17 Cllr Cockburn introduced the notes of the Strategy and Finance Working Group meeting held on 13th June 2017, at Appendix C to the Agenda.

The finance items relating to the Annual Return were deferred for consideration later on the agenda.

Cllr Cockburn advised that the Farnham Maltings had requested a contribution to replace an ageing projector screen. The Working Group recommended that a contribution of £5,000 towards the £25,000 cost should be made.

It was RESOLVED *nem con* that a grant of £5,000 be awarded to the Farnham Maltings towards the replacement projector screen.

- C025/17 Cllr Cockburn provided an update on a number of Infrastructure Planning matters including:
- i) the fact that a Judicial Review had been held on the Farnham Neighbourhood plan and that judgement was expected in July;
 - ii) Buildings of Local Merit, advising that people may be surprised that many of the much loved did not meet the high ; projects being pursued by the Farnham Conservation Area Management Plan; and the Waverley Local Plan Inquiry which was starting on 27th June.

- C026/17 Cllr Cockburn provided an update on property matters considered by the Assets Task Group. These included a solution to slipping tiles on the main Council Offices roof; encroachments on Town Council land at West Street and on allotments; the installation of CCTV to cover Victoria Garden and a proposal to replace an aging vehicle with a more appropriate vehicle that supported the outside workforce activities and events.

It was RESOLVED *nem con* that the Town Council:

- i) secures the roof with tile guards from within the property maintenance budget;**
- ii) reinstates the Council's boundary lines to secure the sites; and**
- iii) acquires by purchase or lease hire (whichever the officers deem to be better value) a replacement vehicle at a purchase cost of £24,000.**
- iv) the Council Seal be used on the Licence to install CCTV on the Methodist Church Building**

- C027/17 Cllr Cockburn reported on the Well-being Task Group that had considered a number of matters including the Dementia Awareness week supported by the Town Council; a 20s plenty project which the Working Group had agreed not to progress; and the concept of working with partners for a Wellbeing day later in the year.

It was RESOLVED *nem con* that the Town Council develops a proposal for a Wellbeing Day with local partners.

- C028/17 Cllr Cockburn reported that the Strategy & Finance Working Group had heard of significant sporting achievements by many of the teams and clubs in Farnham and wished to recognise this in some way in conjunction with the Farnham Sport Council

It was RESOLVED *nem con* that Farnham Town Council organises an event to recognise recent local sporting achievements.

Cemeteries and Appeals Working Group

- C029/17 Cllr Cockburn introduced the notes of the Cemeteries and Appeals Working Group held on 20th June 2017. She reported that it had been a positive meeting with some good updates on work progressing in the cemeteries, suggestions for future enhancements and plans to create a new Friends of West Street Cemetery Group.

Year End Accounts 2016/17

C030/17

Cllr Cockburn introduced the series of appendices (E, F, G, H and I) relating to the 2016/17 Accounts.

Cllr Cockburn advised that the detailed year end papers had been circulated to all councillors and had been reviewed by the Strategy & Finance Working Group in preparation for the Audit by BDO. The year-end papers included:

- (i) The Council's Report and Financial Statements for 2016/17.
- (ii) The Summary Income and expenditure by Committee
- (iii) The Summary Income and Expenditure by account code
- (iv) The end of year Internal Audit letter 2016/17 and Officers' response
- (v) The Governance Statement for 2016/17
- (vi) The Trial Balance 2016/17
- (vii) The updated Asset Register as at 31st March 2017
- (viii) The earmarked and general reserves at 31st March 2017
- (ix) A list of variances between the 2015/16 and 2016/17 Annual Returns
- (x) A copy of the Annual Return

Council noted the overall outturn for 2016/17 with expenditure £1,266,039 against a programmed budget of £1,219,077 with income being £1,284,779 against budgeted income of £1,219,077 resulting in a small surplus of £18,741 for the year.

Council noted the Asset Register had increased to £1,668,578 and received the draft Report and Financial Statements for 2016/17 with the General and Earmarked Reserves set out.

Council welcomed the Internal Auditor's report which included the cumulative reports from his earlier visits, and noted there were no additional issues raised as part of the year-end visit. Council noted the future work programme included a 'social media policy' and the evaluation of an online payment system.

It was RESOLVED unanimously that:

- 1) The Annual Governance Statement be approved**
- 2) The Internal Auditor's year-end report be welcomed**
- 3) The Report and Financial Statements for 2016/17 be adopted for signature;**
- 4) The Annual Return and associated papers be approved for signature and submission to the External Auditor.**

Planning & Licensing Consultative Group

C031/17

Cllr Williamson introduced the minutes of the Planning & Licensing Consultative Group held on 24th April, 8th and 22nd May, 5th June and 19th June 2017 at Appendices J, K, L and M to the Agenda.

Cllr Williamson said it had been a busy period and that he had noted a number of trends taking place in planning. These included:

1. Removal of Trees
2. Small bungalows being replaced by significantly larger dwellings meaning that the number of affordable homes or homes for retired people was being reduced
3. The development of cellars in older houses as happened in London

4. Developers making significant amendments to rejected applications when an appeal was submitted. One recent application had over 60 amendments changing the application completely and meaning that the decision made by the Inspector would not have the benefit of local councillor input.

Cllr Dunsmore noted that the tree applications that were for the maintenance of trees should be welcomed and felling should be the last straw. She was also concerned about the loss of bungalows but noted that people did not seem to want to buy them except for development.

Cllr Cockburn advised that there were a large number of consultations at the moment and that Farnham Town Council would be actively involved in both the Local Plan (Part 1) Inquiry and the Local Plan Part 2 consultations to represent matters that were important to Farnham. Cllr Cockburn advised that the Infrastructure Planning Group was likely to meet to formulate the Council's position on a number of emerging matters.

C032/17

Motion

Cllr Ricketts introduced a Motion in accordance with Standing Order 6. He advised that the Government was asking for the help of local authorities to tackle the air pollution within their areas. He felt that Farnham Town Council was ideally placed to take up this challenge.

He said that air pollution hastened the death of many of residents and caused untold suffering from asthma, strokes, cancers and dementia and that Farnham Town Council had resolved that public health was important and it should use openness, transparency and admit mistakes. However, the collective attitude meant that it seemed difficult to do anything.

Cllr Ricketts said that the Neighbourhood Plan was an important document on land use but had been unable to consider health issues in its recommendations and as a result, 94% of all the development for the next generation was being concentrated into the most polluted part of our town. He felt that if Public Health had been prioritised then the houses would have been allocated somewhere else.

Now the Neighbourhood Plan was completed there was an opportunity to support it through other documents to improve the health of Farnham's residents. Cllr Ricketts proposed that a related review should now be undertaken to look at the impact of planned housing development on the areas of high air pollution. He wanted to release common sense of people and change the mindset.

Cllr Dunsmore seconded the Motion, arguing a different approach. The Government had set a National Clear Air day and was recognising the need for improvement. In her work she had seen initiatives developed by pupils in Winchester schools which were making a difference, including car stickers, 6th form pupils taking 'selfies' at Park and Ride stops, 20s plenty initiatives and a new Tree Strategy. Councils were also working together to address congestion and she felt these initiatives or similar ones could be replicated in Farnham.

Cllr Cockburn said she was keen to improve air quality and initiatives but was not supporting the Motion. It was nonsense for a councillor to blame future air pollution on one document. The Motion showed a lack of understanding on land-use policies.

Cllr Beaman felt that there was no link between air pollution and the Neighbourhood Plan and to suggest so was a mistake. He had submitted suggested alternative wording for the Motion ahead of the meeting and enquired whether this was to be considered. The Town Clerk advised that the wording should have been discussed with the mover of the Motion ahead of the debate (as it was substantially different to the Motion) or be put forward as a formal amendment.

Cllr Frost was surprised to see the Motion laying the blame for air quality at the Neighbourhood Plan but felt there were some ideas that could be taken forward as suggested by Cllr Dunsmore and that the Council should have more information on its website raising awareness of air quality.

