



FARNHAM TOWN COUNCIL

Agenda Council

Time and date

Thursday 17th March, 2022 at 7.00 pm

Place

Council Chamber - Town Council Offices.

To ALL MEMBERS OF THE COUNCIL

Dear Councillor

You are hereby summoned to attend a Meeting of **FARNHAM TOWN COUNCIL** on **Thursday 17th March, 2022, at 7.00 pm** in the Farnham Town Hall. The Agenda for the meeting is attached.

Yours sincerely

Iain Lynch
Town Clerk

Members' Apologies

Members are requested to submit their apologies and any Declarations of Interest on the relevant form attached to this agenda to customer.services@farnham.gov.uk by 5pm on the day before the meeting.

Recording of Council Meetings

This meeting is digitally recorded and retained until the minutes are signed.

Questions by the Public

At the discretion of the Town Mayor, those members of the public, **residing or working** within the Council's boundary, will be invited to make representations or ask questions in respect of the business on the agenda, or other matters not on the agenda, for a maximum of 3 minutes per person or 20 minutes overall.

Members of the Public are welcome and have a right to attend this Meeting. Please note that there is a maximum capacity of 30 in the public gallery.



FARNHAM TOWN COUNCIL

Disclosure of Interests Form

Notification by a Member of a disclosable pecuniary interest in a matter under consideration at a meeting (Localism Act 2011).

Please use the form below to state in which Agenda Items you have an interest.

If you have a disclosable pecuniary or other interest in an item, please indicate whether you wish to speak (refer to Farnham Town Council's Code of Conduct for details)

As required by the Localism Act 2011, I hereby declare, that I have a disclosable pecuniary or personal interest in the following matter(s).

FULL COUNCIL: 17 March 2022

Name of Councillor

	Nature of interest (please tick/state as appropriate)		
Agenda Item No	I am a Waverley Borough Councillor/Surrey County Councillor*	Other	Type of interest (disclosable pecuniary or Other) and reason

* Delete as appropriate



FARNHAM TOWN COUNCIL

Agenda Council

Time and date

Thursday 17th March, 2022 at 7.00 pm

Place

Council Chamber - Town Council Offices, South Street, Farnham

<https://us02web.zoom.us/j/89530383977?pwd=VWJsWk04MWI0bG1HcEZzVGpldVdZUT09>

Meeting ID: 895 3038 3977

Passcode: 423080

Prayers

Prior to the meeting prayers will be broadcast via Zoom in the Council Chamber by the Revd. Jane Walker, Vicar of the Benefice of Frensham. Councillors and members of the public are welcome to attend.

1 Apologies

To receive apologies for absence.

2 Disclosures of Interest

To receive from members, in respect of any items included on the agenda for this meeting, disclosure of any disclosable pecuniary or other interests, or of any gifts and hospitality, in line with the Town Council's Code of Conduct.

NOTES:

- (i) *The following councillors have made a general non-pecuniary interest declaration in relation to being councillors of Waverley Borough Council: Cllrs Beaman, Blishen, Cockburn, Dickson, Edmonds, Hesse, Macleod, Martin, Merryweather, Mirylees, Neale, Ward and Wicks.*
- (ii) *The following councillors have made a general non-pecuniary interest declaration in relation to being a councillor of Surrey County Council: Cllr MacLeod and Cllr Martin.*
- (iii) *Members are requested to make declarations of interest, on the form attached, to be returned to customer.services@farnham.gov.uk by 5pm on the day before the meeting.*

Members are reminded that if they declare a pecuniary interest they must leave before any debate starts unless dispensation has been obtained.

3 Minutes

To sign as a correct record the minutes of the Farnham Town Council meeting held on 27th January at Appendix A.

4 Questions and Statements by the Public

In accordance with Standing Order 10.1, the Town Mayor will invite members of the public present to ask questions or make statements.

At the discretion of the Town Mayor, those members of the public, **residing or working** within the Council's boundary, will be invited to make representations or ask questions in respect of the business on the agenda, or other matters not on the agenda, for a maximum of 3 minutes per person or 20 minutes overall.

5 Town Mayor's Announcements

To receive the Town Mayor's announcements.

6 Questions by Members

To consider any questions from councillors in accordance with Standing Order 9.

Part I - Items for Decisions

7 Ukraine

To consider endorsing the statement by the Council of European Municipalities and Regions (CEMR) condemning the multiple attacks and violations of the territorial integrity and sovereignty of Ukraine. This statement has already been endorsed by the National Association of Local Councils and the Local Government Association.

“We, local and regional leaders across Europe, strongly condemn the multiple attacks and violations of the territorial integrity and sovereignty of Ukraine. We express our full support and solidarity to the Ukrainian people and our peers in local and regional government. We will not accept that our European values and integrity be attacked again by the Russian Federation after the violation of Georgian territories by Russia in 2008. We are firmly opposed to the dismemberment of a free and democratic state in Europe.

The escalation of violence, repeated bombings and attacks on Ukrainian cities and territories are a serious threat to the preservation of peace and democracy across Europe. We call on the Federation of Russia to cease its attack, to leave the national territory of Ukraine, to respect all international treaties and fundamental principles of international law and to recognise the full sovereignty of Ukraine over all its territories, including Donbas and Crimea.

Firmly convinced of local democracy and city diplomacy, based on the values of peace that unite our municipalities across Europe since 1951, we stand by the Ukrainian municipalities, cities, hromadas, districts, raions and their representative associations. They are in the front line to protect the population and provide basic services to offer them good quality living conditions and daily survival. The destruction of infrastructure by the belligerents jeopardises the efficient and safe maintenance of basic public services provided by Ukrainian local and regional governments to their citizens.

As European local and regional governments, representing 60 national associations across 40 European countries, including Ukraine, we will continue to work to support them in their efforts. Not only are we ready to support our peers in the country with the materials and expertise they may need in the days and weeks to come. Municipalities and regions will probably have to face soon the human consequences of such a tragedy for Europe, probably resulting in a flow of humanitarian refugees. Coordination with our national governments will be essential.“

8 Working Group Notes

(Pages 7 - 28)

To receive the notes and any recommendations of the following Working Groups:

- i) Community Enhancement held on 3rd March 2022
- ii) Strategy and Finance held on 8th March 2022

Appendix B
Appendix C

9 Planning and Licensing Applications (Pages 29 - 112)

To receive the minutes of the Planning & Licensing Consultative Group meetings held on 7th and 21st February and 7th March at Appendices D, E, and F.

Part 2 - Items to Note

10 Actions taken under the Scheme of Delegation

To receive details of any matters exercised under the scheme of delegation, including the implementation of the National Pay Award effective from 1st April 2021, as reported in the Strategy & Finance Working Group, and the award of a contract for the Craft Town Trail App to AT Creative funded by the Welcome Back Fund.

11 Reports from Other Councils

To receive from Councillors any updates on matters affecting Farnham from Waverley Borough Council and Surrey County Council.

12 Reports from Outside Bodies

To receive from Members any verbal reports on Outside Bodies where they represent Farnham Town Council.

13 Date of Next Meeting

To note the date of the next meeting of Council as being 28th April 2022 at 7pm.
To note the date of the Annual Town Meeting of Electors as 31st March 2022.

14 Exclusion of the Press and Public

TO PASS A RESOLUTION to exclude members of the public and press from the meeting at Part 3 of the agenda (if required) in view of any confidential items under discussion.

Item 3 - Confidential Items

15 Any confidential matters (if required) arising from discussions of the Working Group notes.

Council Membership:

Alan Earwaker (Mayor), Michaela Wicks (Deputy Mayor), David Attfield, David Beaman, Roger Blishen, Carole Cockburn, Sally Dickson, Pat Evans, Paula Dunsmore, Brian Edmonds, John "Scotty" Fraser, George Hesse, Andy MacLeod, Michaela Martin, Mark Merryweather, Kika Mirylees, John Neale and John Ward

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FARNHAM TOWN COUNCIL

B

Notes

Community Enhancement Working Group

Time and date

9.30 am on Thursday 3rd March, 2022

Place

Council Chamber - Farnham Town Hall

Attendees:

Members: Councillors Sally Dickson (Lead Member), Paula Dunsmore, Alan Earwaker (ex-Officio), George Hesse and Michaela Martin

Officers: Iain McCready (Business and Facilities Manager) and Stacey Wills (Community Enhancement and Projects Officer)

1. Apologies For Absence

POINTS	ACTION
Apologies were received by Cllr Wicks and the Town Clerk.	

2. Disclosure of Interest

POINTS	ACTION
There were no disclosures of interest.	

3. Notes of the last meeting

POINTS	ACTION
The notes of the last Community Enhancement Working Group meeting held on the 25 th November 2021 were agreed	

4. Farnham In Bloom

POINTS	ACTION
Officers updated members on upcoming dates and projects for 2022 including the Farnham in Bloom launch and the tree planting day with schools and community groups. Members noted the Bloomin' Community	

<p>Fair and combined litter pick on Saturday 26th March.</p> <p>Officers announced that Farnham in Bloom had been chosen as finalists in RHS Britain in Bloom representing the South East in the Large Town category and was also entered into five categories for South and South East in Bloom (Large Town, Town Centre, West Street Cemetery, Badshot Lea Cemetery and Gostrey Meadow.) - 2022 would be a very busy year.</p> <p>The Working Group noted Local community groups and school projects would be highlighted in the entry such as Farnham Heath End School's gardening club where officers were running five horticultural workshops from March to June to improve their courtyard garden. Making sure the garden was accessible to all and increasing biodiversity with plant choice and the addition of bug hotels were the main objectives.</p>	
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5. Allotments

POINTS	ACTION
<p>Officers explained that there were 37 payments outstanding but that reminder letters had gone out to them. This year, there had been a change in when the tenancy starts so the bills that were sent in January and would run until September. This would mean that the tenancy period aligns with the growing season.</p> <p>Members confirmed that there was no update from Waverley regarding the Weybourne Road allotments.</p>	

6. Street Furniture

POINTS	ACTION
<p>Officers confirmed that there were no requests for new items however members had requested a new litter bin for the yard near Robert Dyas from Waverley Borough Council.</p> <p>Officers advised members that the new youth shelter had already had graffiti on it and would be cleaned just before the official opening.</p> <p>Members noted the bus stop cleaning that had taken place in January and suggested that this was promoted on social media.</p> <p>Members requested new railing banners and suggested a green background colour. The issue of the condition of the railing banners would be raised with SCC by members.</p>	<p>New railing banners to be purchased for the summer.</p>

7. Trees

POINTS	ACTION
<p>Members noted the 40 trees that were being planted at Riverside for the community and schools on a special tree planting day for the Queen's Green Canopy.</p> <p>In addition, there were 100 whips to be grown on in the nursery and 415 feathers to be planted out in the cemeteries and green spaces. These trees had been given by SCC and were part of the Urban Tree Challenge Fund</p>	

<p>and Farnham Town Council had agreed to water and manage these trees for 3 years.</p> <p>Cllr Hesse raised the issue of the space outside Martin's Garage (Cronwall Lane/West Street) and asked if some improvements to this could be made with trees or planters. As this is thought to be privately owned, Cllr Hesse to enquire who owns the land.</p> <p>Cllr Dunsmore had also requested that trees be planted at the Rowledge and Wrecclesham Recreation Grounds. It was noted that additional trees had been planted in the UCA to extend the current avenue of cherry trees.</p>	<p>Cllr Hesse</p>
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8. Farnham Biodiversity Action Plan

POINTS	ACTION
Officers updated members on the Farnham Biodiversity Action Plan.	

9. Date of the next meeting

POINTS	ACTION
The date of the next Community Enhancement Working Group meeting is to be held on the 9 th June 2022.	

Notes written by ian.mccready@farnham.gov.uk

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FARNHAM TOWN COUNCIL



Notes Strategy & Finance Working Group

Time and date

9.30 am on Tuesday 8th March, 2022

Place

Council Chamber

Attendees:

Members: Councillors John Neale (Lead Member), David Attfield, Roger Blishen, Sally Dickson (online), George Hesse, Pat Evans and Alan Earwaker (ex-Officio)

Officers: Iain McCready (Business and Facilities Manager), Iain Lynch (Town Clerk) and Jenny de Quervain.

1. Apologies

POINTS	ACTION
Apologies were received from Cllr Cockburn and Cllr Mirylees	

2. Declarations of interest

POINTS	ACTION
In addition to declarations of interest by double and triple hatted councillors the following declarations were made: 1) Cllr Dickson a pecuniary interest as an organiser of the Farnham Fringe Festival in relation to the grant application. 2) Iain McCready in relation to Personal Protective Equipment	

3. Minutes of the last meeting

POINTS	ACTION
The minutes of the meeting held on January 18 th were agreed.	

4. Contracts and Assets update

POINTS	ACTION
The Business and facilities manager introduced the Notes of the Assets Task	

<p>Group at Appendix B.</p> <ol style="list-style-type: none"> 1. Task Group had reviewed the Outside Workforce's communication and recommended that it would be better to switch to a modern smart phone with a dedicated app which would ease the flow of information and increase safety within the workforce when they worked alone. It was noted that two phones had been trialled and that the preferred type of phone was a combined smart phone and radio which would link with FTC's current 10 walkie talkies used at events. The Working Group agreed that a switch to a new modern phone would be beneficial for the management of the Outside Workforce at reasonably comparable costs over two years. 2. The Working Group reviewed the need to replace 2 zero turn grass cutting machines which had become unreliable and uneconomical to keep running (15 years and 10 years old). The Group noted options for two battery powered alternatives had been considered but as these were currently three times the price of a like for like replacement (at £25,000 for one machine). it was felt that at this time the mowers should be replaced with a like for like petrol driven machine. Battery alternatives should be looked at in the future once the costs had lowered. 3. The Working Group agreed the purchase of a new Mosquito 2 sweeper machine at a cost of £4,000 which could be used on all sites would be a useful addition in clearing paths of moss and detritus. 4. The Working Group reviewed the current situation with the use of personnel protective equipment (PPE) with regards to two members of staff who use chainsaws and are using a mix of Farnham Town Council' own purchased PPE with their own purchased PPE. It was agreed that FTC should purchase PPE for the staff and if they were to leave within two years and wanted to take the PPE with them than a percentage of the purchase price would be withheld on their final salary payment. 5. The Working Group noted that one member of staff had used some personal equipment when needed during the recent storms. It was noted that this could have some potential issues and it was agreed to contact the Insurance company to clarify whether the use of personal equipment (Chainsaws) by the Outside Workforce was permitted and to ensure that the Council was covered for any risk. If permitted to be used on an ad hoc basis, it was agreed the machinery should be inspected and serviced by the Town Council. 6. An update was provided on the potential use of glass greenhouses at Secretts in Milford. With changing circumstances, and the agreement of the insurer to pay for a further period of generator hire, it was considered preferable to purchase a new polytunnel for the Depot for the coming growing season. The polytunnel could be moved subsequently. 7. The Working Group agreed to revisit the options for solar panels, 	<p>Recommendation: It is recommended to purchase 10 new Boxchip S900A phones at a cost of £6,450 for 10 units and to also purchase the Tassta application at a cost of £1,650 for a two year deal from within the 2021/22 IT equipment and software budgets.</p> <p>Recommendation: To replace the two uneconomic mowers with 2 Scag Freedom Z machines at a cost of £16,000 from the new machinery budget 2021/22</p> <p>Recommendation: To purchase a Mosquito 2 sweeper at a cost of £4000 from the 2021/22 environmental initiatives budget</p> <p>Recommendation: FTC To purchase Arboricultural PPE at a cost of approximately £600 for one full kit for 2 staff members with a view to recharging the staff members a percentage of the cost if they were to leave within two years. Cost to be met from 2021/22 PPE budget.</p> <p>Recommendation: To purchase a polytunnel for the rear of the Depot at a cost of £800.</p>
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<p>noting that Waverley was in the process of installing solar panels on the Memorial Hall and could provide updated advice.</p> <p>8. The Working Group noted the refurbishment of the Central Car Park would start on 9th March and should be completed by the Jubilee weekend. Additional costs for asbestos removal would be met within the project contingency.</p> <p>9. The Working Group noted the West Street Cemetery Gates were now at Lost Ark in Wigan and should be refurbished by the end of May.</p> <p>10. The Working group noted the Outside Team had not had the capacity to demolish the Gostrey Bowling pavilion and it was agreed (subject to a further quote) to recommend this be done by a contractor.</p> <p>11. The Working Group noted Cllr Dunsmore would be working with officers on a competition to create designs for the remodelling of the Hale Chapels into a Community Garden.</p>	<p>Recommendation: To demolish the pavilion at a maximum cost of £3,492 from the Property Maintenance and refurbishment budget.</p>
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5. Finance

POINTS	ACTION
<p>1 The Town Clerk introduced the Finance report at Agenda item 5 and appendices C and D. The Bank Reconciliation at Appendix C was noted. The Summary and detailed Income and Expenditure reports at Appendix D was discussed in detail, noting the outturn would be in surplus as a result of the additional grants received because of the Welcome Back Fund and support for the community during Covid as well as the first significant CIL contribution. Some of these funds were ringfenced and would be carried forward as earmarked reserves. Income was running at £1,662,280 against a budget of £1,374,700 (largely as a result of the Section 106, CIL and grant additions that had not been budgeted totalling around £190k) whilst expenditure was running at £1,048,462 against a budget of £1,397,850 with some £281k of project expenditure committed and some outstanding invoices awaited.</p> <p>2 It was noted that there had been some slippage in the contracts as a result of covid and this would contribute to the anticipated surplus. Discussion took place on options to allocate any potential surplus on projects such as the Farnham Flame, the Riverside Art Project and the Farnham Museum, noting that any potential additional earmarked reserves would be considered as part of the year-end finances. Cllr Hesse raised again the potential of making a contribution for a street cleansing machine and undertook to obtain further details and a written request from the Borough Council in order that this could be formally reconsidered.</p> <p>3 The Working Group noted and agreed that some virements could be progressed within the terms of the financial regulations.</p> <p>4 The latest BACS and cheque payments were available for inspection.</p> <p>5 The list of regular direct debits would be considered in April.</p> <p>6 Members discussed a late request for a contribution for the Farnham Fringe Festival that was due to take place in June or early</p>	<p>Recommendation to Council: The Summary Income and Expenditure to the end of February with an anticipated end of year surplus be noted.</p> <p>Recommendation: A grant of £1,000 from the 2021/22 balance be earmarked for the Fringe Festival subject to further</p>

<p>July noting that the organising team had changed and a smaller festival may take place in 2022. It was noted that clarification on the legal status of the organisation was required but there was a willingness to support the Festival again with a grant towards publicity, printing and brochure costs. It was not expected that much FTC staff resource would be applied to the delivery of the events which are run by volunteers and individual organisations.</p>	<p>information being received.</p>
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Cllr Dickson and Cllr Evans left at this point.

6. Review of Council policies

POINTS	ACTION
<p>The Working Group received the revised Model Code of Conduct developed by the Local Government Associations following dissatisfaction with the previous Model Code of Conduct which had proven to be a challenge with investigations into complaints about poor conduct. The LGA and NALC had been working together with input from the Society of Local Council Clerks on a new simplified code. This code had been adopted by Waverley Borough Council. For simplicity, it is proposed that the new version is adopted by Farnham Town Council as well as councillors representing more than one council would be operating to the same code.</p> <p>It was noted that the Town Clerk, along with the clerks of Haslemere and Cranleigh, had been in discussion with the Monitoring officer at Waverley to plan ahead for training of the new code for the new intake of councillors in 2023.</p> <p>A copy of the Model Code is set out at Annex I for adoption.</p>	<p>Recommendation to Council:</p> <p>1) The LGA Model Code of Conduct, developed in association with the National Association of Local Councils, and any subsequent modifications, be adopted as the code applying to Farnham Town Council;</p> <p>2) All councillors attend training on the code and their responsibilities.</p>

Jenny de Quervain joined for the next items

7. Farnham Infrastructure Programme

POINTS	ACTION
<p>Cllr Neale provided an update on the Farnham Infrastructure Programme and details of discussion held by the councillor members of the Board on the emerging proposals for the Town Centre. These had been circulated in draft form to all councillors but were not yet ready to be published for the wider public as they were being refined by Surrey CC and its consultants.</p> <p>It was noted that the three draft options would be consulted upon in the summer and each option could be phased if required. The Working Group agreed the ideas needed a more detailed discussion at the Infrastructure Planning Group (IPG) as there were a number of elements that still were of concern and did not appear to reflect the matters previously discussed at the Town Council. An IPG meeting would be arranged after Council. If any specific discussion were needed at Council this would be held in exempt session at this stage.</p> <p>The Working Group noted that the Local Cycling and Walking Infrastructure Project was also progressing and a workshop was scheduled</p>	<p>Recommendation to Council:</p> <p>1)</p>

to take place in the near future.

The Town Clerk advised that the outcomes of the 20MPH consultation was also due with the potential for a wider area to be brought in at a later date. He was concerned that the significant issues raised by the Borough and Town Councils in relation to the Castle Street streetscene and listed buildings/structures did not appear to have been taken on board and it was likely members would wish to have further consideration of the revised plans when they were available.

8. Reports from Task Groups

1) HR Panel

POINTS	ACTION
<p>The Working Group received the Notes of the HR Panel that had met on 2nd March noting that the staffing establishment and pay rates and agreed incremental rises (except for the Town Clerk) from 1st April 2022 had been reviewed.</p> <p>The 2021 National Pay Award had been agreed at 1.75% and incorporated in the March pay under the scheme of delegation under delegation by the Town Clerk, Mayor and Leader. This was endorsed by the Working Group. It was noted that no staff were paid below the National Living Wage.</p> <p>It was agreed that officers should bring forward a report on potential salary Sacrifice schemes which would be beneficial to both employees and FTC as the employer.</p> <p>Arrangements for the Town Clerk's appraisal by the Mayor, Leader and Cllr Cockburn were agreed.</p> <p>The Panel received updates on recruitment and on a confidential staffing matter</p>	

2) Riverside Sculpture Task Group

POINTS	ACTION
<p>The Working Group noted the recent Task Group meeting on 23rd February had reviewed whether or not to increase the budget allocation for the commission but had agreed to work with the approved sum. The Commission brief was to be circulated widely and councillors were encouraged to raise awareness of any potential sculptor.</p> <p>It was noted that the New Ashgate Director Dr Outi Remes had joined the group.</p>	

3) Conservation Areas Task Group

POINTS	ACTION
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The Working Group noted the first meeting of the new Conservation Areas Task Group had been held on 24th February with some discussion on the Terms of Reference and scope of the new Group. It had been agreed that a list of the actions for each of the Conservation Areas Improvements would be prepared to ensure that the focus was wider than the Town Centre Conservation Area. All Conservation Areas had been invited to have a representative on the Task Group.

13. Consultations

POINTS	ACTION
<ol style="list-style-type: none"> 1. The Working Group the Waverley Affordable Housing Strategy had been considered by the Planning & Licensing Consultative Group as not enough time had been allowed for it to go through Council. The draft was being circulated for councillors to add comments or submit their own. 2. Concern was expressed that the Coxbridge site could be made all affordable housing with the impact that there would then be no CIL contribution for the required infrastructure improvements. 3. The Working group noted the response to the Surrey Hills AONB consultation had been submitted. 	

14. Town Clerk update

POINTS	ACTION
<p>The Town Clerk advised that:</p> <ol style="list-style-type: none"> 1) The presentation for the Annual Meeting of electors was scheduled for 31st March 2) The Commonwealth Flag raising ceremony was scheduled for Monday 11th March. 3) Arrangements for the Ukrainian vigil were noted. The Ukrainian Flag would be flown on the Green Flag Flagpole in Gostrey Meadow. Cllr Hesse suggested FTC undertook a role in making lists for those interested in hosting refugees. The Town Clerk advised this was premature given the arrangements had not yet been published and the responsibility would lie with the Principal Authorities and it would be important not to duplicate. 	

15. Date of next meeting

POINTS	ACTION
The next meeting is scheduled for Tuesday 19 th April at 9.30am.	

The meeting ended at 1.15 pm

Notes written by Town.Clerk@farnham.gov.uk

Model Councillor Code of Conduct 2020

Joint statement

The role of councillor across all tiers of local government is a vital part of our country’s system of democracy. It is important that as councillors we can be held accountable and all adopt the behaviours and responsibilities associated with the role. Our conduct as an individual councillor affects the reputation of all councillors. We want the role of councillor to be one that people aspire to. We also want individuals from a range of backgrounds and circumstances to be putting themselves forward to become councillors.

As councillors, we represent local residents, work to develop better services and deliver local change. The public have high expectations of us and entrust us to represent our local area; taking decisions fairly, openly, and transparently. We have both an individual and collective responsibility to meet these expectations by maintaining high standards and demonstrating good conduct, and by challenging behaviour which falls below expectations.

Importantly, we should be able to undertake our role as a councillor without being intimidated, abused, bullied or threatened by anyone, including the general public.

This Code has been designed to protect our democratic role, encourage good conduct and safeguard the public’s trust in local government.

Introduction

The Local Government Association (LGA) has developed this Model Councillor Code of Conduct, in association with key partners and after extensive consultation with the sector, as part of its work on supporting all tiers of local government to continue to aspire to high standards of leadership and performance. It is a template for councils to adopt in whole and/or with local amendments.

All councils are required to have a local Councillor Code of Conduct.

