

# FARNHAM ROYAL PARISH COUNCIL

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## MINUTES OF THE MEETING OF FARNHAM ROYAL PARISH COUNCIL PLANNING COMMITTEE HELD ON FRIDAY 21 JUNE 2019 AT 10.00 A.M. IN FARNHAM ROYAL PARISH COUNCIL OFFICE

### Present

Mrs. Marilyn Rolfe (Chair)  
Mrs. Judy Tipping  
Mrs. Judith Hall (Clerk)

The meeting opened at 10.00am.

### 19/73/PL Apologies for absence

Mr. Paul Rowley and Mr. Bob Milne

### 19/74/PL To confirm the minutes of the meeting held on 7 June 2019

The minutes were approved and signed by the Chairman.

### 19/75/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/19/1554/FA Cedarways, 100 Blackpond Lane, Farnham Royal  
PL/19/1642/FA Tara, Church Road, Farnham Royal  
PL/19/0962/FA 8 Mayflower Way, Farnham Common (Amendment)  
PL/18/3862/FA Dungeon Ghyll, Parsonage Lane, Farnham Common (Amendment)  
PL/19/1253/TP 8 Badgers Wood, Farnham Common (Amendment)  
PL/19/1824/TP Balmacara, The Avenue, Farnham Common

No amendments or additions were requested

### 19/76/PL To consider comments on current applications

76.1 PL/19/1758/FA 54 Mayflower Way, Farnham Common

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

'The Parish Council requests that the Planning Officer satisfies himself that, if granted, the development would have no adverse effect on the privacy and/or amenity of neighbours.'

76.2 PL/19/1594/FA Land To The Rear Of Lantern Cottage and Farm Cottage, Collinswood Road, Farnham Common

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

'The Parish Council objects to this development which when considered with other adjacent developments and proposed developments clearly represents over development of the area. In addition, the Parish Council is concerned regarding the privacy and amenity of neighbours and the number of likely vehicle movements onto and from the already busy A355. There must be careful consideration of proposals regarding trees to ensure that both the look and feel of the area and water levels are not adversely affected.'

76.3 PL/19/1772/FA 3 Rectory Close, Farnham Royal

Following a discussion regarding the application, the Committee agreed that the Clerk would submit only the Parish Council's standard comments.

76.4 PL/19/1631/FA The White House, Stoke Park Avenue, Farnham Royal (Amendment)

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

'The Parish Council requests that the Planning Officer satisfies himself that, if granted, the proposed development would have no adverse effect on the privacy and/or amenity of neighbours.'

76.5 PL/19/1810/VRC Haymill Automotive, Beaconsfield Road, Farnham Common

Following a discussion regarding the application, the Committee agreed that no further comment would be submitted.

76.6 PL/19/1779/FA Briar Bank, 102 Blackpond Lane, Farnham Royal

Following a discussion regarding the application, the Committee agreed that the Clerk would submit only the Parish Council's standard comments.

76.7 PL/19/1838/FA Shergill Cottage, One Pin Lane, Farnham Common

Following a discussion regarding the application, the Committee agreed that the Clerk would submit the same comments as previously submitted, which were as follows:

'The Parish Council believes that the effect of Condition 15 of the original planning permission granted in 2013 was that it equated to an Article 4 direction and removed permitted development rights. We understand that to mean that there should be no further development on that site. Can we ask for SBDC to consider this carefully and advise us if our understanding is correct. In any event this application is unacceptable in that the site as commented on when an application for a Gym was submitted is already overdeveloped and out of keeping with the surrounding properties. This application must be refused as the use of the site by its eventual residents and the increase in outside parking further over develops an already overdeveloped plot of land. This overpowers the use of neighbours' houses and gardens.'

76.8 PL/19/1878/TP 12 Grange Gardens, Farnham Common

Following a discussion regarding the application, the Committee agreed that 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.'

76.9 PL/19/1826/TP 55 Inglelen, Farnham Common

Following a discussion regarding the application, the Committee agreed that 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.'

76.10 PL/19/1958/TP Lane End, Christmas Lane, Farnham Common

Following a discussion regarding the application, the Committee agreed that 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.'

76.11 PL/19/1986/DE Springdale, Collinswood Road, Farnham Common

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

'The Parish Council objects to this development which when considered with other adjacent developments and proposed developments clearly represents over development of the area. In addition, the Parish Council is concerned regarding the privacy and amenity of neighbours. There must be careful consideration of proposals regarding trees to ensure that both the look and feel of the area and water levels are not adversely affected.'

