

FARNHAM ROYAL PARISH COUNCIL

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MINUTES OF THE MEETING OF FARNHAM ROYAL PARISH COUNCIL PLANNING COMMITTEE HELD ON FRIDAY 29 MARCH 2019 AT 10.00 A.M. IN FARNHAM ROYAL PARISH COUNCIL OFFICE

Present

Mrs. Marilyn Rolfe (Chair) Mr. Bob Milne
Mrs. Judy Tipping Mrs. Judith Hall – Clerk

The meeting opened at 10.15am.

19/23/PL Apologies for absence

Mr. Paul Rowley

19/24/PL To confirm the minutes of the meeting held on 15 March 2019

The minutes were approved and signed by the Chairman.

19/25/PL To review comments submitted on applications discussed at the last meeting

The Committee reviewed the comments submitted in respect of the following applications:

PL/19/0618/FA 6 Kingsway Mews - no further comment
PL/19/0701/TP Redwood, 128 Blackpond Lane - no further comment

19/26/PL To consider comments on current applications

26.1 PL/19/0423/TP 19 Grange Gardens, Farnham Common

Following a discussion regarding the application, the Committee agreed that, subject to a review by Mr. Milne, the Clerk would submit a comment as follows:

‘The Parish Council is happy to leave this matter to the discretion of the tree officer at the planning authority.’

26.2 PL/19/0744/TP Mirage, Green Lane, Farnham Common

Following a discussion regarding the application, the Committee agreed that, subject to a review by Mr. Milne, the Clerk would submit a comment as follows:

‘The Parish Council is happy to leave this matter to the discretion of the tree officer at the planning authority.’

26.3 PL/19/0043/FA Oaklands, 71 Blackpond Lane, Farnham Royal (Amendment)

Following a discussion regarding the application, the Committee agreed that the Clerk would submit a comment as follows:

‘The Parish Council has been unable to ascertain how the application has been amended and therefore believes that the previous comments stand. The Parish Council wishes to emphasise that the building, if approved, would be within the Green Belt and the Parish Council strongly opposes such developments. The application is for a large building with substantial facilities that should not be separate from the existing building as this would not be in keeping with the local area.’

26.4 PL/19/0044/FA Wayside, 73 Blackpond Lane, Farnham Royal (Amendment)

Following a discussion regarding the application, the Committee agreed that the Clerk would submit a comment as follows:

‘The Parish Council has been unable to ascertain how the application has been amended and therefore believes that the previous comments stand. The Parish Council wishes to emphasise that the building, if approved, would be within the Green Belt and the Parish Council strongly opposes such developments. The application is for a large building with substantial facilities that should not be separate from the existing building as this would not be in keeping with the local area.’

26.5 PL/19/0456/FA Little Waltham, Collinswood Road, Farnham Common (Amendment)

Following a discussion regarding the application, the Committee agreed that it would be appropriate for Mr. Rowley to review this amendment and report back to the next meeting as he had reviewed the initial application.

26.6 PL/18/4550/FA Neelam Stables, Parsonage Lane, Farnham Common (Amendment)
Following a discussion regarding the application, the Committee agreed that the Clerk would submit a comment as follows:

'The amended application makes reference to Old Oak and the Parish Council believes that as the existing building is in Green Belt and is no longer required for its original purpose it should be demolished with no replacement in order to return the green belt land to its original status. In respect of the proposed building, the Parish Council believes that this should be of single skin timber construction, which is compatible with its status as a temporary building on Green Belt land so that it can be easily demolished when it is no longer required.'

26.7 PL/19/0848/FA Redwood, Cages Wood Drive, Farnham Common
Following a discussion regarding the application, the Committee agreed that it would be appropriate for Mr. Rowley to review this application and report back to the next meeting.

26.8 PL/19/0622/FA Briar Bank, 102 Blackpond Lane, Farnham Royal
Following a discussion regarding the application, the Committee agreed that it would be appropriate for Mrs. Rolfe to review this application and report back to the next meeting.

26.9 PL/19/0826/FA 37 Rosewood Way, Farnham Common
Following a discussion regarding the application, the Committee agreed that it would be appropriate for Mrs. Tipping to review this application and report back to the next meeting.

26.10 PL/19/0883/FA The Rookery, Christmas Lane, Farnham Common
Following a discussion regarding the application, the Committee agreed that it would be appropriate for Mr. Milne to review this application and report back to the next meeting.