The LGA will undertake an annual review of this Code to ensure it continues to be fit-for-purpose, incorporating advances in technology, social media and changes in legislation. The LGA can also offer support, training and mediation to councils and councillors on the application of the Code and the National Association of Local Councils (NALC) and the county associations of local councils can offer advice and support to town and parish councils.

Definitions

For the purposes of this Code of Conduct, a “councillor” means a member or co-opted member of a local authority or a directly elected mayor. A “co-opted member” is defined in the Localism Act 2011 Section 27(4) as “a person who is not a member of the authority but who

- a) is a member of any committee or sub-committee of the authority, or;
- b) is a member of, and represents the authority on, any joint committee or joint subcommittee of the authority;

and who is entitled to vote on any question that falls to be decided at any meeting of that committee or sub-committee”.

For the purposes of this Code of Conduct, “local authority” includes county councils, district councils, London borough councils, parish councils, town councils, fire and rescue authorities, police authorities, joint authorities, economic prosperity boards, combined authorities and National Park authorities.

Purpose of the Code of Conduct

The purpose of this Code of Conduct is to assist you, as a councillor, in modelling the behaviour that is expected of you, to provide a personal check and balance, and to set out the type of conduct that could lead to action being taken against you. It is also to protect you, the public, fellow councillors, local authority officers and the reputation of local government. It sets out general principles of conduct expected of all councillors and your specific obligations in relation to standards of conduct. The LGA encourages the use of support, training and mediation prior to action being taken using the Code. The fundamental aim of the Code is to create and maintain public confidence in the role of councillor and local government.

General principles of councillor conduct

Everyone in public office at all levels; all who serve the public or deliver public services, including ministers, civil servants, councillors and local authority officers; should uphold the [Seven Principles of Public Life](#), also known as the Nolan Principles.

Building on these principles, the following general principles have been developed specifically for the role of councillor.

In accordance with the public trust placed in me, on all occasions:

- I act with integrity and honesty
- I act lawfully
- I treat all persons fairly and with respect; and
- I lead by example and act in a way that secures public confidence in the role of councillor.

In undertaking my role:

- I impartially exercise my responsibilities in the interests of the local community
- I do not improperly seek to confer an advantage, or disadvantage, on any person
- I avoid conflicts of interest
- I exercise reasonable care and diligence; and
- I ensure that public resources are used prudently in accordance with my local authority's requirements and in the public interest.

Application of the Code of Conduct

This Code of Conduct applies to you as soon as you sign your declaration of acceptance of the office of councillor or attend your first meeting as a co-opted member and continues to apply to you until you cease to be a councillor.

This Code of Conduct applies to you when you are acting in your capacity as a councillor which may include when:

- you misuse your position as a councillor
- Your actions would give the impression to a reasonable member of the public with knowledge of all the facts that you are acting as a councillor;

The Code applies to all forms of communication and interaction, including:

- at face-to-face meetings
- at online or telephone meetings
- in written communication
- in verbal communication
- in non-verbal communication
- in electronic and social media communication, posts, statements and comments.

You are also expected to uphold high standards of conduct and show leadership at all times when acting as a councillor.

Your Borough Monitoring Officer has statutory responsibility for the implementation of the Code of Conduct, and you are encouraged to seek advice from your Monitoring Officer on any matters that may relate to the Code of Conduct. Town and parish councillors are encouraged to seek advice from their Clerk, who may refer matters to the Monitoring Officer.

Standards of councillor conduct

This section sets out your obligations, which are the minimum standards of conduct required of you as a councillor. Should your conduct fall short of these standards, a complaint may be made against you, which may result in action being taken.

Guidance is included to help explain the reasons for the obligations and how they should be followed.

General Conduct

1. Respect

As a councillor:

1.1 I treat other councillors and members of the public with respect.

1.2 I treat local authority employees, employees and representatives of partner organisations and those volunteering for the local authority with respect and respect the role they play.

Respect means politeness and courtesy in behaviour, speech, and in the written word. Debate and having different views are all part of a healthy democracy. As a councillor, you can express, challenge, criticise and disagree with views, ideas, opinions and policies in a robust but civil manner. You should not, however, subject individuals, groups of people or organisations to personal attack.

In your contact with the public, you should treat them politely and courteously. Rude and offensive behaviour lowers the public's expectations and confidence in councillors.

In return, you have a right to expect respectful behaviour from the public. If members of the public are being abusive, intimidatory or threatening you are entitled to stop any conversation or interaction in person or online and report them to the local authority, the relevant social media provider or the police. This also applies to fellow councillors, where action could then be taken under the Councillor Code of Conduct, and local authority employees, where concerns should be raised in line with the local authority's councillor-officer protocol.

2. Bullying, harassment and discrimination

As a councillor:

2.1 I do not bully any person.

2.2 I do not harass any person.

2.3 I promote equalities and do not discriminate unlawfully against any person.

The Advisory, Conciliation and Arbitration Service (ACAS) characterises bullying as offensive, intimidating, malicious or insulting behaviour, an abuse or misuse of power through means that undermine, humiliate, denigrate or injure the recipient. Bullying might be a regular pattern of behaviour or a one-off incident, happen face-to-face, on social media, in emails or phone calls, happen in the workplace or at work social events and may not always be obvious or noticed by others.

The Protection from Harassment Act 1997 defines harassment as conduct that causes alarm or distress or puts people in fear of violence and must involve such conduct on at least two occasions. It can include repeated attempts to impose unwanted communications and contact upon a person in a manner that could be expected to cause distress or fear in any reasonable person.

Unlawful discrimination is where someone is treated unfairly because of a protected characteristic. Protected characteristics are specific aspects of a person's identity defined by the Equality Act 2010. They are age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

The Equality Act 2010 places specific duties on local authorities. Councillors have a central role to play in ensuring that equality issues are integral to the local authority's performance and strategic aims, and that there is a strong vision and public commitment to equality across public services.

3. Impartiality of officers of the council

As a councillor:

3.1 I do not compromise, or attempt to compromise, the impartiality of anyone who works for, or on behalf of, the local authority.

Officers work for the local authority as a whole and must be politically neutral (unless they are political assistants). They should not be coerced or persuaded to act in a way that would undermine their neutrality. You can question officers in order to understand, for example, their reasons for proposing to act in a particular way, or the content of a report that they have written. However, you must not try and force them to act differently, change their advice, or alter the content of that report, if doing so would prejudice their professional integrity.

4. Confidentiality and access to information

As a councillor:

4.1 I do not disclose information:

a. given to me in confidence by anyone

b. acquired by me which I believe, or ought reasonably to be aware, is of a confidential

nature, unless

i. I have received the consent of a person authorised to give it;

ii. I am required by law to do so;

iii. the disclosure is made to a third party for the purpose of obtaining professional legal advice provided that the third party agrees not to disclose the information to any other person; or

iv. the disclosure is:

1. reasonable and in the public interest; and

2. made in good faith and in compliance with the reasonable requirements of the local authority; and

3. I have consulted the Town Clerk/Monitoring Officer prior to its release.

4.2 I do not improperly use knowledge gained solely as a result of my role as a councillor for the advancement of myself, my friends, my family members, my employer or my business interests.

4.3 I do not prevent anyone from getting information that they are entitled to by law.

Local authorities must work openly and transparently, and their proceedings and printed materials are open to the public, except in certain legally defined circumstances. You should work on this basis, but there will be times when it is required by law that discussions, documents and other information relating to or held by the local authority must be treated in a confidential manner. Examples include personal data relating to individuals or information relating to ongoing negotiations.

5. Disrepute

As a councillor:

5.1 I do not bring my role or local authority into disrepute.

As a Councillor, you are trusted to make decisions on behalf of your community and your actions and behaviour are subject to greater scrutiny than that of ordinary members of the public. You should be aware that your actions might have an adverse impact on you, other councillors and/or your local authority and may lower the public's confidence in your or your local authority's ability to discharge your/it's functions. For example, behaviour that is considered dishonest and/or deceitful can bring your local authority into disrepute.

You are able to hold the local authority and fellow councillors to account and are able to constructively challenge and express concern about decisions and processes undertaken by the council whilst continuing to adhere to other aspects of this Code of Conduct.

6. Use of position

As a councillor:

6.1 I do not use, or attempt to use, my position improperly to the advantage or disadvantage of myself or anyone else.

Your position as a member of the local authority provides you with certain opportunities, responsibilities, and privileges, and you make choices all the time that will impact others. However, you should not take advantage of these opportunities to further your own or others' private interests or to disadvantage anyone unfairly.

7. Use of local authority resources and facilities

As a councillor:

7.1 I do not misuse council resources.

7.2 I will, when using the resources of the local or authorising their use by others: - a. act in accordance with the local authority's requirements; and** - b. ensure that such resources are not used for political purposes unless that use could reasonably be regarded as likely to facilitate, or be conducive to, the discharge of the functions of the local authority or of the office to which I have been elected or appointed.**

You may be provided with resources and facilities by the local authority to assist you in carrying out your duties as a councillor.

Examples include:

- office support
- stationery
- equipment such as phones, and computers
- transport
- access and use of local authority buildings and rooms.

These are given to you to help you carry out your role as a councillor more effectively and are not to be used for business or personal gain. They should be used in accordance with the purpose for which they have been provided and the local authority's own policies regarding their use.

8. Complying with the Code of Conduct

As a Councillor:

8.1 I undertake Code of Conduct training provided by my local authority.

8.2 I cooperate with any Code of Conduct investigation and/or determination.

8.3 I do not intimidate or attempt to intimidate any person who is likely to be involved with the administration of any investigation or proceedings.

8.4 I comply with any sanction imposed on me following a finding that I have breached the Code of Conduct.

It is extremely important for you as a councillor to demonstrate high standards, for you to have your actions open to scrutiny and for you not to undermine public trust in the local authority or its governance. If you do not understand or are concerned about the local authority's processes in handling a complaint you should raise this with your Town Clerk/Monitoring Officer.

Protecting your reputation and the reputation of the local authority

9. Interests

As a councillor:

9.1 I register and disclose my interests.

Section 29 of the Localism Act 2011 requires the Town Clerk/Monitoring Officer to establish and maintain a register of interests of members of the authority.

You need to register your interests so that the public, local authority employees and fellow councillors know which of your interests might give rise to a conflict of interest. The register is a public document that can be consulted when (or before) an issue arises. The register also protects you by allowing you to demonstrate openness and a willingness to be held accountable. You are personally responsible for deciding whether or not you should disclose an interest in a meeting, but it can be helpful for you to know early on if others think that a potential conflict might arise. It is also important that the public know about any interest that might have to be disclosed by you or other councillors when making or taking part in decisions, so that decision making is seen by the public as open and honest. This helps to ensure that public confidence in the integrity of local governance is maintained.

You should note that failure to register or disclose a disclosable pecuniary interest as set out in **Table I**, is a criminal offence under the Localism Act 2011.

Appendix B sets out the detailed provisions on registering and disclosing interests. If in doubt, you should always seek advice from your Town Clerk/Monitoring Officer

10. Gifts and hospitality

As a councillor:

10.1 I do not accept gifts or hospitality, irrespective of estimated value, which could give rise to real or substantive personal gain or a reasonable suspicion of influence on my part to show favour from persons seeking to acquire, develop or do business with the local authority or from persons who may apply to the local authority for any permission, licence or other significant advantage.

10.2 I register with the Town Clerk/ Monitoring Officer any gift or hospitality with an estimated value of at least £50 within 28 days of its receipt.

10.3 I register with the Town Clerk/Monitoring Officer any significant gift or hospitality that I have been offered but have refused to accept.

In order to protect your position and the reputation of the local authority, you should exercise caution in accepting any gifts or hospitality which are (or which you reasonably believe to be) offered to you because you are a councillor. The presumption should always be not to accept significant gifts or hospitality. However, there may be times when such a refusal may be difficult if it is seen as rudeness in which case you could accept it but must ensure it is publicly registered. However, you do not need to register gifts and hospitality which are not related to your role as a councillor, such as Christmas gifts from your friends and family. It is also important to note that it is appropriate to accept normal expenses and hospitality associated with your duties as a councillor. If you are unsure, do contact your Town Clerk/Monitoring Officer for guidance.

Appendices

Appendix A – The Seven Principles of Public Life

The principles are:

Selflessness

Holders of public office should act solely in terms of the public interest.

Integrity

Holders of public office must avoid placing themselves under any obligation to people or organisations that might try inappropriately to influence them in their work. They should not act or take decisions in order to gain financial or other material benefits for themselves, their family, or their friends. They must disclose and resolve any interests and relationships.

Objectivity

Holders of public office must act and take decisions impartially, fairly and on merit, using the best evidence and without discrimination or bias.

Accountability

Holders of public office are accountable to the public for their decisions and actions and must submit themselves to the scrutiny necessary to ensure this.

Openness

Holders of public office should act and take decisions in an open and transparent manner. Information should not be withheld from the public unless there are clear and lawful reasons for so doing.

Honesty

Holders of public office should be truthful.

Leadership

Holders of public office should exhibit these principles in their own behaviour. They should actively promote and robustly support the principles and be willing to challenge poor behaviour wherever it occurs.

Appendix B Registering interests

Within 28 days of becoming a member or your re-election or re-appointment to office you must register with the Town Clerk/Monitoring Officer the interests which fall within the categories set out in **Table 1 (Disclosable Pecuniary Interests)** which are as described in “The Relevant Authorities (Disclosable Pecuniary Interests) Regulations 2012”. You should also register details of your other personal interests which fall within the categories set out in **Table 2 (Other Registerable Interests)**.

“Disclosable Pecuniary Interest” means an interest of yourself, or of your partner if you are aware of your partner's interest, within the descriptions set out in Table 1 below.

"Partner" means a spouse or civil partner, or a person with whom you are living as husband or wife, or a person with whom you are living as if you are civil partners.

1. You must ensure that your register of interests is kept up-to-date and within 28 days of becoming aware of any new interest, or of any change to a registered interest, notify the Town Clerk/Monitoring Officer.
2. A ‘sensitive interest’ is as an interest which, if disclosed, could lead to the councillor, or a person connected with the councillor, being subject to violence or intimidation.
3. Where you have a ‘sensitive interest’ you must notify the Town Clerk/Monitoring Officer with the reasons why you believe it is a sensitive interest. If the Town Clerk/Monitoring Officer agrees they will withhold the interest from the public register.

Non participation in case of disclosable pecuniary interest

4. Where a matter arises at a meeting which directly relates to one of your Disclosable Pecuniary Interests as set out in **Table 1**, you must disclose the interest, not participate in any discussion or vote on the matter and must not remain in the room unless you have been granted a dispensation. If it is a 'sensitive interest', you do not have to disclose the nature of the interest, just that you have an interest. Dispensation may be granted in limited circumstances, to enable you to participate and vote on a matter in which you have a disclosable pecuniary interest.
5. Where you have a disclosable pecuniary interest on a matter to be considered or is being considered by you as a Cabinet member in exercise of your executive function, you must notify the Town Clerk/Monitoring Officer of the interest and must not take any steps or further steps in the matter apart from arranging for someone else to deal with it.

Disclosure of Other Registerable Interests

6. Where a matter arises at a meeting which **directly relates** to one of your Other Registerable Interests (as set out in **Table 2**), you must disclose the interest. You may speak on the matter only if members of the public are also allowed to speak at the meeting but otherwise must not take part in any discussion or vote on the matter and must not remain in the room unless you have been granted a dispensation. If it is a 'sensitive interest', you do not have to disclose the nature of the interest.

Disclosure of Non-Registerable Interests

7. Where a matter arises at a meeting which **directly relates** to your financial interest or well-being (and is not a Disclosable Pecuniary Interest set out in Table 1) or a financial interest or well-being of a relative or close associate, you must disclose the interest. You may speak on the matter only if members of the public are also allowed to speak at the meeting. Otherwise you must not take part in any discussion or vote on the matter and must not remain in the room unless you have been granted a dispensation. If it is a 'sensitive interest', you do not have to disclose the nature of the interest.
8. Where a matter arises at a meeting which **affects** –
 - a. your own financial interest or well-being;
 - b. a financial interest or well-being of a relative, close associate; or
 - c. a body included in those you need to disclose under Other Registrable Interests as set out in **Table 2**you must disclose the interest. In order to determine whether you can remain in the meeting after disclosing your interest the following test should be applied
9. Where a matter **affects** your financial interest or well-being:
 - a. to a greater extent than it affects the financial interests of the majority of inhabitants of the ward affected by the decision and;
 - b. a reasonable member of the public knowing all the facts would believe that it would affect your view of the wider public interestYou may speak on the matter only if members of the public are also allowed to speak at the meeting. Otherwise you must not take part in any discussion or vote on the matter and must not remain in the room unless you have been granted a dispensation.
If it is a 'sensitive interest', you do not have to disclose the nature of the interest.
10. Where you have a personal interest in any business of your authority and you have made an executive decision in relation to that business, you must make sure that any written statement of that decision records the existence and nature of your interest.

Table 1: Disclosable Pecuniary Interests

This table sets out the explanation of Disclosable Pecuniary Interests as set out in the [Relevant Authorities \(Disclosable Pecuniary Interests\) Regulations 2012](#).

Subject	Description
Employment, office, trade, profession or vocation	Any employment, office, trade, profession or vocation carried on for profit or gain. [Any unpaid directorship.]
Sponsorship	Any payment or provision of any other financial benefit (other than from the council) made to the councillor during the previous 12-month period for expenses incurred by him/her in carrying out his/her duties as a councillor, or towards his/her election expenses. This includes any payment or financial benefit from a trade union within the meaning of the Trade Union and Labour Relations (Consolidation) Act 1992.
Contracts	Any contract made between the councillor or his/her spouse or civil partner or the person with whom the councillor is living as if they were spouses/civil partners (or a firm in which such person is a partner, or an incorporated body of which such person is a director* or a body that such person has a beneficial interest in the securities of*) and the council — (a) under which goods or services are to be provided or works are to be executed; and (b) which has not been fully discharged.
Land and Property	Any beneficial interest in land which is within the area of the council. 'Land' excludes an easement, servitude, interest or right in or over land which does not give the councillor or his/her spouse or civil partner or the person with whom the councillor is living as if they were spouses/ civil partners (alone or jointly with another) a right to occupy or to receive income.
Licences	Any licence (alone or jointly with others) to occupy land in the area of the council for a month or longer
Corporate tenancies	Any tenancy where (to the councillor's knowledge)— (a) the landlord is the council; and (b) the tenant is a body that the councillor, or his/her spouse or civil partner or the person with whom the councillor is living as if they were spouses/civil partners is a partner of or a director* of or has a beneficial interest in the securities* of.

Subject	Description
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Securities	<p>Any beneficial interest in securities* of a body where—</p> <p>(a) that body (to the councillor’s knowledge) has a place of business or land in the area of the council; and</p> <p>(b) either—</p> <p>(i)) the total nominal value of the securities* exceeds £25,000 or one hundredth of the total issued share capital of that body; or</p> <p>(ii) if the share capital of that body is of more than one class, the total nominal value of the shares of any one class in which the councillor, or his/her spouse or civil partner or the person with whom the councillor is living as if they were spouses/civil partners has a beneficial interest exceeds one hundredth of the total issued share capital of that class.</p>
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* ‘director’ includes a member of the committee of management of an industrial and provident society.

* ‘securities’ means shares, debentures, debenture stock, loan stock, bonds, units of a collective investment scheme within the meaning of the Financial Services and Markets Act 2000 and other securities of any description, other than money deposited with a building society.

Table 2: Other Registrable Interests

<p>You have a personal interest in any business of your authority where it relates to or is likely to affect:</p> <p>a) any body of which you are in general control or management and to which you are nominated or appointed by your authority</p> <p>b) any body</p> <p>(i) exercising functions of a public nature</p> <p>(ii) any body directed to charitable purposes or</p> <p>(iii) one of whose principal purposes includes the influence of public opinion or policy (including any political party or trade union)</p>

Appendix C – the Committee on Standards in Public Life

The LGA has undertaken this review whilst the Government continues to consider the recommendations made by the Committee on Standards in Public Life in their report on [Local Government Ethical Standards](#). If the Government chooses to implement any of the recommendations, this could require a change to this Code.

The recommendations cover:

- Recommendations for changes to the Localism Act 2011 to clarify in law when the Code of Conduct applies
- The introduction of sanctions
- An appeals process through the Local Government Ombudsman
- Changes to the Relevant Authorities (Disclosable Pecuniary Interests) Regulations 2012
- Updates to the Local Government Transparency Code
- Changes to the role and responsibilities of the Independent Person
- That the criminal offences in the Localism Act 2011 relating to Disclosable Pecuniary Interests should be abolished

The Local Government Ethical Standards report also includes Best Practice recommendations. These are:

Best practice 1: Local authorities should include prohibitions on bullying and harassment in codes of conduct. These should include a definition of bullying and harassment, supplemented with a list of examples of the sort of behaviour covered by such a definition.

Best practice 2: Councils should include provisions in their code of conduct requiring councillors to comply with any formal standards investigation and prohibiting trivial or malicious allegations by councillors.

Best practice 3: Principal authorities should review their code of conduct each year and regularly seek, where possible, the views of the public, community organisations and neighbouring authorities.

Best practice 4: An authority's code should be readily accessible to both councillors and the public, in a prominent position on a council's website and available in council premises.

Best practice 5: Local authorities should update their gifts and hospitality register at least once per quarter, and publish it in an accessible format, such as CSV.

Best practice 6: Councils should publish a clear and straightforward public interest test against which allegations are filtered.

Best practice 7: Local authorities should have access to at least two Independent Persons.

Best practice 8: An Independent Person should be consulted as to whether to undertake a formal investigation on an allegation, and should be given the option to review and comment on allegations which the responsible officer is minded to dismiss as being without merit, vexatious, or trivial.

Best practice 9: Where a local authority makes a decision on an allegation of misconduct following a formal investigation, a decision notice should be published as soon as possible on its website, including a brief statement of facts, the provisions of the code engaged by the allegations, the view of the Independent Person, the reasoning of the decision-maker, and any sanction applied.

Best practice 10: A local authority should have straightforward and accessible guidance on its website on how to make a complaint under the code of conduct, the process for handling complaints, and estimated timescales for investigations and outcomes.

Best practice 11: Formal standards complaints about the conduct of a parish councillor towards a clerk should be made by the chair or by the parish council, rather than the clerk in all but exceptional circumstances.

Best practice 12: Monitoring Officers' roles should include providing advice, support and management of investigations and adjudications on alleged breaches to parish councils within the remit of the principal authority. They should be provided with adequate training, corporate support and resources to undertake this work.

Best practice 13: A local authority should have procedures in place to address any conflicts of interest when undertaking a standards investigation. Possible steps should include asking the Monitoring Officer from a different authority to undertake the investigation.

Best practice 14: Councils should report on separate bodies they have set up or which they own as part of their annual governance statement and give a full picture of their relationship with those bodies. Separate bodies created by local authorities should abide by the Nolan principle of openness and publish their board agendas and minutes and annual reports in an accessible place.

Best practice 15: Senior officers should meet regularly with political group leaders or group whips to discuss standards issues.

The LGA has committed to reviewing the Code on an annual basis to ensure it is still fit for purpose.



FARNHAM TOWN COUNCIL

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Notes

Planning & Licensing Consultative Working Group

Time and date

9.30 am on Monday 7th February, 2022

Place

Council Chamber, Farnham Town Council, South Street, Farnham GU9 7RN and via Zoom

Planning & Licensing Consultative Working Group Members Present:

Councillor John "Scotty" Fraser (Lead Member)
Councillor Roger Blishen
Councillor George Hesse
Councillor Michaela Martin
Councillor John Neale

Officers: Jenny de Quervain

1. Apologies for Absence

Apologies were received from Councillor Edmonds and Wicks.

2. Disclosure of Interests

WA/2022/00239 2A Wicket Hill - Councillor Blishen declared a non-pecuniary interest due to vicinity to the application.

WA/2022/00282 5 & 6 Wicket Hill - Councillor Blishen declared a non-pecuniary interest due to vicinity to the application.

WA/2022/00298 Bishops Mead Cottage - Councillor Hesse declared a non-pecuniary interest due to vicinity to the application.

3. Applications Considered for Key/Larger Developments

Farnham Firgrove

NMA/2022/00266 Farnham Firgrove

Officer: Sam Wallis

LAND AT FARNHAM COLLEGE, MORLEY ROAD, FARNHAM GU9 8LU

Amendment to WA/2019/0094 proposed change in external materials to Plots 3, 4, 6, 7, 8, 10 and 11.

Farnham Town Council has no objections, subject to the proposed changes being confirmed compliant with the Farnham Design Statement for Firgrove and Farnham Neighbourhood Plan policy FNP1 New Development and Conservation.

To enable those reviewing and determining this application, Farnham Town Council's comments must appear in full on the planning portal and in the Officer's report. In accordance with the provisions of the Town and Country Planning (Development Management Procedure) Order 2015, Article 25: Representation by parish councils before determination of application; the LPA must take into account any representations received from the council of the parish; the appropriate authority must notify the council of the parish the terms of the decision.

Farnham Moor Park

WA/2022/00285 Farnham Moor Park

Officer: Ruth Dovey

BUILDING D21, LAND CENTRED COORDINATES 484270 146934, EAST STREET, FARNHAM

Erection of shopfront for Unit D21 in relation to details required for Condition 10 of planning permission WA/2016/0268

Farnham Town Council would like to see more detailed shopfront applications for the Brightwells Yard development.