Cllr Hyman raised the issue of congestion around the Royal Deer Junction and asked that Council supported the Motion and undertake an Air Quality Review.

Cllr Hill felt that it was appropriate to campaign for improved air quality but it was an enormous problem which the Town Council could not solve on its own. Cllr Macleod agreed and said that the link to the Neighbourhood Plan was wrong, as the problem was essentially caused by cars.

Cllr Frost suggested that the Well-being task Group be asked to come back with a plan and an education package to put to young people in Farnham and Cllr Mirylees agreed that such ideas in dealing with this huge problem needed to involve Surrey County Council the Neighbourhood Plan should not be put in jeopardy.

The Mayor invited Cllr Ricketts to withdraw the Motion and refer the matter to the Well-being task Group. He declined to do so and when the Motion was put to the vote it was lost with three votes in favour and eleven against.

Part 2 – Items Noted

C033/15 Actions under the Scheme of Delegation

The Town Clerk advised that a response to the Consultation on Air Quality had been sent to DEFRA following consideration by the Strategy & Finance Working Group.

C034/15 Reports from other Councils

Cllr Macleod reported that he had met with a senior officer of Surrey County Council to discuss matters raised at the FCAMP Group including the bollards at the Library and the Library gardens. Cllr Frost advised that she had discussed the Gardens with the Chief Executive of Surrey County Council prior to the May elections and offered to write to him again to follow up the discussion.

C035/15 Reports from Outside Bodies

There were no reports from representatives on Outside Bodies.

C036/17 **Date of next meeting**

Members noted that the next Council Meeting would take place on Thursday 27th July 2017.

The Town Mayor closed the meeting at 8.20pm.

Date

Chairman



FARNHAM TOWN COUNCIL

B

Notes

Tourism & Events Working Group

Time and date

10am on Tuesday 27 June 2017

Place

Byworth Room, Council Offices, South Street, Farnham

Attendees: Councillors D Beaman, J Hargreaves, A Macleod, J Williamson

Officers Present: Helena Jarman (Events Officer), Iain Lynch (Town Clerk).

1. Apologies

Apologies for absence were received from Councillors S Hill, K Mirylees, C Cockburn

2. Notes of the last meeting

The notes of the meeting of 7 March 2017 were agreed as an accurate record.

3. Disclosure of Interests

There were no disclosures of interest.

4. Farnham Craft Town- Gavin Stride

POINTS	ACTION
Members received an update on the Farnham Craft Town status from Gavin Stride (The Maltings). Gavin recapped on the concept of Craft Town being a national 'badge' for the town that will help recognise Farnham as a tourist destination over the longer term (10-15 years). Gavin explained the reasoning behind receiving the Craft Town status and also put forward the short and long term strategy (create a craft trail, encourage craft makers to work in Farnham and to increase tourism). It was suggested that the Craft Town group apply for a bid to the Arts Council. Members agreed the Town Council would submit this bid on behalf of Craft Town. Members proposed that for the Craft Town strategy to develop, a more formalised structure of the Craft Town committee members was required to provide leadership. Gavin agreed and will further look into developing this structure.	Farnham Town Council to organise the submission of the bid to Arts Council once details are provided by the Craft Town Coordinator.

5. Walking Festival

POINTS	ACTION
<p>Catherine Knight provided members with a review of Farnham's first Walking Festival. The Walking Festival received substantial coverage in the local press, initially starting with the press walk (Heritage Walk). Since the Walking Festival, Farnham Life has announced it will be publicising a walk in each monthly magazine. In total, 435 participants took part in the festival which comprised 32 walks. Members agreed the walk descriptions would be added to the Town Council website. Members proposed to have hard copies of the walk descriptions available. At the debrief, all leaders expressed interest in participating again next year, either providing the same or a different walk. Several ideas were proposed for walks including pub, church and river walks. Members agreed to the festival being held over a two-week period in future. Positive feedback on the recent purchase of the tour guide headsets was also received. Members recorded their thanks to Chris Shepheard and Dave Harvey for their significant contribution in organising the festival. Councillors suggested a meeting to be organised in October to launch the 2018 Walking Festival and to recognise the contribution by all involved in the 2017 festival.</p>	<p>Events Officer and Catherine Knight to organise the availability of hard copies of the walks.</p> <p>Catherine Knight to organise October meeting.</p>

6. Recent Events

POINTS	ACTION
<p>Members received a review of the recent summer events. It was agreed the jumbo garden games were a positive addition to the weekly Music in the Meadow events and the number and variety of games could be increased. Members questioned the update on the storage shelter in Gostrey Meadow but it was noted news was still waiting from Waverley Borough Council. Waverley Councillors agreed to pursue this.</p>	<p>Events Officer to purchase jumbo chess.</p>

7. Feast of Food

POINTS	ACTION
<p>Members noted the plans to date for the upcoming Feast of Food, including the Gin Festival. Members agreed to the creation of two separate publications (Gin Festival and Feast of Food brochure). Members also noted other plans for the Gin Festival including the design of a branded glass to be used and the gin masterclasses that will be available during the Gin Festival.</p> <p>Members received an update for the Wine Evening and noted the stallholders booked to attend the Food Festival to date.</p>	

8. Christmas

POINTS	ACTION
<p>Members noted the plans to extend the Christmas market into the Borough. Members suggested communication with bus companies as soon as possible.</p> <p>Members briefly discussed the retailers' activity. Members recommended hosting an update meeting for retailers where Christmas activities can be discussed.</p>	<p>Events Officer to communicate with bus companies.</p> <p>Events Officer to invite retailers for a meeting.</p>

9. AOB

POINTS	ACTION
<p>Members agreed to review the recent Flash Festival at the next Tourism and Events Working Group meeting. Members suggested officers should meet with the Flash Festival committee for a separate debrief prior to the Working Group meeting.</p> <p>Members received a proposal regarding Old Park Signage to be placed on historical and key points of interest of the Old Park. Members agreed to the funding of this project using the tourism budget.</p> <p>Members received a proposal for the funding of a Wreclesham map created by the History Project. Members supported the idea but sought further information on costs and location.</p>	<p>Events Officer to arrange meeting with Town Clerk and Flash Festival committee.</p> <p>Town Clerk to receive an update from History Project and to feedback to members.</p>

8. Date of Next Meeting

The next meeting was agreed as Tuesday 5 September at 10am.

Notes taken by Helena Jarman (Events Officer).



FARNHAM TOWN COUNCIL



Notes

Strategy & Finance Working Group

Time and date

9.30am Tuesday 18th July 2017

Place

Town Clerk's Office, South Street, Farnham

Attendees:

Members: Councillors Carole Cockburn, Pat Frost, John Williamson

Other councillors in attendance: David Beaman

Officers present:

Iain Lynch (Town Clerk), Stephanie Spence (Corporate Governance Officer)

1. Apologies

Apologies were received from:

Councillors David Attfield, Jill Hargreaves, Stephen Hill, Jeremy Ricketts, and John Ward.

2. Declarations of Interest

There were no declarations of interest.

3. Notes of Meeting held on 13th June 2017

POINTS	ACTION
The notes of the previous meeting were agreed.	

