## Frensham Parish Council

## Minutes for Planning, Environment & Highways Committee Meeting 30th March 2022 7.30pm

## Frensham Parish Council Office and via zoom

## Members

Cllr Turner-Mumford (Chair of Planning, Highways & Environment)

Cllr Lamb (Vice Chair)

Cllr Davis via zoom

Cllr Willis

Cllr Billings

Guy Olden (Advisor)

Surrey C. Cllr David Harmer

WBC. Cllr Julia Potts

15 members of the public

**P104/20 Apologies**

None.

## P105/20 Disclosure of Financial and Other Interests.

To receive from Members, in relation to any items included on the agenda for this meeting, disclosure of any interests which are required to be disclosed by Section 28 of the Localism Act 2011, which Frensham Parish Council endorses.

Cllr Davis in relation to WA/2022/00740 who refrained from comment or vote.

**P106/20**  **Questions from the Members of the Public**

Following the Councils representation relating to WA/2022/00740 members of the public were invited to speak and share their concerns in relation to the application as the only point raised.

Cllr Potts gave an overview confirming the application site sits within the wards of Rowledge and Wrecclesham and is supported by two ward councillors who are fully engaged and aware of public concern. If WBC are mindful to approve, then the application would be called to committee. She advised due to the complexities and awaiting further information to support the application, it would be many months before a decision is determined.

Anyone wanting to submit comments, are encouraged to do so directly on the WBC planning portal, however submissions must relate to material planning considerations, highways and environmental issues.

Cllr Harmer advised that SCC remain focused on this application with several highway reservations. These have been expressed directly to Transport Development and Control (Qualified planners trained specifically on highways implications – not to be confused with general highways) stressing the inappropriateness of the proposal.

**P107/20** **Planning applications**

FARNHAM APPLICATION

**WA/2022/00740** Erection of a sports pavilion, 3G artificial grass pitch together with fencing, floodlighting, hardstanding areas, siting of a storage container, car park and access road

**MORE HOUSE SCHOOL, MOONS HILL, FRENSHAM, FARNHAM, GU10 3AP .**

FPC strongly object to this application on the following grounds:

**Frensham Village**

Frensham Village is a quiet rural village part of which is an area of outstanding natural beauty and a wildlife corridor for all manner of species. It is a dark area, with no street lighting and one of the last villages south of Farnham that has not become part of the urban sprawl. It is currently being considered for the whole of Frensham and beyond to become part of the AONB, under the current consultations with Natural England and believe the application is contrary to Local Plan Part 1 RE1 Countryside beyond the greenbelt.

**Road Access, Highway safety and surrounding roads**

Hamlash Lane is a single narrow residential road within a rural village with no street lighting, pavements, or highway restrictions, which is common for this side of Frensham. It also has a number of pinch points where traffic cannot pass side by side.

The road will not support traffic going into the school grounds via Hamlash Lane from surrounding roads, this traffic could include coaches and other such heavy vehicles. The extra traffic will cause more problems in what is already known as a dangerous crossroads or through the village which already has issues with parking and speed. Both of which we are trying to address separately and was also a concern for the school in the past.

In terms of safeguarding, this is clearly an issue, as the school children walk down this lane into the village before, during and after school hours and residents will also be at risk during the dark evenings.

**Usage**

The use of the proposed planning is not only for the benefit of the school or to be used during school hours only. The application clearly states that the intention is for it be used seven days a week until 9pm (potentially 365 days a year) and potentially beyond 9pm, once the premises have been vacated. This is clearly unfair to local residents and is a commercial rather than educational venture.

This clearly also has safeguarding issues for the boarders.

**Air, Light, Noise and general environmental Pollution**

There will be significant noise and air pollution seven days a week, which would have a detrimental effect on resident’s wellbeing, harm to the environment and our quiet rural area. We feel this application is contrary to WBC Climate Change and Sustainability Strategy on air quality. The proposed site is located within proximately to Farnham, which currently exceeds Air Quality Management levels, which is mainly due to traffic causing annual average nitrogen dioxide levels to exceed the air quality objective at relevant receptors. Any additional development should consider the increase within the local area, particularly the effects on our green rural village.

FPC feel the modelling in the consultant’s report was considered as very simplistic and not at all representative of multiple 5-a-side matches being played by participants and does not take into the account the multiple vehicles travelling to/from the site.

The effects of using floodlighting into the evenings 7 days a week will have a detrimental impact on Frensham being a dark area and will impact the local environment and wildlife, as well as affecting local residents far beyond just Hamlash Lane. Planning applications need to consider that Artificial light has the potential to become what is termed ‘light pollution’ or ‘obtrusive light’. It can be a source of annoyance to people, harmful to wildlife and undermine enjoyment of the countryside or the night sky, especially in areas with intrinsically dark landscapes such as Frensham.

**Loss of Privacy**

Increased traffic and usage of these already overstretched facilities will mean that local residents, in particular those nearest to the proposed development will suffer from lack of privacy and it will also mean that residents that have been used to spending quiet time in their gardens or the village will have this taken away from them.

**Current facilities**

The school currently has a number of football pitches and clearly if there is a need for changing facilities then a planning application on this basis should be sought.

**Village Design Statement**

The proposal is totally contrary with our village design statement. As mentioned earlier, Light pollution within a designated dark area and will have a major impact on wildlife and residents and is contrary to RE1 LPP1 (countryside beyond the green belt). We have noted that no reference to the frequent badgers and bats that occupy the area are noted in the application.

**Summary**

Whilst we are sympathetic to the school wanting to provide enhanced facilities for their students, we cannot support this application in its current format and therefore object to this application for all of the above reasons. It should also be noted that there already is provision within half a mile at Frensham Heights School which operates a commercial venture, which although not ideal, these facilities do not impact residents due to the location of the school.

A final note, we are aware that most of the supporting statements that have been sent to the planning portal are from individuals that live outside of the village and who will not be directly impacted.

WA/2022/00950 Erection of a home office and alterations to existing utility room.

HOLLY COTTAGE, WEST END LANE, FRENSHAM, FARNHAM, GU10 3BH

FPC has no objection.

WA/2022/00822 Erection of extensions and alterations to Frensham Manor following partial demolition; erection of extensions and alterations to associated outbuildings with the provision of new access and associated landscaping.

FRENSHAM MANOR, MILL LANE, FRENSHAM, FARNHAM, GU10 3EE

FPC has no objection.

WA/2022/00806 Erection of a dwelling following demolition of existing outbuilding.

THE BURTLEYS, FRENSHAM ROAD, FRENSHAM, FARNHAM, GU10 3AE

FPC has no objection, provided it remain ancillary to the main dwelling.

PRA/2022/00723 The erection of a single storey rear extension which would extend beyond the rear wall of the original house by 5.80m, for which the height would be 3.50m, and for which the height of the eaves would be 3.10m.

OLD TILE COTTAGE, TILFORD ROAD, RUSHMOOR, FARNHAM, GU10 2EP"

FPC object on the basis of excessive RD2.

**P108/20 Other Planning Matters**

Cllr Potts gave an update on Borrow House Farm. Cllr Harmer confirmed the track ownership is currently classed as unregistered.

Cllr Potts advised WBC housing land supply currently stands at 4.3 years, not the 5 required.

**P109/20 Highways**

* 1. Cllr Harmer gave an overview of recent changes at local committee level.

He encouraged all to feedback to the Glover Landscape Review and DEFRA Survey

<https://consult.defra.gov.uk/future-landscapes-strategy/government-response-to-the-landscapes-review/>