With the desire to progress the site in a timely manner, applications need to contain more detailed specifications and comprehensive drawings to ensure proposal can be easily assessed by the Planning Officer and other reviewers.

The information within this application is not 'clear and sufficient to determine the application' and its determination is likely to be further delayed with requests for more detailed information.

Illustrative drawings of the elevations showing materials within 'legend' would be of benefit to give the reviewer an overall impression of the 'look' of the building with horizontal timber cladding – colour blonde, blue grey shopfronts, etc. (the materials legend is missing details of number 84 and the North Elevation needs number 67 adding, if that is what 'signage projecting off the wall' looks like?).

The Planning Officer is unlikely to be able to approve unconfirmed materials for 'timber or metal louvres'. Materials need to be consistent across all elevations - this is a two-storey building not a linear high street where materials and designs of shopfronts do vary. It is anticipated that tenants will have specific signage requirements, these will need to be in the confines of the facias and hanging signage not in a variety of materials across block D21.

In submitting shopfront applications, the Applicant/Agent is required to demonstrate that proposals meet the local policies rather than giving a blanket statement 'development is considered to be in line with policy TDI'. To be in line with LPP1 policy TDI, local policies for Farnham town centre must be considered, including the Farnham Design Statement, Farnham Neighbourhood Plan policy FNP2 Town Centre Conservation Area and its setting, FNP4 Advertisement

Control, FNP21 East Street, South Street and Dogflud Way and Shopfront Design Guide SPD.

To enable those reviewing and determining this application, Farnham Town Council's comments must appear in full on the planning portal and in the Officer's report. In accordance with the provisions of the Town and Country Planning (Development Management Procedure) Order 2015, Article 25: Representation by parish councils before determination of application; the LPA must take into account any representations received from the council of the parish; the appropriate authority must notify the council of the parish the terms of the decision.

Farnham Weybourne and Badshot Lea

WA/2022/00325 Farnham Weybourne and Badshot Lea

Officer: Ruth Dovey

LAND SOUTH OF DEPOT AND EAST OF GREEN LANE, BADSHOT LEA, FARNHAM

Outline planning application for 131 dwellings with associated parking, amenity and landscaping with all matters reserved except access.

Farnham Town Council strongly objects to the proposed development of land to the south of the SSE Depot and East of Green Lane. The adjacent brownfield SSE Depot site is an approved allocation within the Farnham Neighbourhood Plan; this application for development on a green field site is unacceptable.

The location is outside the Built-Up Area Boundary of the Farnham Neighbourhood Plan and not an allocated site for development through policy FNPI4 Housing Site Allocations, contrary to policy FNPI New Development and Conservation, FNPI0 Protect and Enhance the Countryside and FNPI1 Preventing Coalescence. The site is within the Farnham/Aldershot Strategic Gap retained policy C4 and countryside beyond the green belt policy RE1.

Although plans are only indicative, the proposed density is too high with the majority of affordable housing being clustered near to the railway line and made up of small units.

Affordable housing must be tenure neutral and distributed over a site.

Highways measures have been implemented for the adjacent approved development to minimise the impact on Green Lane. This proposed development for 131 dwellings will create an unacceptable level of vehicles movement and have a severe impact on Green Lane, Lower Weybourne Lane and the congested junctions in Weybourne and Badshot Lea.

4. Applications Considered

Farnham Bourne

TM/2022/00305 Farnham Bourne

Officer: Jack Adams

6 ELDON DRIVE, FARNHAM GU10 3JE

APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDERS 26/03 AND 02/00

Farnham Town Council, subject to the Arboricultural Officer's comments, welcomes the maintenance of trees to extend their life and associated amenity. In response to a climate emergency, it is vital to retain green infrastructure in line with LPP1 policy CCI Climate Change and NE2 Green and Blue Infrastructure.

WA/2022/00238 Farnham Bourne

Officer: Lauren Kitson

95 BURNT HILL ROAD, LOWER BOURNE, FARNHAM GU10 3LH

Erection of extensions and alterations following demolition of existing garage.

Farnham Town Council raises objection to this application unless the extensions and alterations are confirmed compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNPI 6 Extensions, Residential Extensions SPD and LPPI policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction.

Local Plan Part I (LLPI) policy TDI Townscape and Design states: account will be taken of design guidance adopted by the Council including design and development briefs, Conservation Area Appraisals and associated Management Plans, town and village design statements and other design policies and guidance produced within subsequent Development Plan Documents, Supplementary Planning Documents and Neighbourhood Plans.

Space must be available on-site for construction vehicles and materials and WBC approved construction hours be a standard condition: Construction works, including works of site clearance and ground preparation, and including deliveries to and from the site, shall not take place other than between 08.00-18.00 hours Monday-Friday, 08.00-13.00 hours on Saturdays and at no time on Sundays or on Bank or Public holidays.

To enable those reviewing and determining this application, Farnham Town Council's comments must appear in full on the planning portal and in the Officer's report. In accordance with the provisions of the Town and Country Planning (Development Management Procedure) Order 2015, Article 25: Representation by parish councils before determination of application; the LPA must take into account any representations received from the council of the parish; the appropriate authority must notify the council of the parish the terms of the decision.

WA/2022/00297 Farnham Bourne

Officer: Sam Wallis

23 MIDDLE BOURNE LANE, LOWER BOURNE, FARNHAM GU10 3NH

Erection of orangery following demolition of existing garden room.

Farnham Town Council raises objection to this application unless the orangery is confirmed compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNPI 6 Extensions, Residential Extensions SPD and LPPI policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction and has no negative impact on the neighbour's amenity at no. 2 White Rose Lane.

Local Plan Part I (LLPI) policy TDI Townscape and Design states: account will be taken of design guidance adopted by the Council including design and development briefs, Conservation Area Appraisals and associated Management Plans, town and village design statements and other design policies and guidance produced within subsequent Development Plan Documents, Supplementary Planning Documents and Neighbourhood Plans.

To enable those reviewing and determining this application, Farnham Town Council's comments must appear in full on the planning portal and in the Officer's report. In accordance with the provisions of the Town and Country Planning

(Development Management Procedure) Order 2015, Article 25: Representation by parish councils before determination of application; the LPA must take into account any representations received from the council of the parish; the appropriate authority must notify the council of the parish the terms of the decision.

WA/2022/00310 Farnham Bourne

Officer: Sam Wallis

20 VICARAGE LANE, THE BOURNE, FARNHAM GU9 8HN

Erection of extension and alterations including raising of roof height

Farnham Town Council raises objection to this application unless the extension and alterations are confirmed compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNP16 Extensions, Residential Extensions SPD and LPPI policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction.

Local Plan Part I (LLPI) policy TDI Townscape and Design states: account will be taken of design guidance adopted by the Council including design and development briefs, Conservation Area Appraisals and associated Management Plans, town and village design statements and other design policies and guidance produced within subsequent Development Plan Documents, Supplementary Planning Documents and Neighbourhood Plans.

Space must be available on-site for construction vehicles and materials and WBC approved construction hours be a standard condition: Construction works, including works of site clearance and ground preparation, and including deliveries to and from the site, shall not take place other than between 08.00-18.00 hours Monday-Friday, 08.00-13.00 hours on Saturdays and at no time on Sundays or on Bank or Public holidays.

To enable those reviewing and determining this application, Farnham Town Council's comments must appear in full on the planning portal and in the Officer's report. In accordance with the provisions of the Town and Country Planning (Development Management Procedure) Order 2015, Article 25: Representation by parish councils before determination of application; the LPA must take into account any representations received from the council of the parish; the appropriate authority must notify the council of the parish the terms of the decision.

WA/2022/00314 Farnham Bourne

Officer: Sam Wallis

6 AVELEY LANE, FARNHAM GU9 8PN

Erection of extensions and alterations

Farnham Town Council raises objection to this application unless the extensions and alterations are confirmed compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNP16 Extensions, Residential Extensions SPD and LPPI policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction and has no negative impact on the neighbour's amenity at no. 53 Edward Road.

Local Plan Part I (LLPI) policy TDI Townscape and Design states: account will be taken of design guidance adopted by the Council including design and development briefs, Conservation Area Appraisals and associated Management Plans, town and village design statements and other design policies and guidance produced within subsequent Development Plan Documents, Supplementary Planning Documents and Neighbourhood Plans.

Space must be available on-site for construction vehicles and materials and WBC approved construction hours be a standard condition: Construction works, including works of site clearance and ground preparation, and including deliveries to and from the site, shall not take place other than between 08.00-18.00 hours Monday-Friday, 08.00-13.00 hours on Saturdays and at no time on Sundays or on Bank or Public holidays.

To enable those reviewing and determining this application, Farnham Town Council's comments must appear in full on the planning portal and in the Officer's report. In accordance with the provisions of the Town and Country Planning (Development Management Procedure) Order 2015, Article 25: Representation by parish councils before determination of application; the LPA must take into account any representations received from the council of the parish; the appropriate authority must notify the council of the parish the terms of the decision.

WA/2022/00322 Farnham Bourne

Officer: Daniel Holmes

126 BURNT HILL ROAD, LOWER BOURNE, FARNHAM GU10 3LJ

Erection of extensions, alterations to elevations and fenestrations with associated works.

Farnham Town Council raises objection to this application unless the extensions and alterations are confirmed compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNPI6 Extensions, Residential Extensions SPD and LPP1 policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction and has no negative impact on the neighbour's amenity at no. 128 Burnt Hill Road from the height of the front extension.

Local Plan Part 1 (LLPI) policy TDI Townscape and Design states: account will be taken of design guidance adopted by the Council including design and development briefs, Conservation Area Appraisals and associated Management Plans, town and village design statements and other design policies and guidance produced within subsequent Development Plan Documents, Supplementary Planning Documents and Neighbourhood Plans.

Space must be available on-site for construction vehicles and materials and WBC approved construction hours be a standard condition: Construction works, including works of site clearance and ground preparation, and including deliveries to and from the site, shall not take place other than between 08.00-18.00 hours Monday-Friday, 08.00-13.00 hours on Saturdays and at no time on Sundays or on Bank or Public holidays.

To enable those reviewing and determining this application, Farnham Town Council's comments must appear in full on the planning portal and in the Officer's report. In accordance with the provisions of the Town and Country Planning (Development Management Procedure) Order 2015, Article 25: Representation by parish councils before determination of application; the LPA must take into account any representations received from the council of the parish; the appropriate authority must notify the council of the parish the terms of the decision.

WA/2022/00323 Farnham Bourne

Officer: Lauren Kitson

40 FRENHAM VALE, FARNHAM GU10 3HT

Construction of replacement tennis court.

Farnham Town Council has no objections to the replacement tennis court.

WA/2022/00333 Farnham Bourne

Officer: Daniel Holmes

110 BURNT HILL ROAD, LOWER BOURNE, FARNHAM GU10 3LJ

Erection of extension and alterations

Farnham Town Council raises objection to this application unless the extension and alterations are confirmed compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNPI6 Extensions, Residential Extensions SPD and LPPI policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction.

Local Plan Part I (LLPI) policy TDI Townscape and Design states: account will be taken of design guidance adopted by the Council including design and development briefs, Conservation Area Appraisals and associated Management Plans, town and village design statements and other design policies and guidance produced within subsequent Development Plan Documents, Supplementary Planning Documents and Neighbourhood Plans.

Space must be available on-site for construction vehicles and materials and WBC approved construction hours be a standard condition: Construction works, including works of site clearance and ground preparation, and including deliveries to and from the site, shall not take place other than between 08.00-18.00 hours Monday-Friday, 08.00-13.00 hours on Saturdays and at no time on Sundays or on Bank or Public holidays.

To enable those reviewing and determining this application, Farnham Town Council's comments must appear in full on the planning portal and in the Officer's report. In accordance with the provisions of the Town and Country Planning (Development Management Procedure) Order 2015, Article 25: Representation by parish councils before determination of application; the LPA must take into account any representations received from the council of the parish; the appropriate authority must notify the council of the parish the terms of the decision.

WA/2022/00338 Farnham Bourne

Officer: Daniel Holmes

8 GREENHILL ROAD, FARNHAM GU9 8JW

Erection of extension, detached garage with ancillary habitable accommodation above and detached outbuildings following demolition of existing extensions and outbuildings.

Farnham Town Council raises objection to this application unless the extension and ancillary accommodation is approved by the Heritage Officer and confirmed compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNP5 Great Austins Conservations Area and its setting, FNP8 South Farnham Arcadian Areas, FNPI6 Extensions, Residential Extensions SPD and LPPI policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction. The accommodation above the garage must be Conditioned ancillary to the dwellinghouse.

The site is bounded by trees and located within the Great Austins Conservation Area and a South Farnham Arcadian Area. The Arboricultural Officer must review documentation relating to the assessment of the site's trees, protection of trees and tree roots, to ensure that there is no negative impact on the sylvan character of the area.

Local Plan Part I (LLPI) policy TDI Townscape and Design states: account will be taken of design guidance adopted by the Council including design and development briefs, Conservation Area Appraisals and associated Management Plans, town and village design statements and other design policies and guidance produced within subsequent Development Plan Documents, Supplementary Planning Documents and Neighbourhood Plans.

Space must be available on-site for construction vehicles and materials and WBC approved construction hours be a standard condition: Construction works, including works of site clearance and ground preparation, and including deliveries to and from the site, shall not take place other than between 08.00-18.00 hours Monday-Friday, 08.00-13.00 hours on Saturdays and at no time on Sundays or on Bank or Public holidays.

To enable those reviewing and determining this application, Farnham Town Council's comments must appear in full on the planning portal and in the Officer's report. In accordance with the provisions of the Town and Country Planning (Development Management Procedure) Order 2015, Article 25: Representation by parish councils before determination of application; the LPA must take into account any representations received from the council of the parish; the appropriate authority must notify the council of the parish the terms of the decision.

WA/2022/00348 Farnham Bourne

Officer: Brett Beswetherick

RICHMOND, LONGDOWN ROAD, LOWER BOURNE, FARNHAM GU10 3JS

Erection of extensions and alterations with associated works following demolition of existing garage.

Farnham Town Council raises objection to this application unless the extensions and alterations are confirmed compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNP8 South Farnham Arcadian Areas, FNPI6 Extensions, Residential Extensions SPD and LLPI policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction.

Local Plan Part I (LLPI) policy TDI Townscape and Design states: account will be taken of design guidance adopted by the Council including design and development briefs, Conservation Area Appraisals and associated Management Plans, town and village design statements and other design policies and guidance produced within subsequent Development Plan Documents, Supplementary Planning Documents and Neighbourhood Plans.

Space must be available on-site for construction vehicles and materials and WBC approved construction hours be a standard condition: Construction works, including works of site clearance and ground preparation, and including deliveries to and from the site, shall not take place other than between 08.00-18.00 hours Monday-Friday, 08.00-13.00 hours on Saturdays and at no time on Sundays or on Bank or Public holidays.

To enable those reviewing and determining this application, Farnham Town Council's comments must appear in full on the planning portal and in the Officer's report. In accordance with the provisions of the Town and Country Planning (Development Management Procedure) Order 2015, Article 25: Representation by parish councils before determination of application; the LPA must take into account

any representations received from the council of the parish; the appropriate authority must notify the council of the parish the terms of the decision.

WA/2022/00353 Farnham Bourne

Officer: Sam Wallis

1 LATCHWOOD LANE, LOWER BOURNE, FARNHAM GU10 3HA

Application under Section 73 to vary Condition 1 of WA/2021/2143 (approved plans) to allow for alterations to windows and doors.

Farnham Town Council has no objections to the alterations to the windows and doors.

WA/2022/00391 Farnham Bourne

Officer: Sam Wallis

COURT HOUSE, 1 GONG HILL DRIVE, LOWER BOURNE, FARNHAM GU10 3HG

Erection of extension.

Farnham Town Council raises objection to this application unless the extension is confirmed compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNP8 South Farnham Arcadian Areas, FNP16 Extensions, Residential Extensions SPD and LPPI policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction.

Local Plan Part 1 (LLPI) policy TDI Townscape and Design states: account will be taken of design guidance adopted by the Council including design and development briefs, Conservation Area Appraisals and associated Management Plans, town and village design statements and other design policies and guidance produced within subsequent Development Plan Documents, Supplementary Planning Documents and Neighbourhood Plans.

Space must be available on-site for construction vehicles and materials and WBC approved construction hours be a standard condition: Construction works, including works of site clearance and ground preparation, and including deliveries to and from the site, shall not take place other than between 08.00-18.00 hours Monday-Friday, 08.00-13.00 hours on Saturdays and at no time on Sundays or on Bank or Public holidays.

To enable those reviewing and determining this application, Farnham Town Council's comments must appear in full on the planning portal and in the Officer's report. In accordance with the provisions of the Town and Country Planning (Development Management Procedure) Order 2015, Article 25: Representation by parish councils before determination of application; the LPA must take into account any representations received from the council of the parish; the appropriate authority must notify the council of the parish the terms of the decision.

WA/2022/00407 Farnham Bourne

Officer: Lauren Kitson

GOLDHILL GROVE, GOLD HILL, LOWER BOURNE, FARNHAM GU10 3JH

Erection of extension and alterations to roofing and cladding.

Farnham Town Council raises objection to this application unless the extension and alterations are confirmed compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNP8 South Farnham Arcadian Areas, FNP16 Extensions, Residential Extensions SPD and LPPI policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction.

Local Plan Part I (LLPI) policy TDI Townscape and Design states: account will be taken of design guidance adopted by the Council including design and development briefs, Conservation Area Appraisals and associated Management Plans, town and village design statements and other design policies and guidance produced within subsequent Development Plan Documents, Supplementary Planning Documents and Neighbourhood Plans.

Space must be available on-site for construction vehicles and materials and WBC approved construction hours be a standard condition: Construction works, including works of site clearance and ground preparation, and including deliveries to and from the site, shall not take place other than between 08.00-18.00 hours Monday-Friday, 08.00-13.00 hours on Saturdays and at no time on Sundays or on Bank or Public holidays.

To enable those reviewing and determining this application, Farnham Town Council's comments must appear in full on the planning portal and in the Officer's report. In accordance with the provisions of the Town and Country Planning (Development Management Procedure) Order 2015, Article 25: Representation by parish councils before determination of application; the LPA must take into account any representations received from the council of the parish; the appropriate authority must notify the council of the parish the terms of the decision.

WA/2022/00424 Farnham Bourne

Officer: Daniel Holmes

12 KILN LANE, LOWER BOURNE, FARNHAM GU10 3LR

Erection of extension and alterations following demolition of existing garage

Farnham Town Council acknowledges the reduction in the proposed extension from two storey in WA/2021/0051 to a single storey extension in this application.

Farnham Town Council raises objection to this application unless the single storey extension is not overbearing to the neighbour at no. 14, sitting at a much lower level to no.12, and that the extension is compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNPI6 Extensions, Residential Extensions SPD and LLPI policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction.

Space must be available on-site for construction vehicles and materials and WBC approved construction hours be a standard condition: Construction works, including works of site clearance and ground preparation, and including deliveries to and from the site, shall not take place other than between 08.00-18.00 hours Monday-Friday, 08.00-13.00 hours on Saturdays and at no time on Sundays or on Bank or Public holidays.

To enable those reviewing and determining this application, Farnham Town Council's comments must appear in full on the planning portal and in the Officer's report. In accordance with the provisions of the Town and Country Planning (Development Management Procedure) Order 2015, Article 25: Representation by parish councils before determination of application; the LPA must take into account any representations received from the council of the parish; the appropriate authority must notify the council of the parish the terms of the decision.

WA/2022/00429 Farnham Bourne

Officer: Sam Wallis

COTTERSTOCK HOUSE, CLUMPS ROAD, LOWER BOURNE, FARNHAM GU10 3HF
Erection of extensions and alterations; erection of a detached garage with habitable accommodation above.

Farnham Town Council raises objection to this application unless the extensions and alterations and detached garage with accommodation above are confirmed compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNPI6 Extensions, Residential Extensions SPD and LPP1 policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction. The accommodation above the garage must be Conditioned ancillary to the dwellinghouse.

Local Plan Part I (LLPI) policy TDI Townscape and Design states: account will be taken of design guidance adopted by the Council including design and development briefs, Conservation Area Appraisals and associated Management Plans, town and village design statements and other design policies and guidance produced within subsequent Development Plan Documents, Supplementary Planning Documents and Neighbourhood Plans.

Space must be available on-site for construction vehicles and materials and WBC approved construction hours be a standard condition: Construction works, including works of site clearance and ground preparation, and including deliveries to and from the site, shall not take place other than between 08.00-18.00 hours Monday-Friday, 08.00-13.00 hours on Saturdays and at no time on Sundays or on Bank or Public holidays.

To enable those reviewing and determining this application, Farnham Town Council's comments must appear in full on the planning portal and in the Officer's report. In accordance with the provisions of the Town and Country Planning (Development Management Procedure) Order 2015, Article 25: Representation by parish councils before determination of application; the LPA must take into account any representations received from the council of the parish; the appropriate authority must notify the council of the parish the terms of the decision.

WA/2022/00432 Farnham Bourne

Officer: Sam Wallis

8 VALE CLOSE, LOWER BOURNE, FARNHAM GU10 3HR

Erection of extensions and alterations.

Farnham Town Council raises objection to this application unless the extensions and alterations are confirmed compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNPI6 Extensions, Residential Extensions SPD and LPP1 policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction.

Local Plan Part I (LLPI) policy TDI Townscape and Design states: account will be taken of design guidance adopted by the Council including design and development briefs, Conservation Area Appraisals and associated Management Plans, town and village design statements and other design policies and guidance produced within subsequent Development Plan Documents, Supplementary Planning Documents and Neighbourhood Plans.

Space must be available on-site for construction vehicles and materials and WBC approved construction hours be a standard condition: Construction works, including works of site clearance and ground preparation, and including deliveries to and from the site, shall not take place other than between 08.00-18.00 hours Monday-Friday,

08.00-13.00 hours on Saturdays and at no time on Sundays or on Bank or Public holidays.

To enable those reviewing and determining this application, Farnham Town Council's comments must appear in full on the planning portal and in the Officer's report. In accordance with the provisions of the Town and Country Planning (Development Management Procedure) Order 2015, Article 25: Representation by parish councils before determination of application; the LPA must take into account any representations received from the council of the parish; the appropriate authority must notify the council of the parish the terms of the decision.

Farnham Castle

WA/2022/00256 Farnham Castle

Officer: James Kidger

Land to the rear of PENNYS, 88B WEST STREET, FARNHAM GU9 7EN

Erection of a three bedroom dwelling.

Farnham Town Council objects to a second dwelling in the garden land between 88a fronting West Street and 88b to the rear to create 88c West Street.

The application does not enhance and protect the Conservation Area, not compliant with the Farnham Design Statement, Farnham Neighbourhood policy FNPI New Development and Conservation, FNP2 Farnham Town Centre Conservation Area and its setting and LLPI policy TDI. The proposed development will be harmful to the amenity of the surrounding dwellings, mainly Listed buildings including with the garden wall to the west, and detrimental to the impressive Limes and the large Yew on the boundary. The Arboricultural Officer must be consulted on the impact to the trees and tree roots. The proposal will increase vehicles movements in an already congested area.

Local Plan Part I (LLPI) policy TDI Townscape and Design states: account will be taken of design guidance adopted by the Council including design and development briefs, Conservation Area Appraisals and associated Management Plans, town and village design statements and other design policies and guidance produced within subsequent Development Plan Documents, Supplementary Planning Documents and Neighbourhood Plans.

To enable those reviewing and determining this application, Farnham Town Council's comments must appear in full on the planning portal and in the Officer's report. In accordance with the provisions of the Town and Country Planning (Development Management Procedure) Order 2015, Article 25: Representation by parish councils before determination of application; the LPA must take into account any representations received from the council of the parish; the appropriate authority must notify the council of the parish the terms of the decision.

WA/2022/00292 Farnham Castle

Officer: Carl Housden

LAND AT REAR, 37-38 DOWNING STREET, FARNHAM Erection of two storey dwelling with relocation of existing vehicular access and following demolition of single storey storage building

The History and Constraints document needs to be updated to include that the previously refused application WA/2020/1260 has now been dismissed at appeal.

Farnham Town Council objects to a dwelling to the rear of Downing Street, on land adjoining the car parking of the Club off Ivy Lane, having a negative impact on the

neighbours at no. 1-3 Ivy Lane, not compliant with the Farnham Design Statement, Farnham Neighbourhood policy FNPI New Development and Conservation, FNP2 Farnham Town Centre Conservation Area and its setting and LPPI policy TDI. The parking provision is inaccessible on the narrow lane.

Local Plan Part I (LLPI) policy TDI Townscape and Design states: account will be taken of design guidance adopted by the Council including design and development briefs, Conservation Area Appraisals and associated Management Plans, town and village design statements and other design policies and guidance produced within subsequent Development Plan Documents, Supplementary Planning Documents and Neighbourhood Plans.

To enable those reviewing and determining this application, Farnham Town Council's comments must appear in full on the planning portal and in the Officer's report. In accordance with the provisions of the Town and Country Planning (Development Management Procedure) Order 2015, Article 25: Representation by parish councils before determination of application; the LPA must take into account any representations received from the council of the parish; the appropriate authority must notify the council of the parish the terms of the decision.