4. Finance

POINTS	ACTION
i) The Town Clerk advised that the two aged un-presented cheques discussed in June had been written back to the accounts.	
ii) Members received the following documents reflecting the financial position at the end of the first quarter. a) Financial Budget Comparison between 1 st April and June 30 th 2017 b) Bank reconciliation at 30 th June 2017 c) Statement of Investments at 30 th June 2017 d) Debtors at 30 th June 2017	
iii) Members reviewed the income and expenditure noting that at	

<p>three months overall spend was on target with just over a quarter of budget spent whilst income was just over half the budgeted sum, with half the precept received to date.</p> <p>iv) Members noted that the trial balance and bank and petty cash reconciliations were as expected;</p> <p>v) The Working Group reviewed the level of investments. Cllr Williamson asked whether the Council should invest in fixed term bonds as rates seemed to be better. The Town Clerk advised that as with the Local Authorities Property Fund bonds over 12 months would need to be treated as expenditure. However, 12 month bonds could be considered.</p> <p>vi) Members noted the level of debtors and that Small Claims Court action was being taken against two debtor who had not kept to agreements made..</p> <p>vii) The BACS payments and cheque payments were available for inspection.</p>	<p>Town Clerk to review 12 month fixed term bonds</p>
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5. Strategy Workshop Review

POINTS	ACTION
<p>i) The Working Group reviewed the notes (circulated to all councillors) of the Councillor Strategy Workshop held on 6 May 2017 noting that there had been common approach on virtually all areas noting that:</p> <p>a. The arrangement for prayers organised by Churches Together at the start of the Council meeting worked well and should continue.</p> <p>b. The proposal for French Twinning with Castelnau-de-Medoc should not be progressed at this time but building on existing international links should be the priority. Mapping of existing partnerships should be undertaken to see how they could be promoted. <i>The Working Group agreed that references to Twinning in council documents would be better described as International partnerships.</i></p> <p>c. The current vision <i>Farnham Town Council should be the influential and effective voice for Farnham bringing together the views of all organisations working for the good of the town</i> was still valid. Strategy & Finance recommend to council that the words <i>“and taking practical action to make Farnham a better place”</i> should be added to the vision statement.</p> <p>d. The Strategy & Finance Working Group reviewed the areas of activity emerging from the discussions noting which fell within each Working Group. The topics included Longer term objectives, the Town Council’s approach, Devolved services, Enhancing Farnham and Planning and Infrastructure related matters.</p> <p>e. The Working Group considered in particular ways of building and furthering relationships with younger people including those at the Farnham 6th Form College and the University for the Creative Arts to help add value to their time in Farnham. It was noted that the In</p>	<p>Reference to twinning in Council publications should be changed to International Partnerships</p> <p>Recommendation to Council: That the Council’s vision be “Farnham Town Council should be the influential and effective voice for Farnham bringing together the views of all organisations working for the good of the town and taking practical action to make Farnham a better place”</p>

<p>Bloom work and the work of the Mayor was effective in engaging the primary schools in particular.</p> <p>f. The success of better engagement through social media was noted although it was recognised that the Council needed to do more and keep up-to-date with emerging media.</p> <p>g. In terms of devolved services the Working Group noted the new Interim Chief Executive at Waverley Borough Council was a shared appointment with East Hants District and Havant Borough Councils bringing wider experience of cross border working. It was noted that having the capacity to take on devolved services from Principal authorities needed to be supported by a willingness to actually devolve activity and it was hoped councillors who represented other tiers would assist in raising this matter.</p> <p>h. In terms of resourcing the Working Group felt that the approach of acting as a catalyst and facilitating activity undertaken by others in the community where possible was effective in helping deliver outcomes.</p>	
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6. Contracts and Property matters Update

POINTS	ACTION
<p>The Working Group received a verbal update on current contracts and matters taken to deal with the encroachment on Council land.</p>	

7. Consultations

POINTS	ACTION
<p>The Working Group considered several consultations at appendices G, H and I to its agenda and made the following observations for response by the Council:</p> <p>a) SCC Community Recycling Centres. Strategy and Finance Working Group reviewed the SCC proposed reductions in service as a result of the financial challenges affecting Surrey County Council. It proposes that the Council's response to the consultation is based on the following points:</p> <ul style="list-style-type: none"> ○ FTC is strongly opposed to the proposed changes to CRC centres. ○ The current site in Farnham is inadequate for the growing needs of Farnham and it should be relocated in view of the growth of the town. ○ It is impractical to close for a further day. ○ The previous round of reductions in the number of opening hours/days combined with the introduction of charging for 'non household' waste after a limited free allowance has led to an increase in fly-tipping in the Farnham area with costs for removal being passed on to the individual landowners which is unfair. ○ An invest-to-save programme would be more effective 	<p>Recommendation to Council: That the Town Clerk submit the Council's response objecting to the additional day's closure and proposing reinvestment or relocation of the site with an Invest to Save approach</p>

<p>with a modern set up like Witley.</p> <ul style="list-style-type: none"> ○ If re-investment in the existing site is not viable because of the size of the site an alternative should be sought and the land asset maximised. ○ Residents should be recognised for trying to do the right thing with their waste. This new round of proposed changes will only act as a further disincentive. There should continue to be some flexibility for householders to deposit small items as currently. Further charges will inevitably lead to more flytipping. <p>b) Waverley Borough Community Infrastructure Levy (CIL) – Preliminary Draft Charging Schedule Waverley Borough Council is consulting on the latest draft charging schedule for the Community Infrastructure Levy that will come into force once the Local Plan is adopted. As Farnham has an adopted Neighbourhood Plan, it will receive 25% of the developer contributions for local improvements. The Working Group made some preliminary comments following discussion on Appendix H to its agenda:</p> <ul style="list-style-type: none"> ○ There should not be a reduction in CIL where a SANG contribution was also payable. If this were the case it would limit the resources available for other much needed infrastructure improvements. It is accepted that there should be a single rate across Waverley and this should also apply where SANG is required. Developers should provide SANG or an additional contribution as at present. ○ The Working Group was concerned that the loss of office space to residential under permitted development would continue. As there was no CIL for a change of use, there should be a CIL charge for office construction. ○ It was not agreed that there should be a higher than standard discount for construction in the Waverly or Farnham area. The ‘normal’ discount for uncertainties in costing development of 30% should apply, not a higher rate of 40% as proposed since there is strong demand for housing in the area. Market forces would dictate that the discount would be applied to land values if needed, and should not be taken from infrastructure improvements required. ○ It was agreed that the Regulation 123 list should include some additional ‘Infrastructure types’ to include cemetery improvements and air quality improvements. ○ It is proposed that Farnham’s response is delegated to the Town Clerk in consultation with the Infrastructure Planning Group. <p>c) Extended consultation on the Blue Badge Scheme and car parking charges. Strategy and Finance Working Group considered the new</p>	<p>Recommendation to Council: That the Town Clerk submit the Council’s response in consultation with the Infrastructure Planning Group</p>
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<p>consultation on charges for blue badge holders in Waverley car parks. The Working Group There was concern that the disabled spaces were not close to the car park machines meaning that people with respiratory problems were significantly disadvantaged by the new arrangement. There was also a question over whether the additional income generated was worth the inconvenience being caused and a feeling that the difficulties being caused were disproportionate. If charges were to be applied, Waverley should consider a pre-paid voucher system, similar to that used for residents' visitor permits, which could be sold in books of ten, or to the on-street voucher system used in Woking.</p> <p>d) Local Plan Part 2 The Working Group considered Waverley Borough Council's Local Plan Part 2 consultation, noting that several of the questions were superseded by the completion of the neighbourhood Plan. The Town Clerk was to draft a response for submission to Waverley (attached at Annex 1) based on the points discussed.</p>	<p>Recommendation to Council: Farnham Town Council is strongly opposed to the introduction of charging Blue Badge holders to park in Farnham's car parks as the benefit is disproportionate to the difficulties caused.</p> <p>Recommendation to Council: That, subject to any additions at Council, the response at Annex 1 to the minutes be endorsed.</p>
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10. Well-being Task Group update

POINTS	ACTION
<p>The Working Group noted that the Well-being Task Group had met on 17th July and had discussed issues of air quality and the well-being event in the autumn.</p> <p>Members welcomed the Group's aim to further reduce pollution in the town centre and agreed that more needed to be done to identify and prosecute daytime delivery offenders in the town centre. It was suggested that the Task Group members might consider monitoring deliveries for a week to assess the extent of the problem.</p>	<p>Corporate Governance Officer to report back on discussions with Guildford BC at the September Strategy & Finance meeting.</p>
<p>Members felt that the Task Group's proposal for a Viability Study to re consider building a Western Bypass/Wrecclesham Relief Road needed to be conducted by the Infrastructure Planning Group although it was noted that the most significant issue was how such a project would be funded. Any study would need to take account of previous studies and be conducted with partners such as Surrey County Council.</p>	<p>Recommendation to Council: That the Infrastructure Planning Group consider whether an updated viability study on a Western Bypass/ Wrecclesham Relief Road should be undertaken.</p>
<p>Members welcomed continued progress made with the Dementia Action Alliance and recommended that an annual event should be moved from December to January, due to the already high level of Council commitments in December.</p>	<p>Corporate Governance Officer to reschedule the event for January 2018.</p>
<p>Members welcomed ongoing conversations to combine the FTC Wellbeing Day with the Farnham Hospital Integrated Care Services launch.</p>	<p>Corporate Governance Officer to report back at the September Strategy & Finance meeting.</p>

11. Town Clerk update

POINTS	ACTION
The Town Clerk advised that the NALC Star Council Awards deadline was approaching, and it was agreed to enter one category this year.	Town Clerk to submit

12. Date and time of next meeting

POINTS	ACTION
Members agreed that the next meeting would take place on Tuesday 12th September 2017 at 9.30am	Town Clerk to circulate agenda

The meeting ended at 11.25am.

