

FARNHAM ROYAL PARISH COUNCIL

Judith Hall
Clerk to the Council
clerk@farnhamroyal-pc.gov.uk
01753 648497

Sherriff House
The Broadway
Farnham Common
SL2 3QH

MINUTES OF A MEETING OF FARNHAM ROYAL PARISH COUNCIL HELD ON MONDAY 25 FEBRUARY 2019 AT 7.30 P.M. IN FARNHAM ROYAL VILLAGE HALL

Present

Mr. Paul Rowley (Chairman) Mr. Bob Milne
Mrs. Judy Tipping Mrs. Marilyn Rolfe
Mr. Roger Home Mrs. Judith Hall – Clerk

Four members of the public, District Councillor David Anthony and District Councillor Lin Hazell

The Chairman declared the meeting open at 7.35pm. The meeting was adjourned for OPEN FORUM noted at the end of these minutes. The Chairman reconvened the meeting.

19/1/PC Apologies for absence

Mr. John Hodges, Mr. Clive Robinson, Mr. Richard Thomas and Mrs. Jennifer Jebson

19/2/PC Declarations of Interest

None

19/3/PC To confirm the minutes of the meeting held on 28 January 2019

The minutes were **approved** and signed by the Chairman.

19/4/PC Matters Arising (not covered on the agenda and for information only)

The Chairman advised that prior to the meeting all councillors had been provided with a report detailing the items under this section. The report can be downloaded from the Parish Council website or a hard copy can be requested from the clerk.

4.1 Update on LAF projects – report noted and Mr. Milne requested a volunteer to attend the next LAF meeting as neither her nor Mrs. Rolfe are able to attend. Mr. Rowley advised that he would attend if existing commitments allowed. Mr. Milne advised that it was unclear whether the LAF had agreed to raise both areas of dropped kerb on The Broadway and clarification was needed. The Clerk agreed to follow this up with the LAF representative and Cllr. Hazell. Mrs. Tipping thanked Cllr. Hazell for dropping the requested kerbs in Langtons Meadow. Cllr. Hazell replied that her comments were kind and stated that others were involved in the project. Cllr. Hazell also stated that she was pleased to be able to improve people's quality of life.

4.2 Resident request for reduction in speed limit on Templewood Lane – report noted. The Chairman advised that when the Clerk contacted Councillors regarding this request the general feeling was that due to the considerable expense associated with changing speed limits and given that the limit has already been reduced and that the length of the relevant section of the road is c.800m it would not be possible to proceed with this request.

4.3 Update on BCC Rights of Way survey – report noted and the Chairman advised that he and the Clerk had spent a couple of hours replying to the survey. Mr. Milne requested that a copy of the response was forwarded to all councillors, which the Clerk agreed to do.

4.4 Update on historic pension liability – report noted and the Chairman advised that having sought advice it was evident that the liability had to be paid. He further advised that BCC agreed to a change to the agreement which provided for greater clarity that once the last payment due under the payment arrangement was made this would represent full and final settlement of any liability under the pension scheme.

4.5 Update on BCC Devolution Agreement – report noted, no further comment

4.6 Update on purchase of Arnold-Baker on Local Council Administration Eleventh edition – report noted, no further

comment

4.7 Update on Annual Parish Meeting – report noted and the Chairman advised that planning for the Annual Parish Meeting had been left too late to hold the meeting on 4 March 2019 and it was therefore sensible to move the Annual Parish Meeting to the same evening as the Annual Meeting of the Parish Council. Those present felt this was a sensible suggestion.

4.8 Cllr. Hazell advised that she had received notice that footway maintenance will be taking place in Mayflower Way and Crispin Way during late February and early March 2019 and she asked councillors to keep an eye out for the work and to let her know of any issues. Both Mr. Rowley and Mr. Home expressed concerns regarding the way in which the work might be carried out for example using a squirt of slurry without digging down. Cllr. Hazell reiterated her request for councillors to let her know if there were any issues after the work had been completed.

19/5/PC Finance

The Chairman advised that prior to the meeting all councillors had been provided with a report and supporting documents detailing the items under this section. The report can be downloaded from the Parish Council website or a hard copy can be requested from the clerk.

5.1 To approve payments and note receipts, as per the cashbook

The payments and receipts, as per the cashbook, **were approved**. Mr. Milne advised that online payments would be made for the first time this month.

5.2 To consider quote for repairs to One Pin Lane Bus shelter – report noted and Progress Services' quote of £15 to carry out the necessary repairs **was approved**.

5.3 To ratify payment for removing fallen tree on footpath from A355 to FCSC – report noted and the payment of £60 to Progress Services **was ratified**.

5.4 To consider the quotes received in respect of the work identified in the arboriculturalist's report - report noted and Capability Landscapes Ltd.'s quotes totaling £3,270 plus VAT to carry out the necessary repairs **were approved**.

5.5 To consider the quote received in respect of tree work not identified in the arboriculturalist's report – report noted and it **was agreed** that Mr. Milne would review the work being suggested prior to the Parish Council considering the quote received.