Councillor Hesse declared a non-pecuniary due to vicinity

WA/2022/00298 Farnham Castle

Officer: Brett Beswetherick

BISHOPS MEAD COTTAGE, BISHOPS MEAD, FARNHAM GU9 7DU

Erection of extensions and alterations.

Farnham Town Council raises objection to this application unless the extensions and alterations are confirmed compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNP2 Town Centre Conservation Area and its setting, FNPI6 Extensions, Residential Extensions SPD and LPPI policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction.

Local Plan Part I (LLPI) policy TDI Townscape and Design states: account will be taken of design guidance adopted by the Council including design and development briefs, Conservation Area Appraisals and associated Management Plans, town and village design statements and other design policies and guidance produced within subsequent Development Plan Documents, Supplementary Planning Documents and Neighbourhood Plans.

Access to the site is limited and the narrow lane must not be obstructed by vehicles and materials. Space must be available on or off site for construction vehicles and materials. WBC approved construction hours be a standard condition:

Construction works, including works of site clearance and ground preparation, and including deliveries to and from the site, shall not take place other than between 08.00-18.00 hours Monday-Friday, 08.00-13.00 hours on Saturdays and at no time on Sundays or on Bank or Public holidays.

To enable those reviewing and determining this application, Farnham Town Council's comments must appear in full on the planning portal and in the Officer's report. In accordance with the provisions of the Town and Country Planning (Development Management Procedure) Order 2015, Article 25: Representation by parish councils before determination of application; the LPA must take into account

any representations received from the council of the parish; the appropriate authority must notify the council of the parish the terms of the decision.

WA/2022/00335 Farnham Castle

Officer: Daniel Holmes

15 CRONDALL LANE, FARNHAM GU9 7BG

Certificate of lawfulness under S 192 for the proposed stationing of a touring caravan for purposes ancillary to the Dwelling House.

Farnham Town Council strongly objects to the inappropriate siting of a caravan for use as ancillary accommodation. The red line on the location plan is shown to the front of the dwelling house on Crondall Lane – this is not to say that the rear garden is more appropriate.

Although S192 takes no account of planning policies, siting to the front of the dwelling will be cramped and constitute overdevelopment and have a negative impact on the street scene. The dwelling has insufficient parking within the boundary of the property to accommodate vehicles and a caravan in this congested area with limited on street parking.

To enable those reviewing and determining this application, Farnham Town Council's comments must appear in full on the planning portal and in the Officer's report. In accordance with the provisions of the Town and Country Planning (Development Management Procedure) Order 2015, Article 25: Representation by parish councils before determination of application; the LPA must take into account any representations received from the council of the parish; the appropriate authority must notify the council of the parish the terms of the decision.

WA/2022/00361 Farnham Castle

Officer: Daniel Holmes

6 MEAD LANE, FARNHAM GU9 7DY

Listed Building Consent for alterations to replace windows and doors.

Farnham Town Council raises objection to this application unless the alterations to the Grade II Listed building are approved by the Heritage Officer and confirmed compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNP2 Town Centre Conservation Area and its setting, FNPI6 Extensions, Residential Extensions SPD and LPP1 policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction.

Local Plan Part I (LLPI) policy TDI Townscape and Design states: account will be taken of design guidance adopted by the Council including design and development briefs, Conservation Area Appraisals and associated Management Plans, town and village design statements and other design policies and guidance produced within subsequent Development Plan Documents, Supplementary Planning Documents and Neighbourhood Plans.

Access to the site is limited and the narrow lane must not be obstructed by vehicles and materials. Space must be available on or off site for construction vehicles and materials. WBC approved construction hours be a standard condition: Construction works, including works of site clearance and ground preparation, and including deliveries to and from the site, shall not take place other than between 08.00-18.00 hours Monday-Friday, 08.00-13.00 hours on Saturdays and at no time on Sundays or on Bank or Public holidays.

To enable those reviewing and determining this application, Farnham Town Council's comments must appear in full on the planning portal and in the Officer's report. In accordance with the provisions of the Town and Country Planning (Development Management Procedure) Order 2015, Article 25: Representation by parish councils before determination of application; the LPA must take into account any representations received from the council of the parish; the appropriate authority must notify the council of the parish the terms of the decision.

WA/2022/00344 Farnham Castle

Officer: Daniel Holmes

2 VICARAGE LANE, FARNHAM GU9 7PR

Listed Building consent for external and internal alterations.

Farnham Town Council raises objection to this application unless the alterations are approved by the Heritage Officer and confirmed compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNP2 Town Centre Conservations Area and its setting, FNPI6 Extensions, Residential Extensions SPD and LPPI policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction.

Local Plan Part I (LLPI) policy TDI Townscape and Design states: account will be taken of design guidance adopted by the Council including design and development briefs, Conservation Area Appraisals and associated Management Plans, town and village design statements and other design policies and guidance produced within subsequent Development Plan Documents, Supplementary Planning Documents and Neighbourhood Plans.

Access to the site is limited and the narrow lane must not be obstructed by vehicles and materials. Space must be available on or off site for construction vehicles and materials. WBC approved construction hours be a standard condition: Construction works, including works of site clearance and ground preparation, and including deliveries to and from the site, shall not take place other than between 08.00-18.00 hours Monday-Friday, 08.00-13.00 hours on Saturdays and at no time on Sundays or on Bank or Public holidays.

To enable those reviewing and determining this application, Farnham Town Council's comments must appear in full on the planning portal and in the Officer's report. In accordance with the provisions of the Town and Country Planning (Development Management Procedure) Order 2015, Article 25: Representation by parish councils before determination of application; the LPA must take into account any representations received from the council of the parish; the appropriate authority must notify the council of the parish the terms of the decision.

WA/2022/00345 Farnham Castle

Officer: Daniel Holmes

2 VICARAGE LANE, FARNHAM GU9 7PR

Erection of extension and alterations to elevations and fenestration, alteration to existing outbuilding to provide additional habitable accommodation with associated works following demolition of existing extension.

Farnham Town Council raises objection to this application unless the extension and alterations are approved by the Heritage Officer and confirmed compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNP2 Town Centre Conservations Area and its setting, FNPI6 Extensions, Residential Extensions SPD and LPPI policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction.

Local Plan Part I (LLPI) policy TDI Townscape and Design states: account will be taken of design guidance adopted by the Council including design and development briefs, Conservation Area Appraisals and associated Management Plans, town and village design statements and other design policies and guidance produced within subsequent Development Plan Documents, Supplementary Planning Documents and Neighbourhood Plans.

Access to the site is limited and the narrow lane must not be obstructed by vehicles and materials. Space must be available on or off site for construction vehicles and materials. WBC approved construction hours be a standard condition: Construction works, including works of site clearance and ground preparation, and including deliveries to and from the site, shall not take place other than between 08.00-18.00 hours Monday-Friday, 08.00-13.00 hours on Saturdays and at no time on Sundays or on Bank or Public holidays.

To enable those reviewing and determining this application, Farnham Town Council's comments must appear in full on the planning portal and in the Officer's report. In accordance with the provisions of the Town and Country Planning (Development Management Procedure) Order 2015, Article 25: Representation by parish councils before determination of application; the LPA must take into account any representations received from the council of the parish; the appropriate authority must notify the council of the parish the terms of the decision.

WA/2022/00427 Farnham Castle

Officer: Daniel Holmes

BURLES HOUSE, CRONDALL LANE, DIPPENHALL, FARNHAM GU10 5DN

Alterations to garage to provide home office.

Farnham Town Council objects to the inappropriate development of the garage to provide a home office, in the setting of the unique 1937 Harold Falkner Grade II Listed Burles House. The design and materials, although oak is incorporate, creates a box-like structure in an elevated position with excessive glazing, having a negative impact on this dark location from light pollution and in conflict with the host dwelling. This application must be referred to the Heritage Officer and Historic England for consideration. The 'domestic car garage' may not be mentioned within the listing, nor is its planning permission shown in the History and Constraints document. When was permission granted for the erection of a garage within the grounds of the Grade II Listed building?

To enable those reviewing and determining this application, Farnham Town Council's comments must appear in full on the planning portal and in the Officer's report. In accordance with the provisions of the Town and Country Planning (Development Management Procedure) Order 2015, Article 25: Representation by parish councils before determination of application; the LPA must take into account any representations received from the council of the parish; the appropriate authority must notify the council of the parish the terms of the decision.

Farnham Firgrove

WA/2022/00233 Farnham Firgrove

Officer: Sam Wallis

3 LONGLEY ROAD, FARNHAM GU9 8LZ

Erection of extension and alterations following demolition of existing conservatory.

Farnham Town Council raises objection to the proposed materials being out of character with the dwellinghouse.

Local Plan Part I (LLPI) policy TDI Townscape and Design states: account will be taken of design guidance adopted by the Council including design and development briefs, Conservation Area Appraisals and associated Management Plans, town and village design statements and other design policies and guidance produced within subsequent Development Plan Documents, Supplementary Planning Documents and Neighbourhood Plans.

To enable those reviewing and determining this application, Farnham Town Council's comments must appear in full on the planning portal and in the Officer's report. In accordance with the provisions of the Town and Country Planning (Development Management Procedure) Order 2015, Article 25: Representation by parish councils before determination of application; the LPA must take into account any representations received from the council of the parish; the appropriate authority must notify the council of the parish the terms of the decision.

WA/2022/00273 Farnham Firgrove

Officer: Sam Wallis

93 WEYDON HILL ROAD, FARNHAM GU9 8NY

Certificate of Lawfulness under S192 for alterations to roof including dormer extension and rooflights to provide additional habitable accommodation (revision of WA/2021/02705).

Farnham Town Council raises objection unless the extension and alterations are confirmed lawful.

To enable those reviewing and determining this application, Farnham Town Council's comments must appear in full on the planning portal and in the Officer's report. In accordance with the provisions of the Town and Country Planning (Development Management Procedure) Order 2015, Article 25: Representation by parish councils before determination of application; the LPA must take into account any representations received from the council of the parish; the appropriate authority must notify the council of the parish the terms of the decision.

WA/2022/00339 Farnham Firgrove

Officer: Sam Wallis

19 RYLE ROAD, FARNHAM GU9 8RW

Application under Section 73 to vary conditions 1 and 2 (drawing numbers and materials) of WA/2021/01013 to change materials.

Farnham Town Council raises objection to this application unless the change in materials is in keeping with the street scene and confirmed compliant with the Farnham Design Statement.

Local Plan Part I (LLPI) policy TDI Townscape and Design states: account will be taken of design guidance adopted by the Council including design and development briefs, Conservation Area Appraisals and associated Management Plans, town and village design statements and other design policies and guidance produced within subsequent Development Plan Documents, Supplementary Planning Documents and Neighbourhood Plans.

To enable those reviewing and determining this application, Farnham Town Council's comments must appear in full on the planning portal and in the Officer's report. In accordance with the provisions of the Town and Country Planning (Development Management Procedure) Order 2015, Article 25: Representation by

parish councils before determination of application; the LPA must take into account any representations received from the council of the parish; the appropriate authority must notify the council of the parish the terms of the decision.

Farnham Hale and Heath End

TM/2022/00311 Farnham Hale and Heath End

Officer: Jack Adams

WINTERBOURNE CLOSE, FARNHAM GU9 0DP

APPLICATION FOR THE REMOVAL OF A TREE SUBJECT OF TREE PRESERVATION ORDER 01/19

Farnham Town Council objects to the removal of trees and requests that the Arboricultural Officer thoroughly assess if this is necessary. In response to a climate emergency, it is vital to retain green infrastructure in line with LPP1 policy CCI Climate Change and NE2 Green and Blue Infrastructure. If removal is absolutely necessary, a replacement tree must be planted.

WA/2022/00202 Farnham Hale and Heath End

Officer: Lara Davison

LAND AT 9 WELLINGTON LANE, FARNHAM GU9 9BA

Approval of Reserved Matters, access, layout, appearance, landscaping and scale following the outline approval of WA/2019/1915 for the erection of a new dwelling.

Farnham Town Council raises objection to this application unless the proposed new dwelling is confirmed compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, LPP1 policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction. The parking provisions is in a hazardous location, the access and safety of other road users must be reviewed by Surrey Highways.

Local Plan Part I (LLPI) policy TDI Townscape and Design states: account will be taken of design guidance adopted by the Council including design and development briefs, Conservation Area Appraisals and associated Management Plans, town and village design statements and other design policies and guidance produced within subsequent Development Plan Documents, Supplementary Planning Documents and Neighbourhood Plans.

This is a congested area with limited on street parking, space must be available on-site for construction vehicles and materials. WBC approved construction hours be a standard condition: Construction works, including works of site clearance and ground preparation, and including deliveries to and from the site, shall not take place other than between 08.00-18.00 hours Monday-Friday, 08.00-13.00 hours on Saturdays and at no time on Sundays or on Bank or Public holidays.

To enable those reviewing and determining this application, Farnham Town Council's comments must appear in full on the planning portal and in the Officer's report. In accordance with the provisions of the Town and Country Planning (Development Management Procedure) Order 2015, Article 25: Representation by parish councils before determination of application; the LPA must take into account any representations received from the council of the parish; the appropriate authority must notify the council of the parish the terms of the decision.

WA/2022/00320 Farnham Hale and Heath End

Officer: Sam Wallis

3 THE CRESCENT, FARNHAM GU9 0LE

Erection of extensions and alterations, and replacement flat roof to outbuilding with pitched roof.

Farnham Town Council objects to extensions, alterations and the excessive glazing on the proposed new pitched roof, not being compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNPI6 Extensions, Residential Extensions SPD and LPPI policy TDI Townscape and Design and having a negative impact on the neighbour's amenity at no. 1 The Crescent due to vicinity of the extensions.

Local Plan Part I (LLPI) policy TDI Townscape and Design states: account will be taken of design guidance adopted by the Council including design and development briefs, Conservation Area Appraisals and associated Management Plans, town and village design statements and other design policies and guidance produced within subsequent Development Plan Documents, Supplementary Planning Documents and Neighbourhood Plans.

To enable those reviewing and determining this application, Farnham Town Council's comments must appear in full on the planning portal and in the Officer's report. In accordance with the provisions of the Town and Country Planning (Development Management Procedure) Order 2015, Article 25: Representation by parish councils before determination of application; the LPA must take into account any representations received from the council of the parish; the appropriate authority must notify the council of the parish the terms of the decision.

WA/2022/00326 Farnham Hale and Heath End

Officer: Sam Wallis

AUGHTON, UPPER HALE ROAD, FARNHAM GU9 0NJ

Erection of extension, alterations and replacement boundary wall

Farnham Town Council raises objection to this application unless the extensions and alterations are confirmed compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNPI6 Extensions, Residential Extensions SPD and LPPI policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction.

Local Plan Part I (LLPI) policy TDI Townscape and Design states: account will be taken of design guidance adopted by the Council including design and development briefs, Conservation Area Appraisals and associated Management Plans, town and village design statements and other design policies and guidance produced within subsequent Development Plan Documents, Supplementary Planning Documents and Neighbourhood Plans.

Space must be available on-site for construction vehicles and materials and WBC approved construction hours be a standard condition: Construction works, including works of site clearance and ground preparation, and including deliveries to and from the site, shall not take place other than between 08.00-18.00 hours Monday-Friday, 08.00-13.00 hours on Saturdays and at no time on Sundays or on Bank or Public holidays.

To enable those reviewing and determining this application, Farnham Town Council's comments must appear in full on the planning portal and in the Officer's report. In accordance with the provisions of the Town and Country Planning (Development Management Procedure) Order 2015, Article 25: Representation by parish councils before determination of application; the LPA must take into account

any representations received from the council of the parish; the appropriate authority must notify the council of the parish the terms of the decision.

WA/2022/00386 Farnham Hale and Heath End

Officer: Lara Davison

12 UPPER HALE ROAD, FARNHAM GU9 0NJ

Erection of 3 x dwellings; relocation of existing site entrance.

Farnham Town Council strongly objects to the overdevelopment of the garden of 12 Upper Hale Road, with the proposed erection of an additional three dwellings not being compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, LPP1 policy TDI Townscape and Design. The access is insufficient for four dwellings on a dangerous section of the Upper Hale Road.

Local Plan Part I (LLPI) policy TDI Townscape and Design states: account will be taken of design guidance adopted by the Council including design and development briefs, Conservation Area Appraisals and associated Management Plans, town and village design statements and other design policies and guidance produced within subsequent Development Plan Documents, Supplementary Planning Documents and Neighbourhood Plans.

To enable those reviewing and determining this application, Farnham Town Council's comments must appear in full on the planning portal and in the Officer's report. In accordance with the provisions of the Town and Country Planning (Development Management Procedure) Order 2015, Article 25: Representation by parish councils before determination of application; the LPA must take into account any representations received from the council of the parish; the appropriate authority must notify the council of the parish the terms of the decision.

Farnham Moor Park

WA/2022/00223 Farnham Moor Park

Officer: Daniel Holmes

12 STONEYFIELDS, FARNHAM GU9 8DX

Erection of a dwelling following demolition of existing dwelling.

Farnham Town Council raises objection to this application unless the replacement dwelling is confirmed compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, LPP1 policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction and has no negative impact on the neighbour's amenity at no. 12 with overlooking from the proposed balcony.

Local Plan Part I (LLPI) policy TDI Townscape and Design states: account will be taken of design guidance adopted by the Council including design and development briefs, Conservation Area Appraisals and associated Management Plans, town and village design statements and other design policies and guidance produced within subsequent Development Plan Documents, Supplementary Planning Documents and Neighbourhood Plans.

Space must be available on-site for construction vehicles and materials and WBC approved construction hours be a standard condition: Construction works, including works of site clearance and ground preparation, and including deliveries to and from the site, shall not take place other than between 08.00-18.00 hours Monday-Friday,

08.00-13.00 hours on Saturdays and at no time on Sundays or on Bank or Public holidays.

To enable those reviewing and determining this application, Farnham Town Council's comments must appear in full on the planning portal and in the Officer's report. In accordance with the provisions of the Town and Country Planning (Development Management Procedure) Order 2015, Article 25: Representation by parish councils before determination of application; the LPA must take into account any representations received from the council of the parish; the appropriate authority must notify the council of the parish the terms of the decision.

WA/2022/00226 Farnham Moor Park

Officer: Sam Wallis

5 TEMPLES CLOSE, FARNHAM GU10 1RB

Erection of extensions and alterations.

Farnham Town Council raises objection to this application unless the extensions and alterations are confirmed compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNP8 South Farnham Arcadian Areas, FNPI6 Extensions, Residential Extensions SPD and LPPI policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction.

Local Plan Part I (LLPI) policy TDI Townscape and Design states: account will be taken of design guidance adopted by the Council including design and development briefs, Conservation Area Appraisals and associated Management Plans, town and village design statements and other design policies and guidance produced within subsequent Development Plan Documents, Supplementary Planning Documents and Neighbourhood Plans.

Space must be available on-site for construction vehicles and materials and WBC approved construction hours be a standard condition: Construction works, including works of site clearance and ground preparation, and including deliveries to and from the site, shall not take place other than between 08.00-18.00 hours Monday-Friday, 08.00-13.00 hours on Saturdays and at no time on Sundays or on Bank or Public holidays.

To enable those reviewing and determining this application, Farnham Town Council's comments must appear in full on the planning portal and in the Officer's report. In accordance with the provisions of the Town and Country Planning (Development Management Procedure) Order 2015, Article 25: Representation by parish councils before determination of application; the LPA must take into account any representations received from the council of the parish; the appropriate authority must notify the council of the parish the terms of the decision.

WA/2022/00293 Farnham Moor Park

Officer: Philippa Smyth

LAND EAST OF BRIDLEWAY 186 CENTRED COORDINATES 486985 147072,

CROOKSBURY ROAD, FARNHAM

Erection of a stable and storage building.

Farnham Town Council strongly objects to inappropriate development in the countryside, not being compliant with Farnham Neighbourhood Plan policy FNPI New Development and Conservation and FNPI0 Enhance and Protect the Countryside, being outside the built-up area boundary, inappropriate in size, scale and materials in this setting.

The site is inadequate as grazing and not sufficient in size for the proposed stabling. Inappropriate ornate gates, bollards and post box have been erected at the site; all unnecessary residential paraphernalia not required for stables. Enforcement must be notified of unauthorised development.

To enable those reviewing and determining this application, Farnham Town Council's comments must appear in full on the planning portal and in the Officer's report. In accordance with the provisions of the Town and Country Planning (Development Management Procedure) Order 2015, Article 25: Representation by parish councils before determination of application; the LPA must take into account any representations received from the council of the parish; the appropriate authority must notify the council of the parish the terms of the decision.

WA/2022/00416 Farnham Moor Park

Officer: Lauren Kitson

82 STOKE HILLS, FARNHAM GU9 7TQ

Erection of retaining walls and fencing with associated landscaping works.

Farnham Town Council objects to the height of the proposed fencing being unneighbourly and too dominant in the street scene. The illustrations show the panels almost up to the neighbour's first floor window and the figures being dwarfed by the scale of the fencing!

To enable those reviewing and determining this application, Farnham Town Council's comments must appear in full on the planning portal and in the Officer's report. In accordance with the provisions of the Town and Country Planning (Development Management Procedure) Order 2015, Article 25: Representation by parish councils before determination of application; the LPA must take into account any representations received from the council of the parish; the appropriate authority must notify the council of the parish the terms of the decision.

Councillor Martin left the meeting at 11.40am.

Farnham Shortheath and Boundstone

Councillor Blishen declared a non-pecuniary interest due to vicinity.

WA/2022/00239 Farnham Shortheath and Boundstone

Officer: Brett Beswetherick

HIGHCROFT, 2A WICKET HILL, WRECCLESHAM, FARNHAM GU10 4RD

Erection of detached outbuilding

The location is within the vicinity of Surrey Wildlife Trust's Underdown Nature Reserve and must be reviewed by the Arboricultural Officer and comments sought from Surrey Wildlife Trust. The impact on trees and wildlife must be considered along with appropriate materials for the setting.

Farnham Town Council raises objection to this application unless the detached outbuilding is confirmed compliant with Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNPI6 Extensions, Residential Extensions SPD and LPP1 policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction and the outbuilding is conditioned ancillary to the dwellinghouse.

To enable those reviewing and determining this application, Farnham Town Council's comments must appear in full on the planning portal and in the Officer's report. In accordance with the provisions of the Town and Country Planning (Development Management Procedure) Order 2015, Article 25: Representation by parish councils before determination of application; the LPA must take into account any representations received from the council of the parish; the appropriate authority must notify the council of the parish the terms of the decision.

WA/2022/00249 Farnham Shortheath and Boundstone

Officer: Lauren Kitson

1 HEATHER COTTAGES, SUNNYDELL LANE, WRECCLESHAM, FARNHAM GU10 4RB

Erection of extensions and alterations following demolition of existing extension.

Farnham Town Council raises objection to this application unless the extensions and alterations are confirmed compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNPI6 Extensions, Residential Extensions SPD and LPPI policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction.

Local Plan Part I (LLPI) policy TDI Townscape and Design states: account will be taken of design guidance adopted by the Council including design and development briefs, Conservation Area Appraisals and associated Management Plans, town and village design statements and other design policies and guidance produced within subsequent Development Plan Documents, Supplementary Planning Documents and Neighbourhood Plans.

Space must be available on-site for construction vehicles and materials and WBC approved construction hours be a standard condition: Construction works, including works of site clearance and ground preparation, and including deliveries to and from the site, shall not take place other than between 08.00-18.00 hours Monday-Friday, 08.00-13.00 hours on Saturdays and at no time on Sundays or on Bank or Public holidays.

To enable those reviewing and determining this application, Farnham Town Council's comments must appear in full on the planning portal and in the Officer's report. In accordance with the provisions of the Town and Country Planning (Development Management Procedure) Order 2015, Article 25: Representation by parish councils before determination of application; the LPA must take into account any representations received from the council of the parish; the appropriate authority must notify the council of the parish the terms of the decision.

Councillor Blishen declared a non-pecuniary interest due to vicinity.

WA/2022/00282 Farnham Shortheath and Boundstone

Officer: Philippa Smyth

Rear of 5 & 6 WICKET HILL, WRECCLESHAM, FARNHAM GU10 4RD

Outline Application for erection of 2 dwellings with all matters reserved (revision of WA/2021/0148).

Farnham Town Council maintains its strong objection to any additional residential development in the gardens of 5 and 6 Wicket Hill being overdevelopment and having a negative impact on the character of the area.

The impact on trees and wildlife is unacceptable, the site is situated close to Underdown Nature Reserve owned by Surrey Wildlife Trust, the application must

be reviewed by the Arboricultural Officer and comments sought from Surrey Wildlife Trust.

The topography is not suitable for further residential development, the access via Bat and Ball Lane and Wicket Hill is inadequate for the excessive excavation from the site and the delivery of materials required for the proposed dwellings and the main road access has limited visibility in both directions.

Development will have a negative impact on the neighbouring properties below on Birdhaven with overlooking from the site's elevated position and the potential of flooding with the displacement of ground water, especially with the removal of trees, not compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and LPPI policy TDI, CCI Climate Change, CC2 Sustainable Construction and Design and NE2 Natural Environment.