Notes written by Iain Lynch

Gayle Wootton
Planning Policy
Planning Services
Waverley Borough Council
The Burys
Godalming
Surrey
GU7 1HR

Iain Lynch
Town Clerk
Telephone: 01252 712667
E-mail: town.clerk@farnham.gov.uk

24th July 2017

Waverley Borough Council: LPP2 Issues and Options Consultation

Farnham Town Council welcomes the chance to comment on this document. Below is a summary response which will be followed by a formal response once considered at the Full Council meeting on 27th July 2017.

Chapter 2 – Protecting Places

Farnham Town Council supports the effective use of land in the Green Belt. As a result, it agrees that the 40% guideline for extensions outside settlements should be reconsidered, and that the 10% guideline for replacement dwellings outside settlements should be reconsidered. All Green Belt development should be site specific, and reviewed on a site by site basis.

Farnham Town Council is content for the use of 31st December 1968 as the base for assessing extensions to continue.

Farnham's Neighbourhood Plan clearly details Farnham's built-up area boundary (map A, p.19), which seeks to enable development opportunities within the town, whilst protecting its rural setting and the surrounding countryside from inappropriate development. As this has been recently prepared, passed at Referendum and subject to supportive comments from the Judge in the recent Judicial Review, no further review is necessary.

Farnham Town Council welcomes the proposal in LPP2 to reconsider some of the smaller village settlement boundaries, and agrees with the principle that these should be adjusted to permit development in selected areas. By doing so, these smaller settlements will develop and ultimately be more sustainable.

Farnham's Neighbourhood Plan Policy FNPI 1 details the Council's views on preventing coalescence between Farnham and Aldershot; Badshot Lea and Weybourne; Rowledge and Wrecclesham; Rowledge and Boundstone and Rowledge and Frensham. This should be reinforced in LPP2. Farnham Town Council believes that currently defined ASVI should be reviewed.

Chapter 3 – Housing

Farnham Town Council has previously submitted its views that Dunsfold has the potential to provide housing greater than the currently discussed figure of 2,600.

There should be no additional Gypsy/Traveller transit site in Farnham. Farnham Town Council accepts that the suggested site 'Extension eastwards of the existing Willows Gypsy Site at Runfold, Farnham' is pragmatic.

Due to the high cost of land in Farnham, there is very little demand for Self Build and Custom Build.

Chapter 4 – Economic Prosperity

Farnham's Neighbourhood Plan Policy FNP23 sets out the Council's Town Centre Policy. It aims to protect A1 uses within West Street, Downing Street and The Borough; ensuring a range of shop units. It acknowledges the potential of East Street and allocating the Woolmead site for retail development at ground floor level. However, the loss of offices as a result of permitted development for change of use to housing, cannot generally be prevented. Farnham Town Council suggests that Waverley Borough Council support the retention and provision of more employment sites in the locality to mitigate this.

Farnham's Neighbourhood Plan Policy FNP30 sets out the Council's 'Transport Impact of Development Policy'. There is high car ownership in Farnham and heavy volumes of traffic on major routes and passing through Farnham town centre which cause congestion at peak times. The national air quality objectives for Nitrogen Dioxide are being exceeded either side of the A325 through the town centre mainly due to traffic congestion. This is exacerbated by the development of almost 30,000 new homes within six miles of the Farnham boundary. Farnham Town Council suggests that these issues be considered in more detail in LPP2.

Chapter 5 – Healthy Communities

Farnham's Neighbourhood Plan Policies FNP26, FNP27 and FNP28 detail how the Council intends to protect and enhance public open spaces used for recreational purposes throughout the area, including links between open spaces and leisure activities, and ensure new provision in association with new development. It is extremely important that existing green spaces are protected wherever possible to support this objective.

Farnham's Neighbourhood Plan Policy FNP29 provides protection for cultural attractions and facilities, including community halls.

Farnham Town Council looks forward to working with Waverley as the Local Plan progresses.

Yours sincerely

Iain Lynch

Iain Lynch
Town Clerk



FARNHAM TOWN COUNCIL

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Notes

Planning and Licensing Consultative Group

Time and date

9.30am on Monday 3rd July 2017

Place

Council Chamber, South Street, Farnham

Planning & Licensing Consultative Group Members Present

Councillor J Williamson (Chair)

Councillor D Beaman

Councillor C Cockburn

Councillor J Fraser – departed 10.20am

Councillor M Hyman

Councillor A MacLeod – arrived 10.12am

Officer in attendance: Jenny de Quervain

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

1. Apologies

No apologies were received.

2. Declarations of Interest

Non pecuniary interest was declared by Councillor Macleod in his vicinity to WA/2017/1077.

A pecuniary interest was declared by Councillor Cockburn in her family connection to WA/2017/1070 and WA/2017/1080

3. Applications considered by the Planning and Licensing Consultative Group on 3 July 2017

Farnham Bourne

WA/2017/0997 Farnham Bourne

Mr Chris Turner

Alterations to existing garage to form habitable accommodation and changes to doors and windows.
16 STREAM FARM CLOSE, FARNHAM GU10 3PD

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

WA/2017/1003 Farnham Bourne **Philippa Staddon**

Erection of a detached garage.

GREYWELL, LONGDOWN ROAD, FARNHAM GU10 3JT

Farnham Town Council notes the application is for a triple garage however the illustrative drawing shows a double garage.

WA/2017/1012 Farnham Bourne **Olivia Gorham**

Erection of a two storey extension following the partial demolition of the existing structure and garage.

2 UNDERHILL LANE, FARNHAM GU10 3NF

Farnham Town Council has no objections subject to the extension being in line with the Farnham Design Statement and Neighbourhood Plan and all materials used to be in keeping with existing.

WA/2017/1019 Farnham Bourne **Mr Chris Turner**

Alterations to roof space to provide habitable accommodation including dormer windows; erection of a detached double garage and ancillary works (revision of WA/2017/0542).

17 LATCHWOOD LANE, FARNHAM GU10 3HA

Farnham Town Council has no objections subject to the dormer windows being in line with the Farnham Design Statement and Neighbourhood Plan and all materials used to be in keeping with existing.

WA/2017/1020 Farnham Bourne **Philippa Staddon**

Erection of extensions and alterations to bungalow to form a two-storey dwelling.

INGLEWOOD, 11 KILN LANE, FARNHAM GU10 3LS

Farnham Town Council is concerned over the size of the extensions to create a two storey dwelling, the impact of the neighbours' amenity and the street scene not being in line with the Farnham Design Statement and Neighbourhood Plan.

WA/2017/1026 Farnham Bourne **Olivia Gorham**

Erection of extensions following demolition of existing extensions.

6 GREAT AUSTINS, FARNHAM GU9 8JG

Farnham Town Council has no objections subject to the extensions being in line with the Farnham Design Statement and Neighbourhood Plan, all materials used to be in keeping with existing and mature hedging and trees be retained.

