

NORTH WEST FARNHAM RESIDENTS ASSOCIATION

COMMITTEE MEETING (via Zoom)

Wednesday 2nd June 2021

Present:

David King (DK)
Penny Marriott (PM)
Vivienne Miller (VM)
Anne Pullinger (AP)
Julie Russ (JR)
Stephen Spence (SS)

Apologies: Richard Gunner

Minutes of previous meeting and matters arising:

The minutes were passed as a correct record except that Old Park Road should be Old Park Lane.

Fields, Coxbridge and other planning: (DK)

Coxbridge: DK asked if the EIA has been carried out for Coxbridge and PM said it has not. The developers should carry this out, not Waverley, and they should not be able to get out of doing it. An EIA should show the species present before and after the development, therefore there needs to be a follow-up EIA once the development has been completed. Only outline planning permission has been given and there will be a big delay as the water supply and sewers are inadequate for the number of houses planned. DK asked if the development could be delayed and PM said it could be but it cannot be stopped as it is in the Neighbourhood Plan. JR said she had contacted Natural England about the EIA and is fairly sure that one has to be done. Therefore one should be carried out before full planning permission is given. PM said that a recognised company should do it.

Fields behind UCA: DK said he had received an e-mail from Stewart Edge about a potential planning application for the fields behind UCA and he will contact him to discuss it. PM said it does not matter if the land is outside the town boundary of Farnham, there was a request for land for development and people could put land forward. Owners of land have put land up for development and this land may form part of the land bank. SS said that the only limits on where development takes place is inclusion in the Neighbourhood and Local Plans. The fields behind UCA are outside the boundary of the Neighbourhood Plan which is now complete so it may be possible to stop any planned development. PM said the situation regarding planning is dire and not likely to improve. SS said we need to pick our fights as we are not likely to prevent Coxbridge going ahead but have a chance with the fields behind UCA.

VM said access to the UCA fields is problematic as the only access is along Old Park Lane and the junction with Castle Street is narrow with very poor visibility, especially if turning right into the Lane. SS said sewerage is also a big problem. VM asked if there was any point in doing anything about the UCA fields now. SS said nothing can be done until there is a planning application and then we can object and the best argument would be that the fields are outside the boundary of the Town Plan.

PM said a QC came and said that no action had to be taken on the Special Protection Areas, but that the developers have to carry out an EIA.

Cobgates: DK mentioned Cobgates and said he had written to the Farnham Herald asking what was happening. SS said the building belongs to Surrey County Council and various plans have been put forward for different uses but he is not aware of anything definite on the agenda, there is no definitive purpose for it at present.

Action

Proposed Western Bypass: JR said she is aware that many people are objecting to this. SS said that when discussing the Farnham Infrastructure Project there were as many people for it as against it. It was raised during the consultation process and so has to be considered. The traffic planners will come up with suggestions which may, or may not, include a Western Bypass. PM expressed the opinion that a Western Bypass would not go ahead. SS said the Wrecclesham Relief Road has a better chance of going ahead but there are some people in North Farnham who would not want any changes to the road system in central Farnham without a Western Bypass. SS said there must be a good economic case for a new road, for example, serving a new town. VM asked when lorries will be banned from coming down Folly Hill/Castle Street. SS replied that a traffic order will be issued in June and this is when the prohibition will start. The police have said that they cannot police it, but then Hampshire removed their objection. The order prohibits vehicles over a certain size from using the road, except for access, and this is what requires policing.

JR said that many people were upset when the Western Bypass appeared on a map as some farms and properties would be badly affected if it was constructed as shown. They were told that this was not a definitive route and she feels that it was very irresponsible to include the bypass when it has not been decided whether it will go ahead, and if it does, what route it would take.

Footpath news (AP):

The field which has a diagonal path across it, and which cannot be used at present, was sewn with grass seed last summer and needs to get established. The rams beside Falcon House are being fattened up and lambs and ewes will be moved to the newly sewn fields later this summer. JR said the path being closed was not a problem as it is possible to go around the field, rather than cut across it. However, it is important to get the footpath re-opened so that it is not lost.

A land grab may have taken place beside a house where someone may be trying to enlarge their garden. Tim Thackery is dealing with this and AP will send out a map showing where the land grab is. There was a sewerage digester outflow on Middle Old Park Lane, but this has been resolved. There is a broken and misaligned kissing gate at the entrance to Clay Pit Wood. There has been a suggestion that Section 106 money may be used for re-surfacing the rough part of Old Park Lane to improve it for vehicles travelling to the Castle Yard houses. PM said it might be worth sending a letter to Andy Macleod asking if it is true that Section 106 Money will be used for this purpose.

AP

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Any other business:

PM has booked St Francis Hall for the AGM on 8 September and will send out invitations to the councillors. The meeting will start at 8 pm.

Date of next meeting: 28th July at 16.30, either zoom, or possibly at PM's house.