Local Plan Part LPPI policy TDI Townscape and Design states: account will be taken of design guidance adopted by the Council including design and development briefs, Conservation Area Appraisals and associated Management Plans, town and village design statements and other design policies and guidance produced within subsequent Development Plan Documents, Supplementary Planning Documents and Neighbourhood Plans.

To enable those reviewing and determining this application, Farnham Town Council's comments must appear in full on the planning portal and in the Officer's report. In accordance with the provisions of the Town and Country Planning (Development Management Procedure) Order 2015, Article 25: Representation by parish councils before determination of application; the LPA must take into account any representations received from the council of the parish; the appropriate authority must notify the council of the parish the terms of the decision.

WA/2022/00319 Farnham Shortheath and Boundstone

Officer: Sam Wallis

80 GREENFIELD ROAD, FARNHAM GU9 8TQ

Erection of single storey extension and associated works

Farnham Town Council raises objection to this application unless the extension is confirmed compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNP16 Extensions, Residential Extensions SPD and LPPI policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction.

Local Plan Part I (LLPI) policy TDI Townscape and Design states: account will be taken of design guidance adopted by the Council including design and development briefs, Conservation Area Appraisals and associated Management Plans, town and village design statements and other design policies and guidance produced within subsequent Development Plan Documents, Supplementary Planning Documents and Neighbourhood Plans.

Space must be available on-site for construction vehicles and materials and WBC approved construction hours be a standard condition: Construction works, including works of site clearance and ground preparation, and including deliveries to and from the site, shall not take place other than between 08.00-18.00 hours Monday-Friday, 08.00-13.00 hours on Saturdays and at no time on Sundays or on Bank or Public holidays.

To enable those reviewing and determining this application, Farnham Town Council's comments must appear in full on the planning portal and in the Officer's report. In accordance with the provisions of the Town and Country Planning (Development Management Procedure) Order 2015, Article 25: Representation by parish councils before determination of application; the LPA must take into account any representations received from the council of the parish; the appropriate authority must notify the council of the parish the terms of the decision.

WA/2022/00370 Farnham Shortheath and Boundstone

Officer: Sam Wallis

7 BIRCH CLOSE, WRECCLESHAM, FARNHAM GU10 4TJ

Erection of extensions and alterations.

Farnham Town Council raises objection to this application unless the extensions and alterations are confirmed compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNPI6 Extensions, Residential Extensions SPD and LPPI policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction.

Local Plan Part I (LLPI) policy TDI Townscape and Design states: account will be taken of design guidance adopted by the Council including design and development briefs, Conservation Area Appraisals and associated Management Plans, town and village design statements and other design policies and guidance produced within subsequent Development Plan Documents, Supplementary Planning Documents and Neighbourhood Plans.

Space must be available on-site for construction vehicles and materials and WBC approved construction hours be a standard condition: Construction works, including works of site clearance and ground preparation, and including deliveries to and from the site, shall not take place other than between 08.00-18.00 hours Monday-Friday, 08.00-13.00 hours on Saturdays and at no time on Sundays or on Bank or Public holidays.

To enable those reviewing and determining this application, Farnham Town Council's comments must appear in full on the planning portal and in the Officer's report. In accordance with the provisions of the Town and Country Planning (Development Management Procedure) Order 2015, Article 25: Representation by parish councils before determination of application; the LPA must take into account any representations received from the council of the parish; the appropriate authority must notify the council of the parish the terms of the decision.

Farnham Upper Hale

Amendments received

Erection of 3 dwellings instead of 4.

WA/2021/0214 Farnham Upper Hale

HILLSIDE, THE GREEN, FARNHAM, GU9 0HL

Officer: Philippa Staddon

Erection of 3 dwellings including access, parking and amenity space following the demolition of existing dwelling and outbuildings.

HILLSIDE, THE GREEN, FARNHAM GU9 0HL

Farnham Town Council maintains its strong objection to the gross overdevelopment of the garden of Hillside. The amended proposal to create 3 dwellings instead of 4 does not lessen the negative impact of the location or address

the issues of density, pattern of development or the proposed inadequate, inaccessible and dangerous parking provision.

To enable those reviewing and determining this application, Farnham Town Council's comments must appear in full on the planning portal and in the Officer's report. In accordance with the provisions of the Town and Country Planning (Development Management Procedure) Order 2015, Article 25: Representation by parish councils before determination of application; the LPA must take into account any representations received from the council of the parish; the appropriate authority must notify the council of the parish the terms of the decision.

WA/2022/00129 Farnham Upper Hale

Officer: Sam Wallis

19 SPRING LANE, FARNHAM GU9 0JD

Alterations to roof.

Further information has received on the negative impact of the neighbour's amenity at 10 Trinity Hill which has not been considered in the granting of PRA/2021/03136 and WA/2022/00130.

Farnham Town Council strongly objects to the alterations to the roof. The larger roof, with its gable end's vicinity to the boundary and the topography of the land, will be overbearing to 10 Trinity Hill.

To enable those reviewing and determining this application, Farnham Town Council's comments must appear in full on the planning portal and in the Officer's report. In accordance with the provisions of the Town and Country Planning (Development Management Procedure) Order 2015, Article 25: Representation by parish councils before determination of application; the LPA must take into account any representations received from the council of the parish; the appropriate authority must notify the council of the parish the terms of the decision.

WA/2022/00216 Farnham Upper Hale

Officer: Lara Davison

FOXHAVEN, OLD PARK LANE, FARNHAM GU10 5AA

Retention of existing office building.

Farnham Town Council notes yet another application at Foxhaven. Farnham Town Council raises objection unless the office building is confirmed lawful.

To enable those reviewing and determining this application, Farnham Town Council's comments must appear in full on the planning portal and in the Officer's report. In accordance with the provisions of the Town and Country Planning (Development Management Procedure) Order 2015, Article 25: Representation by parish councils before determination of application; the LPA must take into account any representations received from the council of the parish; the appropriate authority must notify the council of the parish the terms of the decision.

WA/2022/00241 Farnham Upper Hale

Officer: Lauren Kitson

3 THE GLEN, NUTSHELL LANE, UPPER HALE, FARNHAM GU9 0FF

Erection of single storey extension to link garage to house with alterations to provide habitable accommodation

Farnham Town Council raises objection to this application unless the extension and alterations to provide habitable accommodation in the garage are confirmed compliant with the Farnham Design Statement, Farnham Neighbourhood Plan

policy FNPI New Development and Conservation, FNPI6 Extensions, Residential Extensions SPD and LPP1 policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction. Sufficient parking must be available within the boundary of the property with the loss of the double garage.

Local Plan Part I (LLPI) policy TDI Townscape and Design states: account will be taken of design guidance adopted by the Council including design and development briefs, Conservation Area Appraisals and associated Management Plans, town and village design statements and other design policies and guidance produced within subsequent Development Plan Documents, Supplementary Planning Documents and Neighbourhood Plans.

Space must be available on-site for construction vehicles and materials and WBC approved construction hours be a standard condition: Construction works, including works of site clearance and ground preparation, and including deliveries to and from the site, shall not take place other than between 08.00-18.00 hours Monday-Friday, 08.00-13.00 hours on Saturdays and at no time on Sundays or on Bank or Public holidays.

To enable those reviewing and determining this application, Farnham Town Council's comments must appear in full on the planning portal and in the Officer's report. In accordance with the provisions of the Town and Country Planning (Development Management Procedure) Order 2015, Article 25: Representation by parish councils before determination of application; the LPA must take into account any representations received from the council of the parish; the appropriate authority must notify the council of the parish the terms of the decision.

WA/2022/00355 Farnham Upper Hale

Officer: Brett Beswetherick
3 UPPER OLD PARK LANE, FARNHAM GU9 0AT
Erection of detached garage

Farnham Town Council raises objection to this application unless the detached garaged is confirmed compliant with Residential Extensions SPD.

To enable those reviewing and determining this application, Farnham Town Council's comments must appear in full on the planning portal and in the Officer's report. In accordance with the provisions of the Town and Country Planning (Development Management Procedure) Order 2015, Article 25: Representation by parish councils before determination of application; the LPA must take into account any representations received from the council of the parish; the appropriate authority must notify the council of the parish the terms of the decision.

WA/2022/00371 Farnham Upper Hale

Officer: Sam Wallis
59 ALMA LANE, FARNHAM GU9 0LT

Erection of extensions and alterations and erection of detached garage following demolition of existing extensions and detached garage (revision of WA/2021/02808).

Farnham Town Council raises objection to this application unless the extensions and alterations are confirmed compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNPI6 Extensions, Residential Extensions SPD and LPP1 policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction.

Local Plan Part I (LLPI) policy TDI Townscape and Design states: account will be taken of design guidance adopted by the Council including design and development briefs, Conservation Area Appraisals and associated Management Plans, town and village design statements and other design policies and guidance produced within subsequent Development Plan Documents, Supplementary Planning Documents and Neighbourhood Plans.

Space must be available on-site for construction vehicles and materials and WBC approved construction hours be a standard condition: Construction works, including works of site clearance and ground preparation, and including deliveries to and from the site, shall not take place other than between 08.00-18.00 hours Monday-Friday, 08.00-13.00 hours on Saturdays and at no time on Sundays or on Bank or Public holidays.

To enable those reviewing and determining this application, Farnham Town Council's comments must appear in full on the planning portal and in the Officer's report. In accordance with the provisions of the Town and Country Planning (Development Management Procedure) Order 2015, Article 25: Representation by parish councils before determination of application; the LPA must take into account any representations received from the council of the parish; the appropriate authority must notify the council of the parish the terms of the decision.

Farnham Weybourne and Badshot Lea

WA/2022/00201 Farnham Weybourne and Badshot Lea

Officer: Sam Wallis

2 CHURCH COTTAGES, BADSHOT LEA ROAD, BADSHOT LEA, FARNHAM GU9 9LD

Erection of single storey extension.

Farnham Town Council raises objection to this application unless the extension is confirmed compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNPI6 Extensions, Residential Extensions SPD and LLPI policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction and has no negative impact on the neighbour's amenity at no. 3 with the extension to the property boundary.

Local Plan Part I (LLPI) policy TDI Townscape and Design states: account will be taken of design guidance adopted by the Council including design and development briefs, Conservation Area Appraisals and associated Management Plans, town and village design statements and other design policies and guidance produced within subsequent Development Plan Documents, Supplementary Planning Documents and Neighbourhood Plans.

Space must be available on-site for construction vehicles and materials and WBC approved construction hours be a standard condition: Construction works, including works of site clearance and ground preparation, and including deliveries to and from the site, shall not take place other than between 08.00-18.00 hours Monday-Friday, 08.00-13.00 hours on Saturdays and at no time on Sundays or on Bank or Public holidays.

To enable those reviewing and determining this application, Farnham Town Council's comments must appear in full on the planning portal and in the Officer's report. In accordance with the provisions of the Town and Country Planning (Development Management Procedure) Order 2015, Article 25: Representation by

parish councils before determination of application; the LPA must take into account any representations received from the council of the parish; the appropriate authority must notify the council of the parish the terms of the decision.

WA/2022/00337 Farnham Weybourne and Badshot Lea

Officer: Sam Wallis

109 BADSHOT PARK, BADSHOT LEA, FARNHAM GU9 9NF

Erection of extension and alteration to provide porch and use garage as habitable accommodation.

The History and Constraints document is missing from this application.

Farnham Town Council raises objection to this application unless the extension and alterations are confirmed compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNPI6 Extensions, Residential Extensions SPD and LPPI policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction and sufficient parking is available within the boundary of the property.

Local Plan Part I (LLPI) policy TDI Townscape and Design states: account will be taken of design guidance adopted by the Council including design and development briefs, Conservation Area Appraisals and associated Management Plans, town and village design statements and other design policies and guidance produced within subsequent Development Plan Documents, Supplementary Planning Documents and Neighbourhood Plans.

Space must be available on-site for construction vehicles and materials and WBC approved construction hours be a standard condition: Construction works, including works of site clearance and ground preparation, and including deliveries to and from the site, shall not take place other than between 08.00-18.00 hours Monday-Friday, 08.00-13.00 hours on Saturdays and at no time on Sundays or on Bank or Public holidays.

To enable those reviewing and determining this application, Farnham Town Council's comments must appear in full on the planning portal and in the Officer's report. In accordance with the provisions of the Town and Country Planning (Development Management Procedure) Order 2015, Article 25: Representation by parish councils before determination of application; the LPA must take into account any representations received from the council of the parish; the appropriate authority must notify the council of the parish the terms of the decision.

WA/2022/00402 Farnham Weybourne and Badshot Lea

Officer: Sam Wallis

22 UPPER WEYBOURNE LANE, FARNHAM GU9 9DG

Erection of extension.

Farnham Town Council raises objection to this application unless the extension is confirmed compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNPI6 Extensions, Residential Extensions SPD and LPPI policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction and has no negative impact on the neighbour's amenity at no. 20 with the extension to the boundary.

Local Plan Part I (LLPI) policy TDI Townscape and Design states: account will be taken of design guidance adopted by the Council including design and development

briefs, Conservation Area Appraisals and associated Management Plans, town and village design statements and other design policies and guidance produced within subsequent Development Plan Documents, Supplementary Planning Documents and Neighbourhood Plans.

Space must be available on-site for construction vehicles and materials and **WBC** approved construction hours be a standard condition: Construction works, including works of site clearance and ground preparation, and including deliveries to and from the site, shall not take place other than between 08.00-18.00 hours Monday-Friday, 08.00-13.00 hours on Saturdays and at no time on Sundays or on Bank or Public holidays.

To enable those reviewing and determining this application, Farnham Town Council's comments must appear in full on the planning portal and in the Officer's report. In accordance with the provisions of the Town and Country Planning (Development Management Procedure) Order 2015, Article 25: Representation by parish councils before determination of application; the LPA must take into account any representations received from the council of the parish; the appropriate authority must notify the council of the parish the terms of the decision.

Farnham Wrecclesham and Rowledge

CA/2022/00358 Farnham Wrecclesham and Rowledge

Officer: Jack Adams

4 TERRA COTTA COURT, QUENNELLS HILL, FARNHAM GU10 4SL

WRECCLESHAM CONSERVATION AREA REMOVAL OF TREE

Farnham Town Council strongly objects to the removal of trees, especially in a Conservation Area covered by Farnham Neighbourhood Plan policy FNP6

Wrecclesham Conservation Area and its setting, and no reason being given for the felling of the Oak.

Farnham Town Council requests a site visit by an Arboricultural Officer to assess the tree and consider if worthy of a Tree Preservation Order. In response to a climate emergency, it is vital to retain green infrastructure in line with LPPI policy CCI Climate Change and NE2 Green and Blue Infrastructure.

PRA/2022/00368 Farnham Wrecclesham and Rowledge

Officer: Lauren Kitson

5 RIVER ROW COTTAGES, RIVER ROW, FARNHAM GU9 8UA

The erection of a single storey rear extension which would extend beyond the rear wall of the original house by 6m, for which the height would be 3.32m, and for which the height of the eaves would be 2.42m.

Farnham Town Council strongly objects to the inappropriate development of a mid-terrace property with an excessive 6m single storey extension to the rear, having a negative impact on the neighbours' amenity at no. 4 and no. 6. A site visit is vital.

This objection must be considered when determining this application.

To enable those reviewing and determining this application, Farnham Town Council's comments must appear in full on the planning portal and in the Officer's report. In accordance with the provisions of the Town and Country Planning (Development Management Procedure) Order 2015, Article 25: Representation by parish councils before determination of application; the LPA must take into account

any representations received from the council of the parish; the appropriate authority must notify the council of the parish the terms of the decision.

WA/2022/00237 Farnham Wrecclesham and Rowledge

Officer: Brett Beswetherick

28 GREENFIELD ROAD, FARNHAM GU9 8TJ

Erection of extensions and alterations.

Farnham Town Council raises objection to this application unless the extensions and alterations are confirmed compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNPI 6 Extensions, Residential Extensions SPD and LPPI policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction.

Local Plan Part I (LLPI) policy TDI Townscape and Design states: account will be taken of design guidance adopted by the Council including design and development briefs, Conservation Area Appraisals and associated Management Plans, town and village design statements and other design policies and guidance produced within subsequent Development Plan Documents, Supplementary Planning Documents and Neighbourhood Plans.

Space must be available on-site for construction vehicles and materials and WBC approved construction hours be a standard condition: Construction works, including works of site clearance and ground preparation, and including deliveries to and from the site, shall not take place other than between 08.00-18.00 hours Monday-Friday, 08.00-13.00 hours on Saturdays and at no time on Sundays or on Bank or Public holidays.

To enable those reviewing and determining this application, Farnham Town Council's comments must appear in full on the planning portal and in the Officer's report. In accordance with the provisions of the Town and Country Planning (Development Management Procedure) Order 2015, Article 25: Representation by parish councils before determination of application; the LPA must take into account any representations received from the council of the parish; the appropriate authority must notify the council of the parish the terms of the decision.

WA/2022/00336 Farnham Wrecclesham and Rowledge

Officer: Brett Beswetherick

LEYLAND HOUSE, 12 THE STREET, WRECCLESHAM, FARNHAM GU10 4PR

Listed building consent for external alterations to elevation to protect and repair the building following the previous removal of an extension; provision of additional fencing.

Farnham Town Council has no objection to the remedial works to repair the Grade II Listed Leyland House and add fencing to enclose the garden from the access to Old Julius Yard subject to the approval of the Heritage Office.

To enable those reviewing and determining this application, Farnham Town Council's comments must appear in full on the planning portal and in the Officer's report. In accordance with the provisions of the Town and Country Planning (Development Management Procedure) Order 2015, Article 25: Representation by parish councils before determination of application; the LPA must take into account any representations received from the council of the parish; the appropriate authority must notify the council of the parish the terms of the decision.

WA/2022/00360 Farnham Wrecclesham and Rowledge

Officer: Lauren Kitson

BOUNDARY VIEW, WESTFIELD LANE, WRECCLESHAM, FARNHAM GU10 4QP

Landscaping works including provision of a retaining structure, ground levelling and fencing.

Farnham Town Council objects to the lack of CA tree notification for works or removal of trees within a Conservation Area, clarification must be sort prior to the determination of this application. In response to a climate emergency, it is vital to retain green infrastructure in line with LPPI policy CCI Climate Change and NE2 Green and Blue Infrastructure, trees must be replaced and consideration should be given to biodiversity gain with the additional hedging, ideally planting native species with benefits to wildlife in this edge of village location.

To enable those reviewing and determining this application, Farnham Town Council's comments must appear in full on the planning portal and in the Officer's report. In accordance with the provisions of the Town and Country Planning (Development Management Procedure) Order 2015, Article 25: Representation by parish councils before determination of application; the LPA must take into account any representations received from the council of the parish; the appropriate authority must notify the council of the parish the terms of the decision.

WA/2022/00367 Farnham Wrecclesham and Rowledge

Officer: Sam Wallis

70 RIVERDALE, WRECCLESHAM, FARNHAM GU10 4PJ

Erection of extensions and alterations following demolition of detached garage.

Farnham Town Council raises objection to this application unless the extensions and alterations are confirmed compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNPI 6 Extensions, Residential Extensions SPD and LPPI policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction and sufficient parking is available within the boundary of the property.

Local Plan Part I (LLPI) policy TDI Townscape and Design states: account will be taken of design guidance adopted by the Council including design and development briefs, Conservation Area Appraisals and associated Management Plans, town and village design statements and other design policies and guidance produced within subsequent Development Plan Documents, Supplementary Planning Documents and Neighbourhood Plans.

Space must be available on-site for construction vehicles and materials and WBC approved construction hours be a standard condition: Construction works, including works of site clearance and ground preparation, and including deliveries to and from the site, shall not take place other than between 08.00-18.00 hours Monday-Friday, 08.00-13.00 hours on Saturdays and at no time on Sundays or on Bank or Public holidays.

To enable those reviewing and determining this application, Farnham Town Council's comments must appear in full on the planning portal and in the Officer's report. In accordance with the provisions of the Town and Country Planning (Development Management Procedure) Order 2015, Article 25: Representation by parish councils before determination of application; the LPA must take into account any representations received from the council of the parish; the appropriate authority must notify the council of the parish the terms of the decision.

WA/2022/00404 Farnham Wrecclesham and Rowledge

Officer: Brett Beswetherick

14 THE STREET, WRECCLESHAM, FARNHAM GU10 4PR

Erection of an outbuilding.

Farnham Town Council strongly objects to the proposed outbuilding, being remote to the dwellinghouse and a design not in keeping with the Conservation Area setting, not compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNP6 Wrecclesham Conservation Area and its setting, FNP16 Extensions and Residential Extensions SPD.

The statement that Class E Permitted Development should be a material consideration is not correct for the very reasons the Agent has included: ‘But for the fact that the outbuilding is marginally forward of the front elevation of the host dwelling no. 14 and is not in the same curtilage, the proposed outbuilding would be classed as permitted development under Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended. This is a material consideration which should be taken into account in determining the application.’

To enable those reviewing and determining this application, Farnham Town Council’s comments must appear in full on the planning portal and in the Officer’s report. In accordance with the provisions of the Town and Country Planning (Development Management Procedure) Order 2015, Article 25: Representation by parish councils before determination of application; the LPA must take into account any representations received from the council of the parish; the appropriate authority must notify the council of the parish the terms of the decision.

WA/2022/00406 Farnham Wrecclesham and Rowledge

Officer: Sam Wallis

32 WEY MEADOW CLOSE, WRECCLESHAM, FARNHAM GU9 8TX

Erection of single storey extension.

Farnham Town Council raises objection to this application unless the extension is confirmed compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNPI6 Extensions, Residential Extensions SPD and LPPI policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction.

Local Plan Part I (LLPI) policy TDI Townscape and Design states: account will be taken of design guidance adopted by the Council including design and development briefs, Conservation Area Appraisals and associated Management Plans, town and village design statements and other design policies and guidance produced within subsequent Development Plan Documents, Supplementary Planning Documents and Neighbourhood Plans.

Space must be available on-site for construction vehicles and materials and WBC approved construction hours be a standard condition: Construction works, including works of site clearance and ground preparation, and including deliveries to and from the site, shall not take place other than between 08.00-18.00 hours Monday-Friday, 08.00-13.00 hours on Saturdays and at no time on Sundays or on Bank or Public holidays.

To enable those reviewing and determining this application, Farnham Town Council’s comments must appear in full on the planning portal and in the Officer’s report. In accordance with the provisions of the Town and Country Planning (Development Management Procedure) Order 2015, Article 25: Representation by parish councils before determination of application; the LPA must take into account

any representations received from the council of the parish; the appropriate authority must notify the council of the parish the terms of the decision.

WA/2022/00439 Farnham Wrecclesham and Rowledge

Officer: Sam Wallis

8-10 THE STREET, WRECCLESHAM, FARNHAM GU10 4PR

Display of 3 non illuminated signs.

Farnham Town Council has no objections to the new signage, being an improvement to existing and more in keeping with the Wrecclesham Conservation Area setting.

5. Appeals Considered

Appeal Notification

APP/R3650/W/21/3278702

LAND COORDINATES 486010 148400, CROWN LANE, BADSHOT LEA

Outline application with all matters reserved for the erection of 5 dwellings with detached garages, associated works including vehicle access.

Mr M Coomber (M J Coomber Associates)

APP/R3650/W/21/3278702

LAND COORDINATES 486010 148400, CROWN LANE, BADSHOT LEA

Farnham Town Council has received notification from Waverley Borough Council on 20 January 2022 of an appeal against the decision to refuse planning application WA/2020/0651, Outline application with all matters reserved for the erection of 5 dwellings with detached garages, associated works including vehicle access. This letter advised representations are required by 17/02/2022 however, the PINS portal shows 02/12/2021. Clarification is requested.

Farnham Town Council maintains its objections to the erection of 5 dwellings in Crown Lane, Badshot Lea.

The location is outside the Built-Up Area Boundary of the Farnham Neighbourhood Plan and not an allocated site for development through policy FNPI4 Housing Site Allocations, contrary to policy FNPI New Development and Conservation, FNPI0 Protect and Enhance the Countryside and FNPI1 Preventing Coalescence. The site is within the Farnham/Aldershot Strategic Gap retained policy C4 and countryside beyond the green belt policy RE1. The proposed 5 dwellings would have a negative impact on the character of the countryside and an urbanising effect of the open area.

Crown Lane is narrow and unlit with no pedestrian footway limiting the sustainability of the location as all movement will be by car. Due to the lane's limited width, no space is available for the addition of a footway and the lane is becoming an increasingly important part of the local cycle network, though approximately one third of its length is so narrow that it is impossible for a car and a cyclist to pass.

The application states its objective is to provide bungalows for retired people wanting to downsize however, the site is detached from the village and the severe limitations of Crown Lane means that pedestrian use is dangerous.

The proposed erection of 5 dwellings must be refused planning permission, being unacceptable development in this location, contrary to several policies, hazardous to pedestrians and road users alike.

Enforcement Appeal Notification

Notification of appeal against EN/2021/14: Legend Acres, River Lane, Farnham, GU9 8UD
TOWN AND COUNTRY PLANNING ACT 1990

APPEAL BY: Mr Nigel Schultz

SITE: Legend Acres, River Lane, Farnham, GU9 8UD

An enforcement appeal against an Enforcement Notice dated 25/11/2021 issued by Waverley Borough Council has been lodged with the Planning Inspectorate, by Mr Nigel Schultz.