WA/2017/1034 Farnham Bourne **Mr Chris Turner**

Erection of extensions and alterations to outbuilding to form residential annexe.

THE KNOLE, 49 LODGE HILL ROAD, LOWER BOURNE GU10 3RD

Farnham Town Council has no objections to the extensions and alterations of the outbuilding to form a residential annexe subject to it remaining ancillary to 49 Lodge Hill Road and all materials used to be in keeping with existing.

WA/2017/1049 Farnham Bourne **Mr Chris Turner**

Erection of boundary fence and gates.

14 LONGDOWN ROAD, LOWER BOURNE GU10 3JS

In the area covered by policy BE3, fences are positively discouraged and residents encouraged to replace them with green boundaries. Farnham Town Council notes this is replacement boundary fences and gates and has no objections subject to the existing trees and mature shrubs being retained at the boundary.

WA/2017/1056 Farnham Bourne Philippa Staddon

Erection of a single storey rear extension and extension to raised patio following demolition of existing conservatory.

THE TUDOR HOUSE, 8 GREAT AUSTINS FARNHAM GU9 8JG

Farnham Town Council has no objections subject to the extensions being in line with the Farnham Design Statement and Neighbourhood Plan and all materials used to be in keeping with existing.

WA/2017/1080 Farnham Bourne Flo Taylor

Erection of a dwelling following demolition of existing dwelling.

THE COACH HOUSE, TILFORD ROAD, FARNHAM GU9 8HR

Farnham Town Council notes an anomaly in the drawings with parking situated on what appears to be a shared driveway and has concerns about the access on to the Tilford Road.

CA/2017/0078 Farnham Bourne Mr A Clout

OLD CHURCH LANE FARNHAM CONSERVATION AREA

REMOVAL OF TREES

7 LAKE COTTAGE, VICARAGE LANE FARNHAM GU9 8HN

Farnham Town Council strongly objects to the removal of trees especially those in a Conservation Area and adjoining a footpath.

CA/2017/0079 Farnham Bourne Mr A Clout

GREAT AUSTINS FARNHAM CONSERVATION AREA WORKS TO AND REMOVAL OF TREES

ST THOMAS ON THE BOURNE, FRENHAM ROAD FARNHAM GU9 8HA

Farnham Town Council objects to the removal of trees especially those in a Conservation Area, subject to the comments of the Arboricultural Officer, maintenance is encouraged to extend their life and associated amenity.

TM/2017/0099 Farnham Bourne Mr A Clout

APPLICATION FOR REMOVAL AND WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 07/00

3 BRAMBLES, CRAVEN CLOSE FARNHAM GU10 3LW

Farnham Town Council objects to the removal of trees, subject to the comments of the Arboricultural Officer, maintenance is encouraged to extend their life and associated amenity.

Farnham Castle

CA/2017/0077 Farnham Castle Mr A Clout

FARNHAM CONSERVATION AREA WORKS TO AND REMOVAL OF TREES

RUSTLINGS, CASTLE HILL, FARNHAM GU9 7JG

The trees near to the footpath at Castle Hill add to the character of the area. Farnham Town Council objects to the removal of trees especially those in a Conservation Area, subject to the comments of the Arboricultural Officer, maintenance is encouraged to extend their life and associated amenity.

WA/2017/1031 Farnham Castle Ruth Dovey

Erection of a dwelling following demolition of existing buildings.

LAND AT OLD SEARCHLIGHTS, RUNWICK LANE, FARNHAM GU10 5EF

Farnham Town Council has no objections subject to the new dwelling being in line with the Farnham Design Statement and Neighbourhood Plan.

Farnham Firgrove

WA/2017/1005 Farnham Firgrove Kayleigh Taylor

Siting of 2 stacked temporary modular buildings for use whilst building is internally re-modelled; siting of 2 free-standing external air-conditioning/heat recovery units following removal of 11 freestanding existing units.

CHAPMAN HOUSE, FARNHAM BUSINESS PARK, WEYDON LANE, FARNHAM GU9 8QL

Farnham Town Council has no objections.

WA/2017/1024 Farnham Firgrove Olivia Gorham

Erection of single-storey rear extension and alterations.

16 THE FAIRFIELD, FARNHAM GU9 8AJ

Farnham Town Council has no objections subject to the extension and alterations being in line with the Farnham Design Statement and Neighbourhood Plan and all materials used to be in keeping with existing.

WA/2017/1025 Farnham Firgrove Ryan Snow

Application under 73A to vary conditions 1 and 6 and remove condition 21 of WA/2016/2366 to allow changes to plan numbers, landscape scheme and electricity substation.

LANGHAM COURT, RIDGEWAY ROAD, FARNHAM

Farnham Town Council has no objections.

WA/2017/1070 Farnham Firgrove Olivia Gorham

Erection of a single storey rear extension following demolition of existing conservatory.

23 ST GEORGES ROAD, FARNHAM GU9 8NA

Farnham Town Council has no objections subject to the extension being in line with the Farnham Design Statement and Neighbourhood Plan and all materials used to be in keeping with existing.

WA/2017/1078 Farnham Firgrove Kayleigh Taylor

Erection of a pair of semi detached dwellings with outbuildings and new access following demolition of existing dwelling (revision of WA/2017/0547).

25 ALFRED ROAD, FARNHAM GU9 8ND

Farnham Town Council objects to the overdevelopment of the site, the negative impact on the character and nature of the street scene and the neighbours' amenity.

Farnham Hale and Heath End

WA/2017/1018 Farnham Hale and Heath End Mr Chris Turner

Erection of extensions and alterations.

43 WEST AVENUE, FARNHAM GU9 0RB

Farnham Town Council has no objections subject to the extension being in line with the Farnham Design Statement and Neighbourhood Plan and all materials used to be in keeping with existing.

DW/2017/0026 Farnham Hale and Heath End Olivia Gorham

The erection of a single storey rear extension which would extend beyond the rear wall of the original house by 6.0m, for which the height would be 3.9m, and for which the height of the eaves would be 2.58m.

1 HIGHLANDS ROAD, FARNHAM GU9 0LX

Farnham Town Council has no objections.

Farnham Moor Park

Carried over from 5 June 2017

WA/2017/0837 Farnham Moor Park **Philippa Staddon**

Erection of extensions and alterations (revision of WA/2017/0191).

49 WAVERLEY LANE, FARNHAM GU9 8BH

Farnham Town Council has no objections.

WA/2017/1008 Farnham Moor Park **Mr Chris Turner**

Alterations to elevations of detached garage to allow for use as annex ancillary to the main dwelling.
BRIAR DENE, GUILDFORD ROAD, RUNFOLD GUI0 1PW

Farnham Town Council has no objections subject to the alterations to elevations being in line with the Farnham Design Statement and Neighbourhood Plan and all materials used to be in keeping with existing and the annex remains ancillary to the main dwelling.

WA/2017/1071 Farnham Moor Park **Kayleigh Taylor**

Erection of 2 detached dwellings following demolition of existing dwelling, new vehicular access and parking and alterations to boundary wall.

68 BROOMLEAF ROAD, FARNHAM GU9 8DH

Farnham Town Council objects to the overdevelopment of the site, the negative impact on street scene and the neighbours' amenity. The elevation drawings misrepresent the scale and style of the neighbouring property.

WA/2017/1075 Farnham Moor Park **Ruth Dovey**

Application under Section 73A to vary Condition 1 of WA/2016/2033 (approved drawings condition) to allow revised scheme for dwelling.

Farnham Town Council has no objections subject to the revised scheme being in line with the Farnham Design Statement and Neighbourhood Plan and all materials used to be in keeping with existing.

WA/2017/1077 Farnham Moor Park **Philippa Staddon**

Erection of single and two storey rear extensions and two storey porch extension with pitched roof.
4 MENIN WAY, FARNHAM GU9 8DY

Farnham Town Council has no objections subject to the extensions being in line with the Farnham Design Statement and Neighbourhood Plan and all materials used to be in keeping with existing.