76.12 PL/19/1975/FA Samara Woods, 9 Foxhollow Drive, Farnham Common

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

'The Parish Council requests that the Planning Officer satisfies himself that, if granted, the proposed development would have no adverse effect on the privacy and/or amenity of neighbours. In addition, it is unclear whether the two storey extension is one metre or more from the boundary.'

76.13 PL/19/2038/FA Silver Beeches, Collinswood Road, Farnham Common

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

'In order to protect the privacy of neighbours any first floor windows that overlook neighbouring properties should be non-opening and made with obscured glass.'

76.14 PL/19/2056/FA 8 Fairfield Lane, Farnham Royal

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

'The Parish Council requests that the Planning Officer satisfies himself that, if granted, the proposed garage would have no adverse effect on the privacy and/or amenity of neighbours and that a condition is included to prevent the first floor storage space from being converted into habitable accommodation in the future.'

76.15 PL/18/3787/OA Land On The North Side Of Templewood Lane, Stoke Poges

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

'The location is not identified on the Draft Chiltern and South Bucks Joint Local Plan 2036 as a potential site of this nature. It is also considered that the road is not suitable as it is not wide enough for turning large vehicles and trailers and access is almost on a bend and is opposite the junction with Duffield Lane. In addition, the location is in the green belt and is close to residential housing so the development would be detrimental to the privacy and amenity of neighbours.'

#### **19/77/PL To review decisions made by the Planning Authority since 6 June 2019**

None

#### **19/78/PL To receive an update on the use of land for a construction and demolition waste recycling facility at Bishops House, Crown Lane, Farnham Royal**

The Chairman confirmed that prior to the meeting a resident of Deepwood, Farnham Lane, Farnham Royal had dropped into the Parish Council office and advised that the concrete crusher had been removed but that why and for how long was not known. She further advised that she had been told that it is now proposed that an equestrian centre will be built there although she had been unable to locate details of a planning application online. It was agreed that the matter would be kept under review.

#### **19/79/PL To consider comments on new appeals**

79.1 APP/N0410/C/18/3212119 and APP/N0410/C/18/3212120 High Gables, Rectory Close, Farnham Royal  
Following a discussion regarding the application, the Committee agreed that the Clerk would submit a comment as follows:

'The Parish Council is concerned about the negative effect of this building on the street scene. Furthermore, the appellant's apparent lack of regard for planning policy is disappointing.'

79.2 APP/N0410/C/18/3213065 Penryn, 11 Frensham Walk, Farnham Common

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

'The Parish Council is concerned about the negative effect of this overbearing structure on the privacy and amenity of neighbours. Furthermore, the appellant's apparent lack of regard for planning policy is disappointing.'

#### **19/80/PL To consider current enforcement issues**

80.1 EN/18/2223 14 Sherbourne Walk, Farnham Common

Following a discussion regarding the application, the Committee agreed that the Clerk should submit a formal complaint to SBDC Planning Enforcement as follows:

'The building materials used significantly impact the street scene and correct materials could have been purchased from a reclamation yard. The Parish Council therefore disagrees with the Enforcement Officers comments and decision and requests that this is reconsidered as the Parish Council is still receiving complaints from neighbours and is concerned that such a decision sets a dangerous precedent for the villages.'

80.1 11 Frensham Walk, Farnham Common

The Chairman advised that she had received a complaint regarding the above property. Under condition 7 of their planning permission the owner needed to have blocked up the original entrance within one month of the new access being used and under the S184 agreement a dropped kerb needed to be installed. The complaint is that the dropped kerb has not been installed. The Chairman advised that she had raised the issue with SBDC Planning Enforcement and was waiting for a response. It was agreed that no action would be taken by the Parish Council until a response had been received by the Chairman.

#### **19/81/PL Any Other Business (for information only)**

81.1 Mrs. Tipping asked why the mast was still in situ at Ponds Wood. The Clerk advised that as the appeal had been dismissed the matter would have been passed back to SBDC Planning Enforcement to continue enforcement action. She confirmed that she would ask SBDC Planning Enforcement for an update.

81.2 Mrs. Tipping also advised that some form of building work was being carried out in School Wood, Christmas

Lane and that this could be seen from the road. It was agreed that this would be kept under review.

81.3 The Clerk was asked to find out whether the Parish Council could be notified of all enforcement notices in the villages when they are issued.

**19/82/PL Next meeting**

It has been proposed that at the next Parish Council meeting this committee is converted to a working group. As a result, no future meetings are planned for the committee.

The meeting closed at 12.55pm