The Enforcement Notice appeal reference is APP/R3650/C/22/3290664.

The appeal will be dealt with by way of the Written Representations procedure.

The Enforcement Notice is in respect of:

Without planning permission the carrying out of an engineering operation to materially change the levels of the Land.

It was agreed that Farnham Town Council would not submit written representations.

Appeal Decision

For information only.

WA/2020/0215 Farnham Bourne

Erection of a dwelling and associated works following partial relevant demolition of existing unlisted dwelling within a conservation area.

3 GREAT AUSTINS, FARNHAM GU9 8JG

Appeal Dismissed.

6. Licensing Applications Considered

New Premises Licence

Megan's Deli, 121 West Street, Farnham, Surrey, GU9 7HH

Chelsea Fine Food Ltd

The application is for On and off sales of alcohol 09:00-23:00 Monday to Sunday (From the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day) and Opening hours 09:00-23:30 Monday to Sunday (From the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day).

Farnham Town Council is pleased to see a new business coming in with appropriate times for the location and has no objections to the proposed hours for on and off sales of alcohol for Megan's Deli, 121 West Street, Farnham GU9 7HH.

7. Other Consultations

Waverley Affordable Homes Delivery Strategy 2022-25 Consultation.

It was agreed that Councillors submit comments for discussion at the next meeting on 21st February 2022. The consultation closes 24th February 2022.

Surrey County Council Minerals and Waste Local Plan – Issues and Options Consultations

It was agreed that as the consultation included 'call for sites', Farnham Town Council would take part in the next phases of the process, if Farnham sites were submitted.

8. Public Speaking at Waverley's Western Planning Committee

There were none for this meeting.

9. Date of next meeting

21st February 2022.

The meeting ended at 12.35 pm

Notes written by Jenny de Quervain



FARNHAM TOWN COUNCIL

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Notes

Planning & Licensing Consultative Working Group

Time and date

9.30 am on Monday 21st February, 2022

Place

Council Chamber, Farnham Town Council, South Street, Farnham GU9 7RN and via Zoom

Planning & Licensing Consultative Working Group Members Present:

Councillor John "Scotty" Fraser (Lead Member)
Councillor Brian Edmonds
Councillor Roger Blishen
Councillor George Hesse
Councillor Michaela Martin
Councillor John Neale

Officers: Jenny de Quervain

1. Apologies for Absence

Apologies were received from Councillor Wicks.

2. Disclosure of Interests

WA/2022/00513 Kiosk 3A - Councillor Martin declared a non-pecuniary interest due to prior knowledge of the application.

3. Applications Considered for Key/Larger Developments

WA/2022/00444 Farnham Firgrove

Officer: Carl Housden

LAND AT FARNHAM COLLEGE, MORLEY ROAD, FARNHAM GU9 8LU

Application under Section 73 to vary condition 1 of WA/2019/0094 (approved plans) to allow changes to layout.

Farnham Town Council has no objections, subject to the proposed changes being confirmed compliant with the Farnham Design Statement for Firgrove and Farnham Neighbourhood Plan policy FNPI New Development and Conservation.

Questions have been raised regarding construction methods on the site. These must be confirmed and proved not to have any negative impact on the adjacent properties.

To enable those reviewing and determining this application, Farnham Town Council's comments must appear in full on the planning portal and in the Officer's report. In accordance with the provisions of the Town and Country Planning (Development Management Procedure) Order 2015, Article 25: Representation by parish councils before determination of application; the LPA must take into account any representations received from the council of the parish; the appropriate authority must notify the council of the parish the terms of the decision.

Farnham Moor Park

WA/2022/00548 Farnham Moor Park

Officer: Ruth Dovey

BRIGHTWELL HOUSE, OLD MARKET PLACE, FARNHAM

Application under Section 19 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to vary Condition 6 of WA/2017/2028 (approved plan numbers) to allow alterations to elevations and internal layout.

Farnham Town Council raises objection to this application unless the alterations to the Grade II Listed building are approved by the Heritage Officer and confirmed compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNP1 New Development and Conservation, FNP2 Town Centre Conservation Area and its setting and LPPI policy TDI Townscape and Design.

To enable those reviewing and determining this application, Farnham Town Council's comments must appear in full on the planning portal and in the Officer's report. In accordance with the provisions of the Town and Country Planning (Development Management Procedure) Order 2015, Article 25: Representation by parish councils before determination of application; the LPA must take into account any representations received from the council of the parish; the appropriate authority must notify the council of the parish the terms of the decision.

Farnham Upper Hale

WA/2022/00534 Farnham Upper Hale

Officer: Philippa Smyth

HALE CHILDRENS NURSERY, UPPER HALE ROAD, FARNHAM

Change of use of building from children's nursery (Use Class F1) to youth centre (Use Class F2) with alterations to elevations.

Farnham Town Council welcomes the provision of a youth centre in the community.

Farnham Weybourne and Badshot Lea

WA/2022/00511 Farnham Weybourne and Badshot Lea

Officer: Carl Housden

SUMMERFIELD COTTAGE, RUNFOLD ST GEORGE, BADSHOT LEA, FARNHAM GU10 1PP

Outline application with some matters reserved for erection of 30 dwellings with associated garages, parking and access roads following demolition of existing dwelling and outbuildings.

The History and Constraints document is missing from this application. It is vital to include this information for those reviewing the application to understand the planning history and the policies relevant to the site.

Local Plan Part I (LPP1) policy TDI Townscape and Design states: account will be taken of design guidance adopted by the Council including design and development briefs, Conservation Area Appraisals and associated Management Plans, town and village design statements and other design policies and guidance produced within subsequent Development Plan Documents, Supplementary Planning Documents and Neighbourhood Plans.

Farnham Town Council strongly objects to the Outline application for the erection of 30 dwellings. This is not an approved housing allocation in the Farnham Neighbourhood Plan, is outside the built-up area boundary and contrary to policy FNPI New Development and Conservation, FNPI0 Protect and Enhance the Countryside, FNPI1 Preventing Coalescence, FNPI3 Protect and Enhance Biodiversity due to its vicinity to Tice's Meadow and FNPI4 Housing Site Allocations and the Farnham Design Statement.

This application represents ten times the amount of development in Outline application for 3 dwellings allowed at Appeal (WA/2016/0406). The Inspector concludes that the proposal for 3 dwellings would continue the linear form of development fronting this short section of dead-end road. A larger development, including dwellings behind the frontage dwellings and away from the road frontage, would result in a negative effect on the character and appearance of the rural area.

The subsequent Reserved Matters application (WA/2021/01405) for 3 dwellings was granted permission and the area confirmed as 'outside the residential curtilage' of Summerfield Cottage by WBC Planning Officer Carl Housden therefore pending application WA/2021/02838 is not lawful. The lawful residential use of the adjoining land of Summerfield Cottage cannot be considered incidental to the enjoyment of the dwellinghouse. Areas within the boundary of the red line are managed very differently and have been fenced off and developed for other uses, including business uses, without planning permission. The images provided contradict statements within application WA/2021/02838 and do not show the extent of the land to which the application relates therefore cannot be considered 'evidence'.

The built form, density and population of a development for 30 dwellings will have a negative impact on the adjacent land to the east, Tice's Meadow Nature Reserve. Consisting of almost 140 acres of grasslands and wetland areas, it is promoting biodiversity enhancements, including restoration and re-creation of wildlife habitats, supporting many species and a growing breeding bird population within a Biodiversity Opportunity Area. Run-off from roadways and hardstanding risks polluting the expanding wetland Nature Reserve.

To enable those reviewing and determining this application, Farnham Town Council's comments must appear in full on the planning portal and in the Officer's report. In accordance with the provisions of the Town and Country Planning (Development Management Procedure) Order 2015, Article 25: Representation by parish councils before determination of application; the LPA must take into account any representations received from the council of the parish; the appropriate authority must notify the council of the parish the terms of the decision.

4. Applications Considered

Farnham Bourne

WA/2022/00451 Farnham Bourne

Officer: Sam Wallis

1 FRENHAM VALE, LOWER BOURNE, FARNHAM GU10 3HN

Erection of extension and alterations

Farnham Town Council raises objection to this application unless the extension and alterations are confirmed compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNPI6 Extensions, Residential Extensions SPD and LPP1 policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction. With the addition of dormer windows in the roof, the existing chimney heights will need to be raised.

To enable those reviewing and determining this application, Farnham Town Council's comments must appear in full on the planning portal and in the Officer's report. In accordance with the provisions of the Town and Country Planning (Development Management Procedure) Order 2015, Article 25: Representation by parish councils before determination of application; the LPA must take into account any representations received from the council of the parish; the appropriate authority must notify the council of the parish the terms of the decision.

WA/2022/00452 Farnham Bourne

Officer: Lauren Kitson

5 MIDDLE BOURNE LANE, LOWER BOURNE, FARNHAM GU10 3ND

Certificate of Lawfulness under S192 for erection of single storey extension.

Farnham Town Council raises objection unless the extension is confirmed lawful.

To enable those reviewing and determining this application, Farnham Town Council's comments must appear in full on the planning portal and in the Officer's report. In accordance with the provisions of the Town and Country Planning (Development Management Procedure) Order 2015, Article 25: Representation by parish councils before determination of application; the LPA must take into account any representations received from the council of the parish; the appropriate authority must notify the council of the parish the terms of the decision.

WA/2022/00454 Farnham Bourne

Officer: Sam Wallis

1 BLACKTHORN CLOSE, LOWER BOURNE, FARNHAM GU10 3LG

Erection of extension.

Farnham Town Council raises objection to this application unless the extension is confirmed compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNPI6 Extensions, Residential Extensions SPD and LPP1 policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction and has no negative impact on the neighbour's amenity at no. 121 Burnt Hill Road with the extension to the boundary.

Local Plan Part 1 (LPP1) policy TDI Townscape and Design states: account will be taken of design guidance adopted by the Council including design and development briefs, Conservation Area Appraisals and associated Management Plans, town and village design statements and other design policies and guidance produced within subsequent Development Plan Documents, Supplementary Planning Documents and Neighbourhood Plans.

Space must be available on-site for construction vehicles and materials and WBC approved construction hours be a standard condition: Construction works, including

works of site clearance and ground preparation, and including deliveries to and from the site, shall not take place other than between 08.00-18.00 hours Monday-Friday, 08.00-13.00 hours on Saturdays and at no time on Sundays or on Bank or Public holidays.

To enable those reviewing and determining this application, Farnham Town Council's comments must appear in full on the planning portal and in the Officer's report. In accordance with the provisions of the Town and Country Planning (Development Management Procedure) Order 2015, Article 25: Representation by parish councils before determination of application; the LPA must take into account any representations received from the council of the parish; the appropriate authority must notify the council of the parish the terms of the decision.

WA/2022/00461 Farnham Bourne

Officer: James Kidger

WAVERLEY COURT FARM, MONKS WALK, FARNHAM GU9 8HT

Change of use from existing barn to Class C3 dwelling house including external alterations, landscaping and car parking.

Farnham Town Council raises objection to this application unless the dwelling is confirmed compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNP10 Protect and Enhance the Countryside, LPP1 policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction and retained policy RE3 Landscape Character - Surrey Hills Area of Outstanding Natural Beauty (AONB) and an Area of Great Landscape Value (AGLV).

Local Plan Part I (LPP1) policy TDI Townscape and Design states: account will be taken of design guidance adopted by the Council including design and development briefs, Conservation Area Appraisals and associated Management Plans, town and village design statements and other design policies and guidance produced within subsequent Development Plan Documents, Supplementary Planning Documents and Neighbourhood Plans.

Space must be available on-site for construction vehicles and materials and WBC approved construction hours be a standard condition: Construction works, including works of site clearance and ground preparation, and including deliveries to and from the site, shall not take place other than between 08.00-18.00 hours Monday-Friday, 08.00-13.00 hours on Saturdays and at no time on Sundays or on Bank or Public holidays.

To enable those reviewing and determining this application, Farnham Town Council's comments must appear in full on the planning portal and in the Officer's report. In accordance with the provisions of the Town and Country Planning (Development Management Procedure) Order 2015, Article 25: Representation by parish councils before determination of application; the LPA must take into account any representations received from the council of the parish; the appropriate authority must notify the council of the parish the terms of the decision.

WA/2022/00482 Farnham Bourne

Officer: Sam Wallis

WALDEN HOUSE, GOLD HILL, LOWER BOURNE, FARNHAM GU10 3JH

Certificate of Lawfulness under S192 for erection of single storey extensions.

Farnham Town Council raises objection unless the extensions are confirmed lawful.

The 'merits' of trees and tree roots should be considered in an area designated 'South Farnham Arcadian Areas' characterised by its tree! Construction of the proposed extension must ensure the protection of trees and tree roots.

To enable those reviewing and determining this application, Farnham Town Council's comments must appear in full on the planning portal and in the Officer's report. In accordance with the provisions of the Town and Country Planning (Development Management Procedure) Order 2015, Article 25: Representation by parish councils before determination of application; the LPA must take into account any representations received from the council of the parish; the appropriate authority must notify the council of the parish the terms of the decision.

WA/2022/00544 Farnham Bourne

Officer: Lauren Kitson

BURROWS DENE, TILFORD ROAD, FARNHAM GU9 8JA

Erection of extensions and alterations.

Farnham Town Council raises objection to this application unless the extensions and alterations are confirmed compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNP10 Protect and Enhance the Countryside, FNP16 Extensions, Residential Extensions SPD and LPPI policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction and has no negative impact on the dark environment from the extensive glazing.

Local Plan Part I (LPPI) policy TDI Townscape and Design states: account will be taken of design guidance adopted by the Council including design and development briefs, Conservation Area Appraisals and associated Management Plans, town and village design statements and other design policies and guidance produced within subsequent Development Plan Documents, Supplementary Planning Documents and Neighbourhood Plans.

Space must be available on-site for construction vehicles and materials and WBC approved construction hours be a standard condition: Construction works, including works of site clearance and ground preparation, and including deliveries to and from the site, shall not take place other than between 08.00-18.00 hours Monday-Friday, 08.00-13.00 hours on Saturdays and at no time on Sundays or on Bank or Public holidays.

To enable those reviewing and determining this application, Farnham Town Council's comments must appear in full on the planning portal and in the Officer's report. In accordance with the provisions of the Town and Country Planning (Development Management Procedure) Order 2015, Article 25: Representation by parish councils before determination of application; the LPA must take into account any representations received from the council of the parish; the appropriate authority must notify the council of the parish the terms of the decision.

WA/2022/00555 Farnham Bourne

Officer: Lauren Kitson

GARRICK HOUSE, 51A LODGE HILL ROAD, LOWER BOURNE, FARNHAM GU10 3RD

Erection of first floor extension, two storey extension and single storey extension with changes to fenestration.

Farnham Town Council raises objection to this application unless the extensions are confirmed compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNP8

South Farnham Arcadian Areas, FNPI6 Extensions, Residential Extensions SPD and LPP1 policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction and has no negative impact on the dark environment from the extensive glazing.

Local Plan Part I (LPP1) policy TDI Townscape and Design states: account will be taken of design guidance adopted by the Council including design and development briefs, Conservation Area Appraisals and associated Management Plans, town and village design statements and other design policies and guidance produced within subsequent Development Plan Documents, Supplementary Planning Documents and Neighbourhood Plans.

Space must be available on-site for construction vehicles and materials and WBC approved construction hours be a standard condition: Construction works, including works of site clearance and ground preparation, and including deliveries to and from the site, shall not take place other than between 08.00-18.00 hours Monday-Friday, 08.00-13.00 hours on Saturdays and at no time on Sundays or on Bank or Public holidays.

To enable those reviewing and determining this application, Farnham Town Council's comments must appear in full on the planning portal and in the Officer's report. In accordance with the provisions of the Town and Country Planning (Development Management Procedure) Order 2015, Article 25: Representation by parish councils before determination of application; the LPA must take into account any representations received from the council of the parish; the appropriate authority must notify the council of the parish the terms of the decision.

WA/2022/00561 Farnham Bourne

Officer: Sam Wallis

3 WISLEY PLACE, WRECCLESHAM, FARNHAM GU10 4FA

Certificate of Lawfulness under Section 192 for erection of detached outbuilding for use as a garden store.

Farnham Town Council raises objection unless the detached outbuilding is confirmed lawful.

To enable those reviewing and determining this application, Farnham Town Council's comments must appear in full on the planning portal and in the Officer's report. In accordance with the provisions of the Town and Country Planning (Development Management Procedure) Order 2015, Article 25: Representation by parish councils before determination of application; the LPA must take into account any representations received from the council of the parish; the appropriate authority must notify the council of the parish the terms of the decision.

Farnham Castle

PRA/2022/00507 Farnham Castle

Officer: Sam Wallis

15 MARSTON ROAD, FARNHAM GU9 7BN

The erection of a single storey rear extension which would extend beyond the rear wall of the original house by 5.48m, for which the height would be 3.44m, and for which the height of the eaves would be 2.73m.

Farnham Town Council raises objection to this application unless the extension is confirmed compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNPI6

Extensions, Residential Extensions SPD and LPPI policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction and has no negative impact on the neighbour's amenity at no. 17.

To enable those reviewing and determining this application, Farnham Town Council's comments must appear in full on the planning portal and in the Officer's report. In accordance with the provisions of the Town and Country Planning (Development Management Procedure) Order 2015, Article 25: Representation by parish councils before determination of application; the LPA must take into account any representations received from the council of the parish; the appropriate authority must notify the council of the parish the terms of the decision.

WA/2022/00520 Farnham Castle

Officer: Sam Wallis

15 MARSTON ROAD, FARNHAM GU9 7BN

Certificate of Lawfulness under S192 for erection of single storey extension.

Farnham Town Council raises objection unless the extension is confirmed lawful.

To enable those reviewing and determining this application, Farnham Town Council's comments must appear in full on the planning portal and in the Officer's report. In accordance with the provisions of the Town and Country Planning (Development Management Procedure) Order 2015, Article 25: Representation by parish councils before determination of application; the LPA must take into account any representations received from the council of the parish; the appropriate authority must notify the council of the parish the terms of the decision.

Councillor Martin declared a non-pecuniary interest due to knowledge of the application.

WA/2022/00513 Farnham Castle

Officer: Carl Housden

KIOSK 3A, MARKET STALL, CASTLE STREET, FARNHAM GU9 7LP

Erection of extension to existing 3A kiosk market stall.

Farnham Town Council strongly objects to the proposed extension to link Kiosk 3 and Kiosk 2 and its negative visual impact on this historic location in the Town Centre Conservation Area, not being compliant with the Farnham Design Statement, Farnham Neighbourhood Plan Policy FNP2, FCAMP and Shopfront Design Guide SPD. The changes to the street scene are unacceptable and, although made up of glazed panels, will create continuous built form blocking street views through. The merging of the kiosks does not preserve or enhance the Conservation Area and will be detrimental to the character of the buildings, not sympathetic to the original.

To enable those reviewing and determining this application, Farnham Town Council's comments must appear in full on the planning portal and in the Officer's report. In accordance with the provisions of the Town and Country Planning (Development Management Procedure) Order 2015, Article 25: Representation by parish councils before determination of application; the LPA must take into account any representations received from the council of the parish; the appropriate authority must notify the council of the parish the terms of the decision.

WA/2022/00440 Farnham Castle

Officer: Sam Wallis

THE TOWN HOUSE, CRONDALL LANE, FARNHAM GU9 7BQ

Erection of single storey extension, alterations to elevations and layout.

Farnham Town Council raises objection to this application unless the extension and alterations are confirmed compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNP16 Extensions, Residential Extensions SPD and LPPI policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction.

Local Plan Part I (LPPI) policy TDI Townscape and Design states: account will be taken of design guidance adopted by the Council including design and development briefs, Conservation Area Appraisals and associated Management Plans, town and village design statements and other design policies and guidance produced within subsequent Development Plan Documents, Supplementary Planning Documents and Neighbourhood Plans.

Space must be available on-site for construction vehicles and materials and WBC approved construction hours be a standard condition: Construction works, including works of site clearance and ground preparation, and including deliveries to and from the site, shall not take place other than between 08.00-18.00 hours Monday-Friday, 08.00-13.00 hours on Saturdays and at no time on Sundays or on Bank or Public holidays.

To enable those reviewing and determining this application, Farnham Town Council's comments must appear in full on the planning portal and in the Officer's report. In accordance with the provisions of the Town and Country Planning (Development Management Procedure) Order 2015, Article 25: Representation by parish councils before determination of application; the LPA must take into account any representations received from the council of the parish; the appropriate authority must notify the council of the parish the terms of the decision.

WA/2022/00475 Farnham Castle

Officer: Lara Davison

69 WEST STREET, FARNHAM GU9 7EH

Listed building consent for erection of single storey side extension and installation of fire escape stair to the existing basement.

Farnham Town Council raises objection to this application unless the extension to the Grade II Listed building and installation of the basement staircase are approved by the Heritage Officer and confirmed compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNP2 Town Centre Conservation Area and its setting, FNP16 Extensions, Residential Extensions SPD and LPPI policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction.

Local Plan Part I (LPPI) policy TDI Townscape and Design states: account will be taken of design guidance adopted by the Council including design and development briefs, Conservation Area Appraisals and associated Management Plans, town and village design statements and other design policies and guidance produced within subsequent Development Plan Documents, Supplementary Planning Documents and Neighbourhood Plans.

Space must be available on site for construction vehicles and materials. WBC approved construction hours be a standard condition: Construction works, including works of site clearance and ground preparation, and including deliveries to and from the site, shall not take place other than between 08.00-18.00 hours Monday-Friday, 08.00-13.00 hours on Saturdays and at no time on Sundays or on Bank or Public holidays.

To enable those reviewing and determining this application, Farnham Town Council's comments must appear in full on the planning portal and in the Officer's report. In accordance with the provisions of the Town and Country Planning (Development Management Procedure) Order 2015, Article 25: Representation by parish councils before determination of application; the LPA must take into account any representations received from the council of the parish; the appropriate authority must notify the council of the parish the terms of the decision.

WA/2022/00476 Farnham Castle

Officer: Lara Davison

69 WEST STREET, FARNHAM GU9 7EH

Erection of single storey side extension and installation of fire escape stair to the existing basement.

Farnham Town Council raises objection to this application unless the extension to the Grade II Listed building and installation of the basement staircase are approved by the Heritage Officer and confirmed compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNP2 Town Centre Conservation Area and its setting, FNPI6 Extensions, Residential Extensions SPD and LPP1 policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction.

Local Plan Part I (LPP1) policy TDI Townscape and Design states: account will be taken of design guidance adopted by the Council including design and development briefs, Conservation Area Appraisals and associated Management Plans, town and village design statements and other design policies and guidance produced within subsequent Development Plan Documents, Supplementary Planning Documents and Neighbourhood Plans.

Space must be available on site for construction vehicles and materials. WBC approved construction hours be a standard condition: Construction works, including works of site clearance and ground preparation, and including deliveries to and from the site, shall not take place other than between 08.00-18.00 hours Monday-Friday, 08.00-13.00 hours on Saturdays and at no time on Sundays or on Bank or Public holidays.

To enable those reviewing and determining this application, Farnham Town Council's comments must appear in full on the planning portal and in the Officer's report. In accordance with the provisions of the Town and Country Planning (Development Management Procedure) Order 2015, Article 25: Representation by parish councils before determination of application; the LPA must take into account any representations received from the council of the parish; the appropriate authority must notify the council of the parish the terms of the decision.

WA/2022/00490 Farnham Castle

Officer: Daniel Holmes

1 BRICKFIELD COTTAGES, MIDDLE OLD PARK, FARNHAM GU9 0AW

Erection of detached double garage with ancillary habitable accommodation above.

Farnham Town Council raises objection to this application unless the garage with accommodation above is confirmed compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNPI10 Protect and Enhance the Countryside, FNPI6 Extensions, Residential Extensions SPD and LPP1 policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction and the garage is conditioned ancillary to the dwellinghouse.

Local Plan Part I (LPP1) policy TDI Townscape and Design states: account will be taken of design guidance adopted by the Council including design and development briefs, Conservation Area Appraisals and associated Management Plans, town and village design statements and other design policies and guidance produced within subsequent Development Plan Documents, Supplementary Planning Documents and Neighbourhood Plans.

Space must be available on-site for construction vehicles and materials and WBC approved construction hours be a standard condition: Construction works, including works of site clearance and ground preparation, and including deliveries to and from the site, shall not take place other than between 08.00-18.00 hours Monday-Friday, 08.00-13.00 hours on Saturdays and at no time on Sundays or on Bank or Public holidays.

To enable those reviewing and determining this application, Farnham Town Council's comments must appear in full on the planning portal and in the Officer's report. In accordance with the provisions of the Town and Country Planning (Development Management Procedure) Order 2015, Article 25: Representation by parish councils before determination of application; the LPA must take into account any representations received from the council of the parish; the appropriate authority must notify the council of the parish the terms of the decision.

TM/2022/00503 Farnham Castle

Officer: Theo Dyer

TRAFALGAR COURT, FARNHAM GU9 7QE

APPLICATION FOR REMOVAL OF TREE SUBJECT OF TREE PRESERVATION ORDER 12/12 Farnham Town Council leaves to the Arboricultural Officer. In response to a climate emergency, it is vital to retain green infrastructure in line with LPP1 policy CCI Climate Change and NE2 Green and Blue Infrastructure. If removal is necessary, a replacement tree must be planted.