19/6/PC Planning

The Chairman advised that prior to the meeting all councillors had been provided with a report and supporting documents detailing the items under this section. The report can be downloaded from the Parish Council website or a hard copy can be requested from the clerk.

6.1 To approve the comments on recent applications

The Planning Comments were **approved**.

6.2 To note planning decisions

The Planning decisions were noted.

6.3 To consider the terms of reference for the Planning Committee – report noted and the Chairman asked Mrs. Rolfe, in her capacity as Chair of the Planning Committee, to report on this item. Mrs. Rolfe advised that the committee was going to review all planning applications and confirmed that a significant number were being received despite the fact that the area had already met its three year target. Mrs. Rolfe continued that the committee's biggest concern is that it wants to keep the villages looking the same and ensure residents maintain their quality of life. It is intended that the committee will meet at least monthly and that it will look at plans, existing properties and talk to interested parties to gain a balanced view which serves the community as a whole. Mrs. Rolfe explained that the Planning Authority does take on board the Parish Council's comments but that these do not count as one of the 10 objections and the same is true of Burnham Beeches' comments. Mrs. Rolfe confirmed that the committee members had undertaken to educate themselves in planning matters. The terms of reference **were agreed**. The Chairman raised the application submitted for the development of Allerds Farm and suggested that if this were to proceed to a full planning application it would be sensible for the Parish Council to seek professional help to protect the green belt and listed building. Mr. Milne reminded the Chairman that the budget for 2019/20 included £3,500 for the whole year for such purposes and it was therefore necessary to carefully consider when professionals would be instructed. The Chairman suggested an allowance of up to £1,000 for professional costs in

this matter, which those present felt was a sensible amount. A formal resolution will be sought in the future should the need arise.

19/7/PC Any Other Business (for information only)

7.1 The Chairman advised that he had been approached regarding a disputed Rights of Way issue between Ingleglen and Stewarts Drive. Mr. Home advised that this issue had been discussed previously when the gate was erected. At that time, Mr. Home spoke with the Rights of Way Officer at BCC who advised that 40 people would need to object and those spoken to were not very interested. Mr. Milne advised that it was necessary for the Parish Council to decide whether it was able to take this issue forward. Mr. Home suggested that the Parish Council would need to co-ordinate any effort in this regard and felt an article in the next issue of the Farnhams Magazine would be a good idea. Mrs. Tipping asked whether there was any effect on residents and Mr. Home advised that he did not believe so understanding that the gate was erected as a crime prevention measure. Mr. Milne asked the Clerk to add this issue to the agenda for the next Open Spaces Working Group meeting.

7.2 The Chairman advised that a resident had contacted the Clerk regarding several vehicles that had been in a field behind The Crown Pub in Crown Lane for approx. nine years. The resident had advised that SBDC had agreed to issue an enforcement notice but it was unclear if this actually happened as nothing appeared to have changed at the site. Councillors present felt that although the field was in Burnham Parish, as it effected Farnham Royal parishioners it would be appropriate to offer support by contacting both Burnham Parish Council and SBDC. The Chairman asked Cllr. Hazell if she recalled dealing with the issue approx. three years ago and she replied that she did but thought matters had been resolved to the resident's satisfaction as she hadn't heard anything recently.

7.3 The Chairman advised that the lease for the Parish Council office ends mid-March 2019 and that as per previous emails he and the Clerk had met with Mr. Mills at The Community Library to discuss occupying the space previously taken up by the Police and The Children's Centre. Unfortunately, it transpired that although Mr. Mills would like to pursue a lease, The Community Library is not the landlord and all discussions would need to take place with BCC. BCC advised that they would be unable to discuss any future lease with the Parish Council until September 2019 due to lease conditions with The Children's Centre. As the Parish Council's current lease expires in mid-March 2019 this is unworkable. The Chairman met with Mr. Sherriff, the current landlord, to discuss renewing the current lease and the following terms were discussed:

- Rent to remain at £6,500 plus VAT per annum for the first year
- Rent to increase to £6,950 plus VAT per annum for years two to five
- Solicitors cost to be split between the parties
- Landlord to allow sink basin to be installed in the boiler cupboard at the Parish Council's cost and to be removed at the Parish Council's cost at the end of the tenancy.
- Landlord to extend the new lease to 10 years with a five-year break clause and five-year rent review
- Landlord will pay the building insurance and cleaner

The Chairman advised that he would like to change a few of the terms namely, to split the costs of the sink basin, for the Parish Council to not be responsible for the cost of removing the sink basin at the end of the tenancy and a four year rather than five-year break clause. Mr. Milne asked what notice period would be required to exercise the break clause and the Chairman advised that six months seemed sensible. Mr. Home asked whether there was a penalty clause for exercising the break clause. The Chairman advised that there was not. Mr. Home expressed that he felt this was a good deal which was a sentiment shared by Mr. Milne and Mrs. Rolfe. The Chairman advised that he had updated Mr. Mill as a matter of courtesy.

7.4 Mrs. Tipping advised that there is a broken drain arch at the front edge of the pavement opposite the Forresters Arms. The Clerk agreed to look into this.