Farnham Shortheath and Boundstone

WA/2017/1016 Farnham Shortheath and Boundstone **Kayleigh Taylor**

Application under Section 73 to vary Condition 4 of WA/2015/2457 to allow construction traffic to access the site via Bridleway 233.

SWANBOURNE, 25 THORN ROAD, WRECCLESHAM GUI0 4TU

Farnham Town Council has no objections subject to the bridleway being monitored for deterioration caused by vehicle use.

WA/2017/1041 Farnham Shortheath and Boundstone **Ruth Dovey**

Erection of 2 dwellings following demolition of existing dwelling.

PEAR TREE COTTAGE, 45 SHORTHEATH ROAD, FARNHAM GU9 8SH

M Wise, Hadfields Butt & Bowyer Solicitors LLP 104 West Street, Farnham GU9 7ET

Farnham Town Council has no objections to the erection of two new dwellings, subject to the dwellings being in line with the Farnham Design Statement and Neighbourhood Plan.

WA/2017/1065 Farnham Shortheath and Boundstone

Kayleigh Taylor

Erection of front extension together with extension and alterations to roof to form habitable accommodation including front and rear dormers.

34 UPPER BOURNE LANE, WRECCLESHAM GU10 4RG

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

Farnham Upper Hale

WA/2017/1002 Farnham Upper Hale

Olivia Gorham

Erection of extensions and alterations.

161 UPPER HALE ROAD, FARNHAM GU9 0JE

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

WA/2017/1033 Farnham Upper Hale

Philippa Staddon

Erection of extension and alterations.

9 WINDSOR CRESCENT, FARNHAM GU9 0DH

Farnham Town Council has no objections subject to the extension and alterations being in line with the Farnham Design Statement and Neighbourhood Plan and all materials used to be in keeping with existing.

WA/2017/1066 Farnham Upper Hale

Kayleigh Taylor

Erection of a dwelling following demolition of existing dwelling.

2 QUEENS LANE, FARNHAM GU9 0LU

Farnham Town Council objects to the erection of a two storey dwelling and its negative impact on the neighbours' amenity and street scene.

Farnham Weybourne and Badshot Lea

Carryover, further information being sought

WA/2017/0996 Farnham Weybourne and Badshot Lea

Kayleigh Taylor

Removal of existing residential access and formation of a new access from St Georges Road together with associated works.

WAVERLEYS FOLLY, ST GEORGES ROAD, BADSHOT LEA

Farnham Wrecclesham and Rowledge

NMA/2017/0096 Farnham Wrecclesham and Rowledge Nicola Stancombe

Amendment to WA/2017/0048 to provide alterations to elevations.

18 COLESON HILL ROAD, WRECCLESHAM GU10 4QQ

Farnham Town Council has no objections.

WA/2017/1027 Farnham Wrecclesham and Rowledge Olivia Gorham

Erection of extensions and alterations.

5 STEWARDS RISE, WRECCLESHAM GU10 4PD

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

WA/2017/1040 Farnham Wrecclesham and Rowledge Philippa Staddon

Erection of rear decking.

10A WRECCLESHAM HILL, WRECCLESHAM GU10 4JW

Farnham Town Council has no objections.

WA/2017/1058 Farnham Wrecclesham and Rowledge Philippa Staddon

Erection of extensions and alterations.

13 MEADOW WAY, ROWLEDGE GU10 4DY

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

4. Proposed Large Developments

Applications with a net increase 5 or more dwellings.

WA/2017/1043 Farnham Upper Hale

Rachel Kellas

Outline application with all matters reserved for 6 dwellings following demolition of existing dwelling and outbuildings.

108 UPPER HALE ROAD, FARNHAM GU9 0JW

Farnham Town Council objects to the outline application for 6 dwellings and demolition of the attached dwelling and the overdevelopment of the site and garden grabbing nature of the proposal. The access is very limited on a busy road and any loss of the green boundary would be detrimental to the nature of the existing street scene.

Carryover, further information being sought

WA/2017/1050 Farnham Moor Park

Rachel Kellas

Hybrid application for: a) Outline application for the development of up to 254 residential dwellings on 13.15 ha of the site including an access from The Street, construction of a primary route through the site and an emergency access link from Grange Road

LAND AT NORTH END OF TONGHAM ROAD, RUNFOLD

Date of next meeting Monday 17 July 2017

The meeting closed at 10.49am

Notes by Jenny de Quervain



FARNHAM TOWN COUNCIL

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Notes

Planning and Licensing Consultative Group

Time and date

9.30 am on Monday 17th July 2017

Place

Council Chamber, South Street, Farnham

Planning & Licensing Consultative Group Members Present

Councillor J Williamson (Chair)

Councillor D Beaman

Councillor J Fraser

Councillor A MacLeod

Officers in attendance: Jenny de Quervain

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

4. Apologies

Apologies were received from Councillors C Cockburn and M Hyman

5. Declarations of Interest

Non pecuniary interest was declared by Councillor Macleod in his vicinity to WA/2017/1182, WA/2017/1192 and WA/2017/1185

6. Applications considered by the Planning and Licensing Consultative Group on 17 July 2017

Farnham Bourne

WA/2017/1108 Farnham Bourne

Mr Chris Turner

Erection of extensions and alterations to provide a chalet bungalow (revision of WA/2017/0227).
20 VALE CLOSE, LOWER BOURNE GU10 3HR

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

WA/2017/1109 Farnham Bourne**Philippa Staddon**

Alterations to garage to form habitable accommodation.

LINDISFARNE, 4 LONGDOWN CLOSE, LOWER BOURNE GU10 3JN

Farnham Town Council has no objections subject to the alterations being in line with the Farnham Design Statement and Neighbourhood Plan and all materials used to be in keeping with existing.**WA/2017/1140 Farnham Bourne****Kayleigh Taylor**

Application under Section 73 to vary Condition 1 of WA/2016/2212 (approved plan numbers) to allow addition of a basement, alterations to fenestration, addition of roof lights and dormer windows, provision of habitable accommodation within the roof space

PRIORS GLADE, 22 OLD FRENHAM ROAD, FARNHAM GU10 3HD

Farnham Town Council has no objections subject to being in line with the Farnham Design Statement and Neighbourhood Plan.**WA/2017/1142 Farnham Bourne****Rachel Kellas**

Erection of sports pavilion following demolition of existing sports pavilion.

PAVILION, THE BOURNE RECREATION GROUND, OLD FRENHAM ROAD, LOWER BOURNE

Farnham Town Council has no objections.**WA/2017/1189 Farnham Bourne****Flo Taylor**

Erection of a dwelling following demolition of existing dwelling together with formation of a new access off Pine Ridge Drive.

ROSEGLADE, 1 PINE RIDGE DRIVE, FARNHAM GU10 3JW

Kate Stoddart Ltd

Farnham Town Council regrets the loss of another single storey property, especially one with historic interest being a former gatehouse.**CA/2017/0089 Farnham Bourne****Mr A Clout**

GREAT AUSTINS FARNHAM CONSERVATION AREA REMOVAL OF TREES

9 MIDDLE AVENUE, FARNHAM GU9 8JL

Farnham Town Council has no objections subject to the comments of the Arboricultural Officer. Planting new trees of approved species is welcomed.**Farnham Castle****WA/2017/1147 Farnham Castle****Mr Chris Turner**

Certificate of Lawfulness under Section 192 for the erection of an outbuilding following the demolition of an existing outbuilding.

KEEPERS COTTAGE, MIDDLE OLD PARK, FARNHAM GU10 5EA

Farnham Town Council has no objections subject to all materials used to be in keeping with existing.**WA/2017/1155 Farnham Castle****Rachel Kellas**

Change of use of ground floor from mixed use shop/cafe (A1/A3) to form a dwelling and associated works (revision of WA/2016/0839).

THE BARN, OLD KILN COURTYARD, THE BOROUGH, FARNHAM GU9 7NA

Farnham Town Council has no objections to the change of use to a dwelling, subject to the change being in line with the Farnham Design Statement and Neighbourhood Plan and all materials used to be in keeping with existing.