Farnham Firgrove

WA/2022/00457 Farnham Firgrove

Officer: Sam Wallis

3 WEYDON HILL ROAD, FARNHAM GU9 8NX

Erection of extensions.

Farnham Town Council objects to the proposed unneighbourly two storey extension to the boundary with no. 1, being overbearing and not compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNPI6 Extensions, Residential Extensions SPD and LPP1 policy TDI Townscape and Design.

Local Plan Part I (LPP1) policy TDI Townscape and Design states: account will be taken of design guidance adopted by the Council including design and development briefs, Conservation Area Appraisals and associated Management Plans, town and village design statements and other design policies and guidance produced within subsequent Development Plan Documents, Supplementary Planning Documents and Neighbourhood Plans.

To enable those reviewing and determining this application, Farnham Town Council's comments must appear in full on the planning portal and in the Officer's report. In accordance with the provisions of the Town and Country Planning

(Development Management Procedure) Order 2015, Article 25: Representation by parish councils before determination of application; the LPA must take into account any representations received from the council of the parish; the appropriate authority must notify the council of the parish the terms of the decision.

WA/2022/00546 Farnham Firgrove

Officer: Sam Wallis

44 UPPER WAY, FARNHAM GU9 8RF

Erection of extensions and alterations.

Farnham Town Council raises objection to this application unless the extensions and alterations are confirmed compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNPI6 Extensions, Residential Extensions SPD and LPPI policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction and has no negative impact on the neighbour's amenity at no. 46.

Local Plan Part I (LPPI) policy TDI Townscape and Design states: account will be taken of design guidance adopted by the Council including design and development briefs, Conservation Area Appraisals and associated Management Plans, town and village design statements and other design policies and guidance produced within subsequent Development Plan Documents, Supplementary Planning Documents and Neighbourhood Plans.

Space must be available on-site for construction vehicles and materials and WBC approved construction hours be a standard condition: Construction works, including works of site clearance and ground preparation, and including deliveries to and from the site, shall not take place other than between 08.00-18.00 hours Monday-Friday, 08.00-13.00 hours on Saturdays and at no time on Sundays or on Bank or Public holidays.

To enable those reviewing and determining this application, Farnham Town Council's comments must appear in full on the planning portal and in the Officer's report. In accordance with the provisions of the Town and Country Planning (Development Management Procedure) Order 2015, Article 25: Representation by parish councils before determination of application; the LPA must take into account any representations received from the council of the parish; the appropriate authority must notify the council of the parish the terms of the decision.

Farnham Hale and Heath End

WA/2022/00456 Farnham Hale and Heath End

Officer: Brett Beswetherick

30 THE CRESCENT, FARNHAM GU9 0LG

Installation of 2 dormers following demolition of existing dormer; installation of 2 windows and removal of existing side elevation window.

Farnham Town Council raises objection to this application unless the alterations are confirmed compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNPI6 Extensions, Residential Extensions SPD and LPPI policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction.

Local Plan Part I (LPPI) policy TDI Townscape and Design states: account will be taken of design guidance adopted by the Council including design and development briefs, Conservation Area Appraisals and associated Management Plans, town and

village design statements and other design policies and guidance produced within subsequent Development Plan Documents, Supplementary Planning Documents and Neighbourhood Plans.

Space must be available on-site for construction vehicles and materials and WBC approved construction hours be a standard condition: Construction works, including works of site clearance and ground preparation, and including deliveries to and from the site, shall not take place other than between 08.00-18.00 hours Monday-Friday, 08.00-13.00 hours on Saturdays and at no time on Sundays or on Bank or Public holidays.

To enable those reviewing and determining this application, Farnham Town Council's comments must appear in full on the planning portal and in the Officer's report. In accordance with the provisions of the Town and Country Planning (Development Management Procedure) Order 2015, Article 25: Representation by parish councils before determination of application; the LPA must take into account any representations received from the council of the parish; the appropriate authority must notify the council of the parish the terms of the decision.

WA/2022/00468 Farnham Hale and Heath End

Officer: Lauren Kitson

12 UPPER HALE ROAD, FARNHAM GU9 0NJ

Construction of a new vehicular access and associated works.

Farnham Town Council objects to the hazardous access, close to a blind bend and opposite the junction of Oast House Lane. This application must be reviewed in conjunction with application WA/2022/00386 for three additional dwellings on the site to fully assess the impact on the highway due to the increased vehicle movement generated by four dwellings instead of one. Surrey Highways must also review these applications together.

To enable those reviewing and determining this application, Farnham Town Council's comments must appear in full on the planning portal and in the Officer's report. In accordance with the provisions of the Town and Country Planning (Development Management Procedure) Order 2015, Article 25: Representation by parish councils before determination of application; the LPA must take into account any representations received from the council of the parish; the appropriate authority must notify the council of the parish the terms of the decision.

WA/2022/00487 Farnham Hale and Heath End

Officer: Sam Wallis

29 ALMA LANE, FARNHAM GU9 0LJ

Certificate of lawfulness under section 192 for erection of outbuilding.

Farnham Town Council raises objection unless the outbuilding is confirmed lawful.

To enable those reviewing and determining this application, Farnham Town Council's comments must appear in full on the planning portal and in the Officer's report. In accordance with the provisions of the Town and Country Planning (Development Management Procedure) Order 2015, Article 25: Representation by parish councils before determination of application; the LPA must take into account any representations received from the council of the parish; the appropriate authority must notify the council of the parish the terms of the decision.

Farnham Moor Park

PRA/2022/00506 Farnham Moor Park

Officer: Lauren Kitson

2 OSBORN ROAD, FARNHAM GU9 9QT

The erection of a single storey rear extension which would extend beyond the rear wall of the original house by 4.12m, for which the height would be 3.84m, and for which the height of the eaves would be 2.65m.

Farnham Town Council raises objection to this application unless the extension is confirmed compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNPI 6 Extensions, Residential Extensions SPD and LPP1 policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction.

To enable those reviewing and determining this application, Farnham Town Council's comments must appear in full on the planning portal and in the Officer's report. In accordance with the provisions of the Town and Country Planning (Development Management Procedure) Order 2015, Article 25: Representation by parish councils before determination of application; the LPA must take into account any representations received from the council of the parish; the appropriate authority must notify the council of the parish the terms of the decision.

WA/2022/00483 Farnham Moor Park

Officer: Lauren Kitson

6 MONKSHANGER, FARNHAM GU9 8BU

Erection of extensions and alterations to roof to provide additional habitable accommodation, alterations to elevations and erection of attached carport with associated works.

Farnham Town Council raises objection to this application unless the extensions, alterations and car port are confirmed compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNPI 6 Extensions, Residential Extensions SPD and LPP1 policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction.

Local Plan Part I (LPP1) policy TDI Townscape and Design states: account will be taken of design guidance adopted by the Council including design and development briefs, Conservation Area Appraisals and associated Management Plans, town and village design statements and other design policies and guidance produced within subsequent Development Plan Documents, Supplementary Planning Documents and Neighbourhood Plans.

Space must be available on-site for construction vehicles and materials and WBC approved construction hours be a standard condition: Construction works, including works of site clearance and ground preparation, and including deliveries to and from the site, shall not take place other than between 08.00-18.00 hours Monday-Friday, 08.00-13.00 hours on Saturdays and at no time on Sundays or on Bank or Public holidays.

To enable those reviewing and determining this application, Farnham Town Council's comments must appear in full on the planning portal and in the Officer's report. In accordance with the provisions of the Town and Country Planning (Development Management Procedure) Order 2015, Article 25: Representation by parish councils before determination of application; the LPA must take into account any representations received from the council of the parish; the appropriate authority must notify the council of the parish the terms of the decision.

WA/2022/00514 Farnham Moor Park

Officer: Monika Vistartaite

21 ST JAMES TERRACE, FARNHAM GU9 7JT

Erection of extension and alterations (follows invalid application WA/2021/0390)

Farnham Town Council strongly objects to retrospective planning applications where the impact cannot be fully assessed. Farnham Town Council raises objection to this application unless the extension and alterations are confirmed compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNPI6 Extensions, Residential Extensions SPD and LPP1 policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction.

Local Plan Part I (LPP1) policy TDI Townscape and Design states: account will be taken of design guidance adopted by the Council including design and development briefs, Conservation Area Appraisals and associated Management Plans, town and village design statements and other design policies and guidance produced within subsequent Development Plan Documents, Supplementary Planning Documents and Neighbourhood Plans.

Space must be available on-site for construction vehicles and materials and WBC approved construction hours be a standard condition: Construction works, including works of site clearance and ground preparation, and including deliveries to and from the site, shall not take place other than between 08.00-18.00 hours Monday-Friday, 08.00-13.00 hours on Saturdays and at no time on Sundays or on Bank or Public holidays.

To enable those reviewing and determining this application, Farnham Town Council's comments must appear in full on the planning portal and in the Officer's report. In accordance with the provisions of the Town and Country Planning (Development Management Procedure) Order 2015, Article 25: Representation by parish councils before determination of application; the LPA must take into account any representations received from the council of the parish; the appropriate authority must notify the council of the parish the terms of the decision.

WA/2022/00521 Farnham Moor Park

Officer: Lauren Kitson

WISTERIA HOUSE, 6 COMPTON WAY, FARNHAM GU10 1QZ

Erection of single storey extension and alterations to elevations.

Farnham Town Council raises objection to this application unless the extension and alterations are confirmed compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNP8 South Farnham Arcadian Areas, FNPI6 Extensions, Residential Extensions SPD and LPP1 policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction.

Local Plan Part I (LPP1) policy TDI Townscape and Design states: account will be taken of design guidance adopted by the Council including design and development briefs, Conservation Area Appraisals and associated Management Plans, town and village design statements and other design policies and guidance produced within subsequent Development Plan Documents, Supplementary Planning Documents and Neighbourhood Plans.

Space must be available on-site for construction vehicles and materials and WBC approved construction hours be a standard condition: Construction works, including works of site clearance and ground preparation, and including deliveries to and from

the site, shall not take place other than between 08.00-18.00 hours Monday-Friday, 08.00-13.00 hours on Saturdays and at no time on Sundays or on Bank or Public holidays.

To enable those reviewing and determining this application, Farnham Town Council's comments must appear in full on the planning portal and in the Officer's report. In accordance with the provisions of the Town and Country Planning (Development Management Procedure) Order 2015, Article 25: Representation by parish councils before determination of application; the LPA must take into account any representations received from the council of the parish; the appropriate authority must notify the council of the parish the terms of the decision.

NMA/2022/00530 Farnham Moor Park

Officer: Daniel Holmes

15 ABBOTS RIDE, FARNHAM GU9 8HY

Amendment to WA/2020/0672 to alter specific dormers; as well as the addition of velux on the rear roof and a hipped roof.

Farnham Town Council raises objection to this application unless the alterations to roof and the additional of rooflights to the rear are confirmed compliant with Waverley's published criteria for non-material amendments and the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNPI6 Extensions, Residential Extensions SPD and LPP1 policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction.

To enable those reviewing and determining this application, Farnham Town Council's comments must appear in full on the planning portal and in the Officer's report. In accordance with the provisions of the Town and Country Planning (Development Management Procedure) Order 2015, Article 25: Representation by parish councils before determination of application; the LPA must take into account any representations received from the council of the parish; the appropriate authority must notify the council of the parish the terms of the decision.

TM/2022/00492 Farnham Moor Park

Officer: Theo Dyer

4 SWIFTS CLOSE, FARNHAM GU10 1QX

APPLICATION FOR REMOVAL OF TREE SUBJECT OF TREE PRESERVATION ORDER 11/15

Farnham Town Council leaves to the Arboricultural Officer. In response to a climate emergency, it is vital to retain green infrastructure in line with LPP1 policy CCI Climate Change and NE2 Green and Blue Infrastructure.

TM/2022/00529 Farnham Moor Park

Officer: Theo Dyer

LOWESWATER, 8 OLD COMPTON LANE, FARNHAM GU9 8BS

APPLICATION FOR REMOVAL OF TREE SUBJECT OF TREE PRESERVATION ORDER 06/06

Farnham Town Council leaves to the Arboricultural Officer. In response to a climate emergency, it is vital to retain green infrastructure in line with LPP1 policy CCI Climate Change and NE2 Green and Blue Infrastructure.

Farnham Shortheath and Boundstone

TM/2022/00489 Farnham Shortheath and Boundstone

Officer: Theo Dyer

THORNHILL COTTAGE, 4 UPPER BOURNE LANE, WRECCLESHAM, FARNHAM GU10 4RQ

APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 22/10
Farnham Town Council, subject to the Arboricultural Officer's comments, welcomes the maintenance of trees to extend their life and associated amenity. In response to a climate emergency, it is vital to retain green infrastructure in line with LPP1 policy CCI Climate Change and NE2 Green and Blue Infrastructure.

WA/2022/00547 Farnham Shortheath and Boundstone

Officer: Sam Wallis

17 SANDROCK HILL ROAD, WRECCLESHAM, FARNHAM GU10 4NR

Erection of porch, erection of detached outbuilding and widening of existing vehicular access.

Farnham Town Council raises objection to this application unless the porch and outbuilding are confirmed compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, LPP1 policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction and the widening of the access is approved by Surrey Highways.

Local Plan Part I (LPP1) policy TDI Townscape and Design states: account will be taken of design guidance adopted by the Council including design and development briefs, Conservation Area Appraisals and associated Management Plans, town and village design statements and other design policies and guidance produced within subsequent Development Plan Documents, Supplementary Planning Documents and Neighbourhood Plans.

This is a congested area with limited on street parking, space must be available on-site for construction vehicles and materials. WBC approved construction hours be a standard condition: Construction works, including works of site clearance and ground preparation, and including deliveries to and from the site, shall not take place other than between 08.00-18.00 hours Monday-Friday, 08.00-13.00 hours on Saturdays and at no time on Sundays or on Bank or Public holidays.

To enable those reviewing and determining this application, Farnham Town Council's comments must appear in full on the planning portal and in the Officer's report. In accordance with the provisions of the Town and Country Planning (Development Management Procedure) Order 2015, Article 25: Representation by parish councils before determination of application; the LPA must take into account any representations received from the council of the parish; the appropriate authority must notify the council of the parish the terms of the decision.

Farnham Upper Hale

NMA/2022/00458 Farnham Upper Hale

Officer: Sam Wallis

10 SHADY NOOK, FARNHAM GU9 0DT

Amendment to WA/2019/1422 to reduce gable pitch or to change to a hip end.

Farnham Town Council questions the validation of this application and objects that insufficient information has been included. The application form requests to reduce gable pitch or to change to a hip end. A decision cannot be made on an application for 'either or'.

In accordance with the provisions of the Town and Country Planning (Development Management Procedure) Order 2015, Article 22: (4) The information to be provided to the consultee for the purposes of the consultation, pursuant to section 54(5)(b) of the 2004 Act, is such information as will enable that person to provide a substantive response.

WA/2022/00464 Farnham Upper Hale

Officer: Brett Beswetherick

15 LAWDAY PLACE LANE, FARNHAM GU9 0BT

Erection of detached garage with ancillary accommodation above.

Farnham Town Council raises objection to this application unless the garage with accommodation above is confirmed compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNPI6 Extensions, Residential Extensions SPD and LPP1 policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction and conditioned ancillary to the dwellinghouse.

Local Plan Part I (LPP1) policy TDI Townscape and Design states: account will be taken of design guidance adopted by the Council including design and development briefs, Conservation Area Appraisals and associated Management Plans, town and village design statements and other design policies and guidance produced within subsequent Development Plan Documents, Supplementary Planning Documents and Neighbourhood Plans.

Space must be available on-site for construction vehicles and materials and WBC approved construction hours be a standard condition: Construction works, including works of site clearance and ground preparation, and including deliveries to and from the site, shall not take place other than between 08.00-18.00 hours Monday-Friday, 08.00-13.00 hours on Saturdays and at no time on Sundays or on Bank or Public holidays.

To enable those reviewing and determining this application, Farnham Town Council's comments must appear in full on the planning portal and in the Officer's report. In accordance with the provisions of the Town and Country Planning (Development Management Procedure) Order 2015, Article 25: Representation by parish councils before determination of application; the LPA must take into account any representations received from the council of the parish; the appropriate authority must notify the council of the parish the terms of the decision.

Farnham Wrecclesham and Rowledge

WA/2022/00481 Farnham Wrecclesham and Rowledge

Officer: Lauren Kitson

5 RIVER ROW COTTAGES, RIVER ROW, FARNHAM GU9 8UA

Erection of extensions and alterations with associated works.

As with pending application PRA/2022/00368, Farnham Town Council strongly objects to the inappropriate development of a mid-terrace property with an excessive 6m single storey extension to the rear, having a negative impact on the neighbours' amenity at no. 4 and no. 6. A site visit is vital.

To enable those reviewing and determining this application, Farnham Town Council's comments must appear in full on the planning portal and in the Officer's report. In accordance with the provisions of the Town and Country Planning (Development Management Procedure) Order 2015, Article 25: Representation by parish councils before determination of application; the LPA must take into account any representations received from the council of the parish; the appropriate authority must notify the council of the parish the terms of the decision.

WA/2022/00485 Farnham Wrecclesham and Rowledge

Officer: Brett Beswetherick
23 COBBETTS WAY, FARNHAM GU9 8TL

Erection of extensions and alterations with associated works and extension to existing vehicular access and dropped kerb.

Farnham Town Council raises objection to this application unless the extensions and alterations are confirmed compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, LPP1 policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction and the alterations to the access and dropped kerb are approved by Surrey Highways.

Local Plan Part I (LPP1) policy TDI Townscape and Design states: account will be taken of design guidance adopted by the Council including design and development briefs, Conservation Area Appraisals and associated Management Plans, town and village design statements and other design policies and guidance produced within subsequent Development Plan Documents, Supplementary Planning Documents and Neighbourhood Plans.

This is a congested area with limited on street parking, space must be available on-site for construction vehicles and materials. WBC approved construction hours be a standard condition: Construction works, including works of site clearance and ground preparation, and including deliveries to and from the site, shall not take place other than between 08.00-18.00 hours Monday-Friday, 08.00-13.00 hours on Saturdays and at no time on Sundays or on Bank or Public holidays.

To enable those reviewing and determining this application, Farnham Town Council's comments must appear in full on the planning portal and in the Officer's report. In accordance with the provisions of the Town and Country Planning (Development Management Procedure) Order 2015, Article 25: Representation by parish councils before determination of application; the LPA must take into account any representations received from the council of the parish; the appropriate authority must notify the council of the parish the terms of the decision.

WA/2022/00536 Farnham Wrecclesham and Rowledge

Officer: James Kidger

26 GARDENERS HILL ROAD, LOWER BOURNE, FARNHAM GU10 3HZ

Erection of 2 dwellings following demolition of existing single storey dwelling.

Farnham Town Council objects to the proposed subdivision of the garden at 26 Gardeners Hill Road and the proposals negative impact on the setting, not being compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation and policy FNPI10 Protect and Enhance the Countryside with being outside the built-up area boundary and LPP1 policy TDI Townscape and Design.

Local Plan Part I (LPP1) policy TDI Townscape and Design states: account will be taken of design guidance adopted by the Council including design and development briefs, Conservation Area Appraisals and associated Management Plans, town and village design statements and other design policies and guidance produced within subsequent Development Plan Documents, Supplementary Planning Documents and Neighbourhood Plans.

To enable those reviewing and determining this application, Farnham Town Council's comments must appear in full on the planning portal and in the Officer's report. In accordance with the provisions of the Town and Country Planning

(Development Management Procedure) Order 2015, Article 25: Representation by parish councils before determination of application; the LPA must take into account any representations received from the council of the parish; the appropriate authority must notify the council of the parish the terms of the decision.

WA/2022/00522 Farnham Wrecclesham and Rowledge

Officer: Lauren Kitson

32 ECHO BARN LANE, WRECCLESHAM, FARNHAM GU10 4NH

Alterations to elevations and fenestration with associated works and demolition of existing garage.

Farnham Town Council raises objection to this application unless the alterations are confirmed compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNP16 Extensions, Residential Extensions SPD and LPPI policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction.

Local Plan Part I (LPPI) policy TDI Townscape and Design states: account will be taken of design guidance adopted by the Council including design and development briefs, Conservation Area Appraisals and associated Management Plans, town and village design statements and other design policies and guidance produced within subsequent Development Plan Documents, Supplementary Planning Documents and Neighbourhood Plans.

Space must be available on-site for construction vehicles and materials and WBC approved construction hours be a standard condition: Construction works, including works of site clearance and ground preparation, and including deliveries to and from the site, shall not take place other than between 08.00-18.00 hours Monday-Friday, 08.00-13.00 hours on Saturdays and at no time on Sundays or on Bank or Public holidays.

To enable those reviewing and determining this application, Farnham Town Council's comments must appear in full on the planning portal and in the Officer's report. In accordance with the provisions of the Town and Country Planning (Development Management Procedure) Order 2015, Article 25: Representation by parish councils before determination of application; the LPA must take into account any representations received from the council of the parish; the appropriate authority must notify the council of the parish the terms of the decision.

WA/2022/00541 Farnham Wrecclesham and Rowledge

Officer: Sam Wallis

7 GROVE CLOSE, WRECCLESHAM, FARNHAM GU10 4BF

Certificate of Lawfulness under Section 192 for alterations to roof to provide additional habitable accommodation with rooflights.

Farnham Town Council raises objection unless the alterations are confirmed lawful.

To enable those reviewing and determining this application, Farnham Town Council's comments must appear in full on the planning portal and in the Officer's report. In accordance with the provisions of the Town and Country Planning (Development Management Procedure) Order 2015, Article 25: Representation by parish councils before determination of application; the LPA must take into account any representations received from the council of the parish; the appropriate authority must notify the council of the parish the terms of the decision.

5. Appeals Considered

There were none for this meeting.

6. Licensing Applications Considered

New Premises Licence

Molzi Retail Ltd
First Floor Frensham House, Farnham Business Park, Weydon Lane, Farnham, GU9 8QT

An application has been received for a new premises licence. The application is for Off sales of alcohol and Opening hours 00:00-00:00 Monday to Sunday.

Farnham Town Council has no objection to a premises licence for Molzi Retail Ltd to process Amazon orders, provided that no alcohol is stored or dispatched from the premises.

7. Other Consultations

Farnham Town Council's response to Waverley Borough Council's Affordable Homes Delivery Strategy Consultation

Consultation response submitted by midday 24th February 2022.

Objectives for our Affordable Homes Delivery Strategy

Please rate how much you agree with or disagree each Council objective for our Affordable Homes Delivery Strategy:

Completely disagree; Disagree somewhat; Neutral; Agree somewhat; Completely Agree

- **Build More**- we will build and help deliver more locally affordable homes

Agree somewhat with the objectives

- **Build Better**- we will build and help deliver well designed, eco-friendly locally affordable homes that we can take pride in.

Agree somewhat with the objectives

- **Build for Life**- greener homes, which cater for all stages on life, strengthening communities and supporting local economies.

Agree somewhat with the objectives

2. Would you like to suggest any alternative objectives?

Waverley Borough Council's pledge of 'we will' is to be commended. These statements must be supported by third parties and include 'we will ensure Affordable Housing Providers deliver...'. The objectives should be strengthen and committed to.

3. Any comments on these objectives?

- **Build More**- we will build and help deliver more locally affordable homes

WBCs target is 400 new affordable homes across the Borough in the period up to 2025. WBC is committing to building 60 new homes and is looking to third parties for the remaining 340 homes. It is unclear as to what 'locally affordable' homes means given that the viability study for First Homes concludes house prices in Waverley are 93% higher than the national average (based on price per square metre).

Homes built as affordable, discounted or other initiatives, e.g. 'First Homes', must remain available on this basis in perpetuity. Any additional rented social housing must exclude any 'rights to buy' to maintain the level of housing stock.

Farnham Town Council would like to see new affordable homes delivered on larger developments, integrated across sites and tenure neutral rather than designated specific sites where stigma can be attached. Farnham is not rural therefore does not qualify for 'rural exception sites' where development must be adjoining or closely related to existing rural settlements. Areas without access to sustainable travel do not make them 'rural'.

- Build Better- we will build and help deliver well designed, eco-friendly locally affordable homes that we can take pride in.

Waverley Borough Council is failing to commit to its policies within LPP1, its Climate Change and Sustainability Strategy and the NPPF by not putting pressure on developers to respond to basic requirements to mitigate and adapt to climate change – renewable and low carbon energy and water minimisation. The focus on profit outweighs delivery of well designed, eco-friendly homes for market-value homes, how can these objectives be delivered for affordable homes?

Energy efficient home must be delivered as standard including low carbon energy and easily installable photovoltaic roof panels, rainwater and greywater harvesting. Heat exchange systems can be delivered for new development whereas retrofitting is costly and often impractical.

- Build for Life- greener homes, which cater for all stages on life, strengthening communities and supporting local economies.

The same can be said for 'build for life' as said for 'build better'. 'Accessibility' – catering for all stages of life - should be delivered as standard, along with homes being energy efficient. Those on lower incomes often pay higher tariffs for energy therefore homes being more energy efficient is vital, not only for the environment but for the individuals and families living on low incomes. New homes must mitigate and adapt to climate change – renewable and low carbon energy and water minimisation.