7.5 Mrs. Rolfe advised that Portman Estates had carried out an enormous amount of tree management in Hare Hatch Lane. Mr. Milne advised that the work was presumably part of a management plan and Mr. Home stating that the wood was presumably being sold. Mrs. Rolfe acknowledged these points but stated that there was now a lot of difference to the look of the lane and that the water retention and carbon capture of the area would have been adversely affected.

7.6 Mr. Norvill, a member of the public, mentioned in connection with the resident's request to reduce the speed limit in Templewood Lane that the speed limit in Blackpond Lane was 60mph.

19/8/PC Next meeting

The meeting closed at 8.55pm. The next meeting will be on Monday 25 March 2019 at 7.30pm at Farnham Common Village Hall.

OPEN FORUM

Mr. Marshall stated that he wanted to put the Parish Council right on a few inaccuracies in recent comments made by councillors personally on his current planning application. Mr. Marshall acknowledged that he had previously applied for permission for a four bedroom house in his back garden which he concedes was over the top. He subsequently withdrew this application and submitted a new one for a smaller bungalow in order to enable him to downsize. Mr. Marshall wanted to understand why the Parish Council made no specific comment to the first application but raised several objections to the smaller bungalow. Mr. Marshall explained that he had lived in the village for 36 years and that during that time he had seen the two bedroom bungalow next door grow to a six bedroom house and that during that build the owners lived in a building in the back garden for nearly a year. He advised that they slept in it, cooked in it and showered in it and as a result it was habitable. Mr. Marshall considers that comments to the contrary made by two councillors in their personal responses were therefore lies. Mr. Marshall acknowledged comments that the drawings submitted as part of the application are inaccurate but asked what he could do other than produce best estimates as he was unable to go and measure up. Mr. Marshall concluded that he knows the objections have been registered and what will be, will be but he wanted to put the record straight.

The Chairman advised that it was unfortunate for Mr. Marshall as he had fallen foul of a feeling within the Parish Council that it needs to take control as it is worried that the face of the villages is changing when parishioners would like it to stay the same. It is for this reason that the Neighbourhood Plan Steering Group has been formed. He further advised that had the Parish Council not itself been in turmoil as a group at the time of Mr. Marshall's first application, the Parish Council would have submitted objections. Mr. Marshall expressed his frustration at the position that everything is going bigger and he is downsizing as there are no small houses in the villages. The Chairman advised that the concern centres around building in back gardens no matter what the size of the proposed property but acknowledged that the planning authority may grant permission if the application is not against planning policy. He advised that the Parish Council was genuinely and in a bigger way trying to take control of what gets built but acknowledged that it could not control how many get built. He continued the Parish Council is becoming far more vocal on planning matters and has a newly formed planning committee.

Mr. Marshall stated that the Parish Council and individual councillors put in their comments after his neighbours had come to the Parish Council meeting in January 2019. The Chairman advised that it was the role of the Parish Council to represent parishioners but that the Parish Council will have a look at each application and would say if it felt that the representations being made were wrong. It is the opinion of the Parish Council that Blackpond Lane is rife with overdevelopment. Mr. Marshall asked whether the Parish Council objected to Perrywood. Mrs. Rolfe advised that objections were submitted in connection with the Perrywood application and the applications for 71 and 73 Blackpond Lane.

Mrs. Tipping advised that she was concerned that temporary buildings erected during property development are not being demolished once no longer required for their intended purpose. She feels that allowing these to be retained opens the door to further development. The Chairman asked Mrs. Tipping whether she wanted the Parish Council to look into this issue and she confirmed that she did.

Mr. Norvill, a member of the public, advised that he had submitted comments in support of Mr. Marshall's application and advised that he did so as he objected to neighbours of the property petitioning for support from people who had nothing to do with the proposed development. He confirmed that in his comments he mentioned planning policy and that he finds emotional comments unpleasant. Mrs. Tipping stated that she felt the neighbours who attended the last Parish Council meeting to speak about the proposed development took the wrong approach and shouted down anyone who disagreed with their view. Cllr. Hazell advised that when she was Chair of the SBDC Planning Committee she would see objections to Farnham Common and Farnham Royal applications from as far away as Denham and that drumming up support for objecting to applications had always gone on. Cllr. Anthony

asked Mr. Marshall whether he used the pre planning process and Mr. Marshall confirmed that he did and that the officer advised that the new proposal was more favourable than the original application but he didn't know if he would be able to support it. He continued that the reason he came to the meeting this evening was because he felt that the Parish Council wasn't being told the truth. He acknowledged his right to apply for planning permission and people's right to complain. The Chairman advised that the Parish Council is just concerned that the villages are changing. Mr. Marshall clarified that one of the objections stated that the new property would be 60% bigger than the existing property and that in actual fact it was only 200 square metres bigger and he feels strongly about things that are being said about the proposed bungalow. He did state that he appreciates what the Parish Council does and the time that councillors give up. The Chairman thanked Mr. Marshall and reiterated that the Parish Council has influence but no power in planning matters. Mrs. Rolfe expressed her feeling that the Parish Council doesn't have influence either.

Mr. Norvill also congratulated the Parish Council on the 2018 Christmas lights as he was unable to do so earlier as he could not attend the January 2019 meeting.