WA/2017/1180 Farnham Castle**Philippa Staddon**

Erection of a boundary wall to car park following the demolition of the existing wall.
 THE MECURE BUSH HOTEL, THE BOROUGH, FARNHAM GU9 7NN

Farnham Town Council has no objections subject to all materials used to be in keeping with existing.

WA/2017/1190 Farnham Castle**Kayleigh Taylor**

Application under Section 73A to vary Condition 1 of WA/2012/1128 (as amended by NMA/2013/0062) (plan numbers) to allow for reconfiguration of parking areas and regularisation of site layout.

UNIT 6, COXBRIDGE BUSINESS PARK, ALTON ROAD, FARNHAM GU10 5EH

Farnham Town Council has no objections.

PRA/2017/0006 Farnham Castle**Mr Chris Turner**

General Permitted Development Order 2015, Schedule 2 Part 3 Class M - Prior Notification

Application for change of use of art studio/gallery to 1 dwelling.

4 CAXTON YARD, FARNHAM GU9 7GD

Farnham Town Council has no objections to the change of use to a dwelling, subject to the change being in line with the Farnham Design Statement and Neighbourhood Plan and all materials used to be in keeping with existing.

Farnham Firgrove**ALREADY REFUSED****NMA/2017/0099 Farnham Firgrove****Nicola Stancombe**

Amendment to WA/2016/2262 for alterations to elevations and driveway.

22 HILLARY ROAD, FARNHAM GU9 8QX

WA/2017/1173 Farnham Firgrove**Mr Chris Turner**

Erection of extensions and alterations following demolition of existing garage and outbuilding.

54 UPPER WAY, FARNHAM GU9 8RF

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

Farnham Hale and Heath End**WA/2017/1103 Farnham Hale and Heath End****Mr Chris Turner**

Erection of extension and alterations including the use of garage as habitable accommodation.

30 NORTH AVENUE, FARNHAM GU9 0RE

Farnham Town Council has no objections subject to the extension and alterations being in line with the Farnham Design Statement and Neighbourhood Plan, all materials used being in keeping with existing, and sufficient parking being available within the boundary of the property.

WA/2017/1168 Farnham Hale and Heath End**Mr Chris Turner**

Erection of extensions and alterations.

1 THE GLADE, FARNHAM GU9 0QT

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

Farnham Moor Park

ALREADY REFUSED

NMA/2017/0100 Farnham Moor Park

Nicola Stancombe

Amendment to WA/2016/1043 for alterations to fenestrations.
25 BROOMLEAF ROAD, FARNHAM GU9 8DG

DW/2017/0028 Farnham Moor Park

Philippa Staddon

The erection of a single storey rear extension which would extend beyond the rear wall of the original house by 4.5m, for which the height would be 3.2m, and for which the height of the eaves would be 2.85m.

47 STOKE HILLS, FARNHAM GU9 7TD

Farnham Town Council has no objections.

TM/2017/0103 Farnham Moor Park

Steve Tester

APPLICATION FOR REMOVAL OF TREE SUBJECT OF TREE PRESERVATION ORDER WA261
BOURNE MILL 39-43, GUILDFORD ROAD FARNHAM GU9 9PY

Farnham Town Council has no objections subject to the comments of the Arboricultural Officer. Planting of new trees suitable for wet conditions on this site is welcomed.

WA/2017/1182 Farnham Moor Park

Philippa Staddon

Erection of a two storey extension.

SOUTH FARNHAM SCHOOL, MENIN WAY, FARNHAM GU9 8DY

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

WA/2017/1185 Farnham Moor Park

Mr Chris Turner

Erection of extension and alterations.

2 STONEYFIELDS, FARNHAM GU9 8DX

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

WA/2017/1192 Farnham Moor Park

Philippa Staddon

Erection of extensions and alterations.

11 MENIN WAY, FARNHAM GU9 8DY Councillor MacLeod left the room

Farnham Town Council has no objections subject to the extensions and alterations being in line with the Farnham Design Statement and Neighbourhood Plan and all materials used to be in keeping with existing. Councillor MacLeod re-entered the room

Farnham Shortheath and Boundstone

WA/2017/1097 Farnham Shortheath and Boundstone Kayleigh Taylor

Certificate of Lawfulness under Section 192 for erection of a detached garage.

SWANBOURNE, 25 THORN ROAD, WRECCLESHAM GU10 4TU

Farnham Town Council has no objections.

WA/2017/1107 Farnham Shortheath and Boundstone Philippa Staddon

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

45 SANDROCK HILL ROAD, WRECCLESHAM GU10 4RJ

Farnham Town Council has no objections subject to the outbuilding remaining ancillary to the dwelling.

WA/2017/1114 Farnham Shortheath and Boundstone Kayleigh Taylor

Erection of first floor and single storey extensions.

45 GREEN LANE, FARNHAM GU9 8QD

Farnham Town Council has no objections subject to the extensions being in line with the Farnham Design Statement and Neighbourhood Plan and all materials used to be in keeping with existing.

Farnham Shortheath and Boundstone

WA/2017/1094 Farnham Shortheath and Boundstone Mr Chris Turner

Erection of extensions and alterations.

LONGHOLT, 15 LAVENDER LANE, ROWLEDGE GU10 4AX

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

WA/2017/1128 Farnham Shortheath and Boundstone Kayleigh Taylor

Erection of 2 storey extension and alterations following demolition of existing garage.

11 BURNT HILL ROAD, WRECCLESHAM GU10 4RU

Farnham Town Council has no objections subject to the extension and alterations being in line with the Farnham Design Statement and Neighbourhood Plan and all materials used to be in keeping with existing.

WA/2017/1138 Farnham Shortheath and Boundstone Flo Taylor

Application under Section 73A to vary Condition 2 of APP/R3650/W/14/3002885 (WA/2014/1564) plan numbers, to allow for alterations to layout of proposed dwelling.

LAND AT 2 WICKET HILL, WRECCLESHAM GU10 4RD

Farnham Town Council has no objections.

TM/2017/0106 Farnham Shortheath and Boundstone Mr A Clout

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

10 GLYNSWOOD, FARNHAM GU10 4TN

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

Farnham Upper Hale

WA/2017/1144 Farnham Upper Hale

Mr Chris Turner

Erection of extensions to existing garage to provide an annexe.

HIGHFIELD PARK, 14 UPPER OLD PARK LANE, FARNHAM GU9 0AS

Farnham Town Council has no objections to the erection of extensions subject to the garage and annexe remaining ancillary to the dwelling.

Farnham Weybourne and Badshot Lea

WA/2017/0996 Farnham Weybourne and Badshot Lea

Kayleigh Taylor

Removal of existing residential access and formation of a new access from St Georges Road together with associated works. Representation has been submitted

WAVERLEYS FOLLY, ST GEORGES ROAD, BADSHOT LEA

Farnham Town Council objects to the formation of a new access. The size of the proposed new access is excessive and disproportionate for the site.

Farnham Wrecclesham and Rowledge

WA/2017/1098 Farnham Wrecclesham and Rowledge Miss C Woodhatch

Proposed single storey rear extension and alterations.

15 ROSEMARY LANE, ROWLEDGE GU10 4DB

Farnham Town Council has no objections subject to the single storey extension and alterations being in line with the Farnham Design Statement and Neighbourhood Plan and all materials used to be in keeping with existing.

WA/2017/1106 Farnham Wrecclesham and Rowledge Mr Chris Turner

Erection of extensions.

102 BOUNDSTONE ROAD, ROWLEDGE GU10 4AU

Farnham Town Council has no objections subject to the extensions being in line with the Farnham Design Statement and Neighbourhood Plan and all materials used to be in keeping with existing.

WA/2017/1120 Farnham Wrecclesham and Rowledge Flo Taylor

Application for a Certificate of Lawfulness under Section 191 for the use of land for general storage associated with construction, groundworks and civil engineering business.