26.11 PL/19/0927/FA Land at Green Alley, Templewood Lane, Farnham Common
Following a discussion regarding the application, the Committee agreed that it would be appropriate for Mr. Milne to review this application and report back to the next meeting.

19/27/PL To review decisions made by the Planning Authority since 10 March 2019

The Committee reviewed the decisions made by the Planning Authority on the following applications:

27.1 PL/18/4601/FA 8 Sherbourne Walk, Farnham Common Refuse Permission - no comment

27.2 PL/19/0184/FA 7 Scott Close, Farnham Common Conditional Permission - The committee agreed that Mr. Milne would review this decision and report back at the next meeting.

27.3 PL/18/3544/FA 50 Crispin Way, Farnham Common Conditional Permission - Mrs. Rolfe advised that the owners were aware of the covenant and had advised her that they planned to approach the holder of the covenant to seek release from its terms. Mr. Milne advised that when reviewing the application after notification of the amendment, he found it difficult to identify what had changed and acknowledged his oversight at not seeing the removal of the window but stated that in such circumstances, when it is difficult to identify the amendment, the Parish Council's original comments should stand.

27.4 PL/19/0319/OA Allerds Farm Crown Lane, Farnham Royal Withdrawn - no comment

27.5 PL/19/0286/FA Red House, Old Beaconsfield Road, Farnham Common Conditional Permission -
The committee agreed that Mr. Milne would review this decision and report back at the next meeting.

27.6 PL/18/2738/FA 6 Rectory Close, Farnham Royal Conditional Permission - The committee agreed that Mr. Milne would review this decision and report back at the next meeting.

19/28/PL To consider potential planning enforcement reports

The Committee considered the following potential enforcement issues:

28.1 14 Sherbourne Walk, Farnham Common – concerns were raised regarding the choice of bricks used in the development as there was a condition attached to the planning permission which required old stock bricks be used and they have not been. Mrs. Rolfe provided a copy of her report to SBDC to the Clerk for filing and the Committee asked the Clerk to register a complaint on its behalf as well.

28.2 Instow, Beeches Road, Farnham Common – concerns were raised that the existing property had been largely demolished despite this not being declared on the application and the difficulty this would create in ensuring compliance with the planning permission condition to match building materials to the existing property. Mrs. Rolfe provided a copy of her report to SBDC to the Clerk for filing and the Committee asked the Clerk to register a complaint on its behalf as well.

28.3 The Clerk advised that Mr. Rowley had called her this morning to add his thoughts to the issue of the Parish Council's role in enforcement. The Clerk explained that Mr. Rowley felt in instances of non-compliance that the Parish Council should insist on meeting a planning/enforcement officer onsite to agree how the development can be brought back into compliance.

19/29/PL To allocate areas of The Farnhams to committee members

The Committee allocated areas of Farnham Common and Farnham Royal to each committee member. A map showing the allocation is attached.

19/30/PL Any Other Business (for information only)

30.1 Concern was raised regarding the skip that has been full and outside the chapel on The Broadway for several weeks. It was agreed that the Clerk would investigate the removal of the skip.

30.2 The Clerk asked those present whether they wanted to include their individual @farnhamroyal-pc.gov.uk email address on their ID cards. It was agreed that they did not.

30.3 Mrs. Rolfe voiced her concern regarding the amended plan for access to the property being proposed at the back of Oak Timbers, Beaconsfield Road, Farnham Common as it would see the demolition of the integral garage at Oak Timbers thus changing the shape of the roof and the line of the timber frame. Following a discussion, the Committee asked the Clerk to submit the following comment:

'The Parish Council objects to the proposed amendment to the roofline of this architecturally significant property in order to provide access to the proposed new property and believes that this amendment will have a severe detrimental effect on the character of Oak Timbers.'

30.4 Mrs. Rolfe advised that she had been unable to obtain an update regarding the application for concrete crushing at Bishop's Farm and expressed concern regarding the state of the verges and road surface in Crown Lane. The Clerk agreed to investigate the current position of both issues.

30.5 Mrs. Rolfe also asked whether there was a timeframe for the appeal regarding the car wash at Graphic House. The Clerk advised that she would investigate the matter and raised the issue of the car wash sign which was in breach of the Parish Council's signage policy.

19/31/PL Next meeting

Friday 12 April 2019 at 10.00am at the Parish Council Office

The meeting closed at 12.50pm