LAND TO REAR OF POULSON PLANT HIRE, WRECCLESHAM HILL, WRECCLESHAM

Farnham Town Council has concerns over the access onto the A325 and the visual impact of use for storage of construction materials.

WA/2017/1151 Farnham Wrecclesham and Rowledge Philippa Staddon

Erection of a detached outbuilding with playroom above following demolition of existing detached garage.

WOODBINE COTTAGE, THE LONG ROAD, ROWLEDGE GU10 4DL

Farnham Town Council is concerned about the size and scale of the proposed outbuilding, the change of use and its amenity value.

Farnham Wrecclesham and Rowledge

WA/2017/1175 Farnham Wrecclesham and Rowledge Flo Taylor

Erection of a dwelling with associated access, parking and landscaping.

HOLTSIDE, 47 LICKFOLDS ROAD, ROWLEDGE GU10 4ER

Farnham Town Council has no objections subject to the new dwelling being in line with the Farnham Design Statement and Neighbourhood Plan.

WA/2017/1164 Farnham Wrecclesham and Rowledge Ruth Dovey

Application under Section 73 to vary Condition 1 of WA/2016/1812 (plan numbers) to allow for alterations to appearance and internal arrangements.

LAND BETWEEN 26 AND 28 ON WEST SIDE OF GARDENERS HILL ROAD, LOWER BOURNE

Farnham Town Council has no objections.

CA/2017/0091 Farnham Wrecclesham and Rowledge Mr A Clout

Reduction of hedge

55A THE STREET, WRECCLESHAM, FARNHAM

Farnham Town Council has no objections to the reduction of the hedge subject to the Ash tree remaining.

7. Proposed Large Developments

Applications with a net increase 5 or more dwellings.

WA/2017/0905 Farnham Upper Hale

Flo Taylor

Outline application for the erection of 9 dwellings with associated parking and access road with appearance and landscaping reserved (amended description).

LAND TO THE EAST OF OAST HOUSE LANE, FARNHAM

Farnham Town Council reiterates its objections to development at the land to the east of Oast House Lane not being in line with the Farnham Neighbourhood Plan. This application is within An Area of High Landscape Value and Sensitivity and Outside of the Built Up Area Boundary.

WA/2017/1050 Farnham Moor Park

Rachel Kellas

Hybrid application for: a) Outline application for the development of up to 254 residential dwellings on 13.15 ha of the site including an access from The Street, construction of a primary route through the site and an emergency access link from Grange Road

LAND AT NORTH END OF TONGHAM ROAD, RUNFOLD

Representation has been submitted (Annex 1)

PC/2017/0013 Farnham Moor Park

Rachel Kellas

Consultation from a neighbouring authority: Outline application for up to 150 residential dwellings, including provision of up to 35% affordable housing, creation of new vehicular access off Poyle Road, and provision of public open space

LAND NORTH OF POYLE ROAD, TONGHAM GUI0 IDY

Representation has been submitted (Annex2)

5. Planning Appeals

TOWN AND COUNTRY PLANNING ACT 1990 (As Amended)

Appeal Under Section 78

PROPOSAL: Erection of 9 dwellings with associated access, parking, amenity space and landscaping following demolition of all buildings on site and removal of hardstanding (revision of WA/2015/1694).

SITE ADDRESS: Knowle Farm, 19 Old Park Lane, Farnham

WAVERLEY REFERENCE: WA/2017/0137

PLANNING INSPECTORATE REFERENCE: APP/R3650/W/17/3176339

COMMENT DATE: 28/07/17

Date of next meeting Monday 31 July 2017

The meeting closed at 11.30am

Notes by Jenny de Quervain

Mr Paul Sherman
 Planning Department
 Guildford Borough Council
 Millmead House
 Millmead
 Guildford
 GU2 4BB
 20 July 2017

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

Dear Mr Sherman

Guildford Borough Council I7/P/01193 and Waverley Borough Council WA/2017/I050
LAND AT NORTH END OF TONGHAM ROAD, RUNFOLD

Hybrid application for: a) Outline application for the development of up to 254 residential dwellings on 13.15 ha of the site including an access from The Street, construction of a primary route through the site and an emergency access link from Grange Road

Farnham Town Council objects to this application.

1. Policy Considerations – the application conflicts with policies in place for Farnham, Waverley and adjoining Boroughs:

Farnham Neighbourhood Plan 2017, Policy FNP 11 Preventing Coalescence between Farnham and Aldershot; Badshot Lea and Weybourne; Rowledge and Wrecclesham; Rowledge and Boundstone and Rowledge and Frensham

Development proposals outside the Built Up Area Boundary, as defined on Map A – Farnham Built up Area Boundary, will be assessed in terms of their potential impact upon the visual setting and landscape features of the site and its surroundings, and the potential impact upon the biodiversity of the area and other relevant planning considerations, such as the impact of traffic and noise. Proposals which either fail to demonstrate that these impacts can be satisfactorily addressed or which clearly lead to the increased coalescence of settlements within the Plan area and beyond will not be supported.

Waverley Borough Council Local Plan 2002 designates the land as within the Strategic Gap between Farnham and Aldershot protected by Policy C4. The overall strategy of the plan focuses development within existing settlements. This must be balanced by the need to protect and enhance the environment and character of the settlements and the quality of life within them.

Hart District Local Plan designates the land as the Blackwater Valley Strategic Gap within the Blackwater Gap between the Blackwater Valley towns and the County boundary, permission will not be granted for development which would diminish the gap physically or visually, in order that the setting and separate identity of settlements on either side of the County boundary are retained.

2. Detailed Concerns

Cumulative development should be considered. Approved schemes and other outline planning applications within 6 miles of the Farnham boundary amounts over 25,000 additional homes. An outline application has been made for 150 homes 1 mile away off Poyle Road.

Cumulative development will inevitably exacerbate the existing congestion and air quality problems in the Farnham area.

Traffic, noise, air quality, infrastructure and sustainability. The heavily congested area is isolated from safe pedestrian routes and public transport therefore reliance is solely on private vehicles. The volume of traffic from a development of this size will add to the congestion, noise and pollution levels will rise, especially with the loss of trees and vegetation.

Environment and countryside impact. The site is on the edge of the settlement and encroaching in to open countryside. Both Guildford BC and Waverley BC policies discourage urban sprawl. The Strategic Area of Natural Greenspace is not in an appropriate location for accessibility from the site.

This application is not acceptable and would result in a negative impact on the area and be unsustainable as a location for residential dwellings.

Yours sincerely

Iain Lynch

Iain Lynch

CC: Rachel Kellas, Planning Department, Waverley Borough Council

Ms Hannah Yates
Planning Department
Guildford Borough Council
Millmead House
Millmead
Guildford
GU2 4BB

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

Email: hannah.yates@guildford.gov.uk

20 July 2017

Dear Ms Yates

**Guildford Borough Council 17/P/01315 and Waverley Borough Council PC/2017/0013
LAND AT NORTH OF POYLE ROAD, TONGHAM GUI0 IDY**

Farnham Town Council objects to this application.

The objections for this application and the application at Tongham Road, Runfold for another 254 residential dwellings should be considered for its cumulative impact on the area.

Cumulative development should be considered. Approved schemes and other outline planning applications within 6 miles of the Farnham boundary amounts over 25,000 additional homes. An outline application has been made for 254 homes 1 mile away at Tongham Road. Cumulative development will inevitably exacerbate the existing congestion and air quality problems in the Farnham area.

Traffic, noise, air quality, infrastructure and sustainability. The infrastructure needed for the addition of this number of homes is not available in this area. The volume of traffic from the development will add to the congestion, noise and pollution levels will rise, especially with the loss of trees and vegetation.

Environment and countryside impact. The land is designated Green Belt and should remain undeveloped.

This application is not acceptable and would result in a negative impact on the area, the character and local amenity.

Yours sincerely

Iain Lynch

Iain Lynch

CC: Rachel Kellas, Planning Department, Waverley Borough Council