Again, energy efficient home must be delivered as standard including low carbon energy and easily installable photovoltaic roof panels, rainwater and greywater harvesting. Ground source heating systems can be delivered for new development whereas retrofitting is costly and often impractical.

4. Rank the 5 actions in order of importance, top or 1 for most important; bottom or 5 for least important

To be ranked:

1. Affordability of new homes to residents e.g. lower rents

2. Creating eco-friendly homes
3. Improving quality and design
4. Building more affordable homes to meet local housing need
5. Creating homes which are flexible for our different stages of life

5. We are proposing capping affordable rents at 70% of open market rents for homes with 1 and 2 bedrooms and 65% of open market rents for homes with 3 and 4 bedrooms.

Do you think these rents are about right, or should be lower or higher?

About right; Higher; **Lower.**

6. Please give a reason for your answer

With rent being 53% higher in Waverley than the national average, rents have to be set as low as possible.

7. Do you think the Affordable Homes Delivery Strategy is easy to understand? **Yes** or No

8. Please give a reason for your answer

The content is straightforward and the tables break down the process.

9. Do you have any further comments about this strategy?

Waverley Borough Council has larger developments with affordable housing in the pipeline, e.g. Dunsfold Park, and other sites with to be confirmed shortly, e.g. Coxbridge Farm. These must be progressed as soon as possible, with commitments from developers to build with all the 'top 5 actions' as a priority: Affordability of new homes to residents e.g. lower rents; Creating eco-friendly homes; Improving quality and design; Building more affordable homes to meet local housing need; Creating homes which are flexible for our different stages of life.

Waverley Borough Council must commit to its policies within LPPI, its Climate Change and Sustainability Strategy and within the NPPF, ensuring planning applications include mitigation to respond to climate change – with the minimum standard being micro energy production for every home (e.g. PV roof panels), renewable and low carbon energy and water minimisation (e.g. rainwater harvesting and grey water recycling).

10. Please select the statement that best describes you.

Waverley Councillor/ Town or Parish Councillor/ Neighbourhood Plan group member

Community group, Community Land Trust or charity representative

Private rented sector landlord or agent

Affordable Housing Provider

Housing support, care or other service provider

Development, construction or planning professional

Other

11. Are you currently living in, or on a waiting list for, an affordable home provided by the Council or another affordable housing provider? Yes or **No**

12. Are you responding on behalf of an organisation? **Yes** or No

13. What are your organisation's key housing related issues and priorities?

Waverley Borough Council must fully consult and engage with Towns and Parishes to ensure that future proposed development fits with local policies.

14. Is there anything the Council or others might be able to do to help you address them?
Insufficient time has been given to enable a full response from Farnham Town Council as the consultation period is only 4 weeks.

8. Public speaking at Waverley's Western Planning Committee

There were none for this meeting.

9. Date of next meeting

7th March 2022.

The meeting ended at 12.30 pm

Notes written by Jenny de Quervain



FARNHAM TOWN COUNCIL

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Notes
Planning & Licensing Consultative Working Group

Time and date

9.30 am on Monday 7th March, 2022

Place

Council Chamber, Farnham Town Council, South Street, Farnham GU9 7RN and via Zoom

Planning & Licensing Consultative Working Group Members Present:

Councillor John "Scotty" Fraser (Lead Member)
Councillor Brian Edmonds
Councillor Roger Blishen
Councillor George Hesse
Councillor Michaela Martin
Councillor John Neale

Officers: Jenny de Quervain

1. Apologies for Absence

Apologies were received from Councillor Wicks.

2. Disclosure of Interests

TM/2022/00662 Rock House - Councillor Martin declared a non-pecuniary interest due to vicinity and left the meeting during the discussion of this application.

3. Applications Considered for Key/Larger Developments

Farnham Castle

WA/2022/00601 Farnham Castle

Officer: Carl Housden

FARNHAM TOWN FOOTBALL CLUB, MEAD LANE, FARNHAM GU9 7DY

Erection of covered spectator stand; erection of toilet block and extension to clubhouse and committee room.

Farnham Town Council is disappointed with the quality and limited design included in the proposal. Further comment will be deferred until these points can be raised with the Club.

Farnham Moor Park

NMA/2022/00631 Farnham Moor Park

Officer: Ruth Dovey

LAND AT EAST STREET, FARNHAM

Amendment to WA/216/0268 for a change of use from a cafe/restaurant to boutique lounge bar.

Farnham Town Council has no objections to the change of use from café/restaurant to boutique lounge bar, if an NMA application is the appropriate method for this change. Farnham Town Council will review the new premises licence application when submitted.

To enable those reviewing and determining this application, Farnham Town Council's comments must appear in full on the planning portal and in the Officer's report. In accordance with the provisions of the Town and Country Planning (Development Management Procedure) Order 2015, Article 25: Representation by parish councils before determination of application; the LPA must take into account any representations received from the council of the parish; the appropriate authority must notify the council of the parish the terms of the decision.

NMA/2022/00663 Farnham Moor Park

Officer: James Kidger

ANIMAL SNACK AND TACK, GUILDFORD ROAD, RUNFOLD GUI0 1PN

Amendment to WA/2019/0063 - Erection of 9 dwellings including amended access, garages, landscaping, amenity space and play area together with the erection of a commercial building Use Class A1 with associated office, service yard, parking and associated works, following demolition of the existing commercial buildings.

Application WA/2021/03155 to vary Condition 1 under section 73 has been withdrawn and replaced by this application. Farnham Town Council asks if an NMA is the appropriate application to change the description of the application and to introduce a phased development. As with WA/2021/03155, Farnham Town Council requests a timetable be included for phase 1 (demolition) and subsequent phases 2 to 6.

To enable those reviewing and determining this application, Farnham Town Council's comments must appear in full on the planning portal and in the Officer's report. In accordance with the provisions of the Town and Country Planning (Development Management Procedure) Order 2015, Article 25: Representation by parish councils before determination of application; the LPA must take into account any representations received from the council of the parish; the appropriate authority must notify the council of the parish the terms of the decision.

4. Applications Considered

Farnham Bourne

WA/2022/00582 Farnham Bourne

Officer: Sam Wallis

WALDEN HOUSE, GOLD HILL, LOWER BOURNE, FARNHAM GUI0 3JH

Erection of extensions and alterations with associated works.

The original application WA/2015/2253 was refused by WBC due to the impact of trees and ecology. This was allowed at appeal, the Inspector concluding that the 'natural palette of external materials' of the Arts and Crafts proposed dwelling would not be out of place and with the being sited in a depression, would limit its apparent scale.

The now built dwelling, through planning application **WA/2018/1741**, could not be further from what was allowed at appeal, a monstrosity of a neo-Georgian façade and fully glazed rear. This subsequent planning application adds further built form to this restricted and protected site, with proposed extensions being more out of character with what has been built, with even more glazing and further loss of ecology.

The whole site is subject to a TPO and number of trees have been felled.

The 'merits' of trees and tree roots should be considered in an area designated 'South Farnham Arcadian Areas' characterised by its tree! Construction must ensure the protection of trees and tree roots.

WA/2022/00482 Certificate of Lawfulness application for single storey extensions is still pending and must be considered when determining this application.

Farnham Town Council strongly objects to inappropriate extensions to Walden House, not being compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNP8 South Farnham Arcadian Areas, FNP16 Extensions, Residential Extensions SPD and LPP1 policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction and NE1 Biodiversity and Geological Conservation and NE2 Green and Blue Infrastructure.

Local Plan Part I (LPP1) policy TDI Townscape and Design states: account will be taken of design guidance adopted by the Council including design and development briefs, Conservation Area Appraisals and associated Management Plans, town and village design statements and other design policies and guidance produced within subsequent Development Plan Documents, Supplementary Planning Documents and Neighbourhood Plans.

To enable those reviewing and determining this application, Farnham Town Council's comments must appear in full on the planning portal and in the Officer's report. In accordance with the provisions of the Town and Country Planning (Development Management Procedure) Order 2015, Article 25: Representation by parish councils before determination of application; the LPA must take into account any representations received from the council of the parish; the appropriate authority must notify the council of the parish the terms of the decision.

WA/2022/00605 Farnham Bourne

Officer: James Kidger

LAND AT LITTLE RICKFORD, 71 FRENHAM ROAD, LOWER BOURNE, FARNHAM GU10 3HL

Erection of a dwelling and associated works.

Farnham Town Council raises objection to this application unless the new dwelling is confirmed compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation and LPP1 policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction.

Local Plan Part I (LPP1) policy TDI Townscape and Design states: account will be taken of design guidance adopted by the Council including design and development briefs, Conservation Area Appraisals and associated Management Plans, town and

village design statements and other design policies and guidance produced within subsequent Development Plan Documents, Supplementary Planning Documents and Neighbourhood Plans.

To enable those reviewing and determining this application, Farnham Town Council's comments must appear in full on the planning portal and in the Officer's report. In accordance with the provisions of the Town and Country Planning (Development Management Procedure) Order 2015, Article 25: Representation by parish councils before determination of application; the LPA must take into account any representations received from the council of the parish; the appropriate authority must notify the council of the parish the terms of the decision.

WA/2022/00658 Farnham Bourne

Officer: Lara Davison

LAND AT REAR OF 1 HILLSIDE ROAD, MOONS HILL, FRENHAM, FARNHAM

Erection of field shelter/food store.

Farnham Town Council strongly objects to retrospective planning applications and the misleading description of what has been built. The size and scale of the field shelter/food store at 10m wide and almost 4m high (if built to plans included) is dominant in the street scene at this semi-rural location outside the built-up area boundary, not compliant with Farnham Neighbourhood Plan policy FNPI New Development and Conservation and FNPI10 Protect and Enhance the Countryside.

Local Plan Part 1 (LPP1) policy TDI Townscape and Design states: account will be taken of design guidance adopted by the Council including design and development briefs, Conservation Area Appraisals and associated Management Plans, town and village design statements and other design policies and guidance produced within subsequent Development Plan Documents, Supplementary Planning Documents and Neighbourhood Plans.

To enable those reviewing and determining this application, Farnham Town Council's comments must appear in full on the planning portal and in the Officer's report. In accordance with the provisions of the Town and Country Planning (Development Management Procedure) Order 2015, Article 25: Representation by parish councils before determination of application; the LPA must take into account any representations received from the council of the parish; the appropriate authority must notify the council of the parish the terms of the decision.

WA/2022/00674 Farnham Bourne

Officer: Daniel Holmes

MONODENDRI, 2 OLD CHURCH LANE, FARNHAM GU9 8HQ

Erection of a first floor roof extension and alterations with rooflights, and for relevant demolition of an unlisted building in a conservation area.

Farnham Town Council strongly objects to the increased roof height and addition of 15 rooflights to create a first floor being overdevelopment and having a negative impact on the character cottage and street scene, in a prominent position in the Old Church Lane Conservation Area, not compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNP7 Old Church Lane Conservation Area and its setting, FNPI6 Extensions, Residential Extensions SPD and LPP1 policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction. Objection of overlooking has been raised by the neighbour a no. 5 due to the height of the proposals.

To enable those reviewing and determining this application, Farnham Town Council's comments must appear in full on the planning portal and in the Officer's report. In accordance with the provisions of the Town and Country Planning (Development Management Procedure) Order 2015, Article 25: Representation by parish councils before determination of application; the LPA must take into account any representations received from the council of the parish; the appropriate authority must notify the council of the parish the terms of the decision.

NMA/2022/00638 Farnham Bourne

Officer: Sam Wallis

3 LITTLE AUSTINS ROAD, FARNHAM, GU9 8JR

Amendment to WA/2021/01888 - seeks approval to demolish the aforementioned chimney stack. To implement the approved design scheme.

Farnham Town Council objects to the removal of the chimney and is disappointed that the relatively new owners of 3 Little Austins Road do not appreciate the heritage and architecture of the Great Austins Conservation Area where features such as chimneys add to the character of the property and the street scene. A reconstructed, supported chimney must be considered to preserve the character of this unique property in the Great Austins Conservation Area. The WBC Heritage Officer must be consulted.

To enable those reviewing and determining this application, Farnham Town Council's comments must appear in full on the planning portal and in the Officer's report. In accordance with the provisions of the Town and Country Planning (Development Management Procedure) Order 2015, Article 25: Representation by parish councils before determination of application; the LPA must take into account any representations received from the council of the parish; the appropriate authority must notify the council of the parish the terms of the decision.

TM/2022/00572 Farnham Bourne

Officer: Theo Dyer

6 LONGDOWN CLOSE, LOWER BOURNE, FARNHAM GU10 3JN

APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 12/15

Farnham Town Council, subject to the Arboricultural Officer's comments, welcomes the maintenance of trees to extend their life and associated amenity. In response to a climate emergency, it is vital to retain green infrastructure in line with LPP1 policy CCI Climate Change and NE2 Green and Blue Infrastructure.

TM/2022/00637 Farnham Bourne

Officer: Theo Dyer

UPLANDS, GOLD HILL, LOWER BOURNE, FARNHAM GU10 3JH

APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 15/15

Farnham Town Council, subject to the Arboricultural Officer's comments, welcomes the maintenance of trees to extend their life and associated amenity. In response to a climate emergency, it is vital to retain green infrastructure in line with LPP1 policy CCI Climate Change and NE2 Green and Blue Infrastructure.

TM/2022/00683 Farnham Bourne

Officer: Theo Dyer

SYLVAN COTTAGE, LONGDOWN ROAD, LOWER BOURNE, FARNHAM GU10 3JL

APPLICATION FOR THE REMOVAL OF TREE SUBJECT OF TREE PRESERVATION ORDER 15/15

Farnham Town Council leaves to the Arboricultural Officer. In response to a climate emergency, it is vital to retain green infrastructure in line with LPP1 policy CCI

Climate Change and NE2 Green and Blue Infrastructure. If removal is necessary, a replacement tree must be planted regardless of how wooded the area is.

Farnham Castle

CA/2022/00634 Farnham Castle

Officer: Theo Dyer

10 FOX YARD, FARNHAM GU9 7EX

FARNHAM CONSERVATION AREA WORKS TO TREE

Farnham Town Council, subject to the Arboricultural Officer's comments, welcomes the maintenance of trees to extend their life and associated amenity. In response to a climate emergency, it is vital to retain green infrastructure in line with LPP1 policy CCI Climate Change and NE2 Green and Blue Infrastructure.

HRA/2022/00684 Farnham Castle

Officer: Carl Housden

5 UPPER CHURCH LANE, FARNHAM GU9 7PW

Application under Regulation 77 of The Conservation of Habitats and Species Regulations 2017 for assessment of the proposal's effect on the integrity of the Special Protection site.

The application relates to General Permitted Development Order 2015, Schedule 2 Part 3 Class MA - Prior Notification Application for change of use from office (Use class E) to 1 dwelling (Use class C3) and for building operations reasonably necessary for the conversion.

With approval now granted for change of use from office to residential, under prior approval PRA/2021/02696, the dwelling must mitigate against the negative impact on the Special Protection Areas with financial contributions.

WA/2022/00598 Farnham Castle

Officer: Lara Davison

3 CASTLE STREET, FARNHAM GU9 7HR

Display of 1 illuminated fascia sign and 1 non illuminated projecting sign.

The description of this application does not include all the proposed changes. The details in this application includes the following: Relocation of shopfront door to left hand side; New fascia lettering with LED strip light; Replacement of projecting sign; Replacement of modern door to carriageway with Crittall style door.

The repositioning of the main entrance door will also require internal alterations, though no planning application is being made for this.

Subject to the approval of the WBC Heritage Officer, Farnham Town Council has no objections to the replacement signage with external illumination or the replacement side door. The shopfront must be in keeping with existing with the relocation of the main entrance and compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNP2 Farnham Town Centre Conservation Area and its setting, FNP3 Shop Fronts within Farnham Town Centre Conservation Area and its setting, FNP4 Advertisement Control, Farnham Conservation Area Management Plan (FCAMP) SPD and Shopfront Design Guide SPD.

No mention has been made of a change of colour to the shopfront, only to the signage from gold to red. Confirmation must be sought that the shopfront is to remain dark blue.

To enable those reviewing and determining this application, Farnham Town Council's comments must appear in full on the planning portal and in the Officer's report. In accordance with the provisions of the Town and Country Planning

(Development Management Procedure) Order 2015, Article 25: Representation by parish councils before determination of application; the LPA must take into account any representations received from the council of the parish; the appropriate authority must notify the council of the parish the terms of the decision.

WA/2022/00599 Farnham Castle

Officer: Lara Davison

3 CASTLE STREET, FARNHAM GU9 7HR

Alterations to shop front and installation of a door.

The description of this application does not include all the proposed changes. The details in this application includes the following: Relocation of shopfront door to left hand side; New fascia lettering with LED strip light; Replacement of projecting sign; Replacement of modern door to carriageway with Crittall style door.

The repositioning of the main entrance door will also require internal alterations, though no planning application is being made for this.

Subject to the approval of the WBC Heritage Officer, Farnham Town Council has no objections to the replacement signage with external illumination or the replacement side door. The shopfront must be in keeping with existing with the relocation of the main entrance and compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNP2 Farnham Town Centre Conservation Area and its setting, FNP3 Shop Fronts within Farnham Town Centre Conservation Area and its setting, FNP4 Advertisement Control, Farnham Conservation Area Management Plan (FCAMP) SPD and Shopfront Design Guide SPD.

No mention has been made of a change of colour to the shopfront, only to the signage from gold to red. Confirmation must be sought that the shopfront is to remain dark blue.

To enable those reviewing and determining this application, Farnham Town Council's comments must appear in full on the planning portal and in the Officer's report. In accordance with the provisions of the Town and Country Planning (Development Management Procedure) Order 2015, Article 25: Representation by parish councils before determination of application; the LPA must take into account any representations received from the council of the parish; the appropriate authority must notify the council of the parish the terms of the decision.

WA/2022/00600 Farnham Castle

Officer: Lara Davison

3 CASTLE STREET, FARNHAM GU9 7HR

Listed Building consent for alterations to shop front; installation of a door and external signage.

Subject to the approval of the WBC Heritage Officer, Farnham Town Council has no objections to the replacement signage with external illumination or the replacement side door. The shopfront must be in keeping with existing with the relocation of the main entrance and compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNP2 Farnham Town Centre Conservation Area and its setting, FNP3 Shop Fronts within Farnham Town Centre Conservation Area and its setting, FNP4 Advertisement Control, Farnham Conservation Area Management Plan (FCAMP) SPD and Shopfront Design Guide SPD.

No mention has been made of a change of colour to the shopfront, only to the signage from gold to red. Confirmation must be sought that the shopfront is to remain dark blue.

To enable those reviewing and determining this application, Farnham Town Council's comments must appear in full on the planning portal and in the Officer's report. In accordance with the provisions of the Town and Country Planning (Development Management Procedure) Order 2015, Article 25: Representation by parish councils before determination of application; the LPA must take into account any representations received from the council of the parish; the appropriate authority must notify the council of the parish the terms of the decision.

WA/2022/00603 Farnham Castle

Officer: Carl Housden

MARKET STALL KIOSK 3 & 3A, CASTLE STREET, FARNHAM

Application under Section 73 to vary Condition 2 of WA/2009/0250 (restrictions on opening times) to allow opening between 08:00 and 23:00.

Farnham Town Council strongly objects to the inappropriate use of what are supposed to be small scale semi-permanent markets stalls. Business hours extending from 18.30 to 23.00 is unnecessary for this unit and the type of use must be restricted. The previous business opened until 4pm as a café and did not utilise the permitted time up to 18.30. The original 2006 application for this site was for the 'erection of 3 semi-permanent kiosks for retail use following removal of existing demountable market stalls with associated works'. This application must be refused along with the proposals to extend the kiosk in application WA/2022/00513 and the 'permanence' of the kiosk market stalls re-evaluated.

A business cannot open until 23.00 with no onsite toilet facilities. This will be harmful to the surroundings and have the potential of inappropriate use of alleyways!

To enable those reviewing and determining this application, Farnham Town Council's comments must appear in full on the planning portal and in the Officer's report. In accordance with the provisions of the Town and Country Planning (Development Management Procedure) Order 2015, Article 25: Representation by parish councils before determination of application; the LPA must take into account any representations received from the council of the parish; the appropriate authority must notify the council of the parish the terms of the decision.

WA/2022/00645 Farnham Castle

Officer: Sam Wallis

21 LARKFIELD ROAD, FARNHAM GU9 7DB

Erection of extensions and alterations to provide a two storey dwelling with installation of solar panels (revision of WA/2022/00114).

Although the roof height has been slightly reduced from withdrawn application WA/2022/00114, Farnham Town Council maintains its objection to the size and scale of the two storey extensions close to both boundaries and the negative impact on the neighbour's amenity at no. 19 or no. 27. Extensions and alterations must be compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNPI6 Extensions, Residential Extensions SPD and LPP1 policy TDI Townscape and Design, CC1 Climate Change and CC2 Sustainable Construction.

Local Plan Part 1 (LPP1) policy TDI Townscape and Design states: account will be taken of design guidance adopted by the Council including design and development briefs, Conservation Area Appraisals and associated Management Plans, town and village design statements and other design policies and guidance produced within

subsequent Development Plan Documents, Supplementary Planning Documents and Neighbourhood Plans.

To enable those reviewing and determining this application, Farnham Town Council's comments must appear in full on the planning portal and in the Officer's report. In accordance with the provisions of the Town and Country Planning (Development Management Procedure) Order 2015, Article 25: Representation by parish councils before determination of application; the LPA must take into account any representations received from the council of the parish; the appropriate authority must notify the council of the parish the terms of the decision.

WA/2022/00655 Farnham Castle

Officer: Sam Wallis

28 THREE STILES ROAD, FARNHAM GU9 7DE

Erection of extensions and alterations.

Farnham Town Council raises objection to this application unless the extensions and alterations are confirmed compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNPI6 Extensions, Residential Extensions SPD and LPPI policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction and has no negative impact on the neighbour's amenity at no. 30.

Local Plan Part I (LPPI) policy TDI Townscape and Design states: account will be taken of design guidance adopted by the Council including design and development briefs, Conservation Area Appraisals and associated Management Plans, town and village design statements and other design policies and guidance produced within subsequent Development Plan Documents, Supplementary Planning Documents and Neighbourhood Plans.

Space must be available on-site for construction vehicles and materials and WBC approved construction hours be a standard condition: Construction works, including works of site clearance and ground preparation, and including deliveries to and from the site, shall not take place other than between 08.00-18.00 hours Monday-Friday, 08.00-13.00 hours on Saturdays and at no time on Sundays or on Bank or Public holidays.

To enable those reviewing and determining this application, Farnham Town Council's comments must appear in full on the planning portal and in the Officer's report. In accordance with the provisions of the Town and Country Planning (Development Management Procedure) Order 2015, Article 25: Representation by parish councils before determination of application; the LPA must take into account any representations received from the council of the parish; the appropriate authority must notify the council of the parish the terms of the decision.

WA/2022/00694 Farnham Castle

Officer: Tracy Farthing

OLD PARK FARM, 15 OLD PARK LANE, FARNHAM GU9 0AL

Certificate of Lawfulness under Section 191 for retention of dwelling and garage as built and used for a continuous period in excess of 4 years.

Farnham Town Council raises objection to this application unless confirmed lawful.

To enable those reviewing and determining this application, Farnham Town Council's comments must appear in full on the planning portal and in the Officer's report. In accordance with the provisions of the Town and Country Planning

(Development Management Procedure) Order 2015, Article 25: Representation by parish councils before determination of application; the LPA must take into account any representations received from the council of the parish; the appropriate authority must notify the council of the parish the terms of the decision.

WA/2022/00705 Farnham Castle

Officer: Sam Wallis

44 BEAVERS ROAD, FARNHAM GU9 7BD

Listed Building consent for internal and external alterations

This application must be reviewed by the WBC Heritage Officer and Historic England.

Farnham Town Council strongly objects to the inappropriate development to the rear of the Grade II Listed mid-terrace property, the materials and design are unacceptable, not compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNP2 Farnham Town Centre Conservation Area and its setting, FNPI6 Extensions, Residential Extensions SPD and LPP1 policy TDI Townscape and Design.

Local Plan Part I (LPP1) policy TDI Townscape and Design states: account will be taken of design guidance adopted by the Council including design and development briefs, Conservation Area Appraisals and associated Management Plans, town and village design statements and other design policies and guidance produced within subsequent Development Plan Documents, Supplementary Planning Documents and Neighbourhood Plans.

To enable those reviewing and determining this application, Farnham Town Council's comments must appear in full on the planning portal and in the Officer's report. In accordance with the provisions of the Town and Country Planning (Development Management Procedure) Order 2015, Article 25: Representation by parish councils before determination of application; the LPA must take into account any representations received from the council of the parish; the appropriate authority must notify the council of the parish the terms of the decision.

WA/2022/00706 Farnham Castle

Officer: Sam Wallis

44 BEAVERS ROAD, FARNHAM GU9 7BD

Erection of extensions and alterations and erection of detached garage following demolition of existing garage.

This application must be reviewed by the WBC Heritage Officer and Historic England.

Farnham Town Council strongly objects to the inappropriate development to the rear of the Grade II Listed mid-terrace property, the materials and design are unacceptable, not compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNP2 Farnham Town Centre Conservation Area and its setting, FNPI6 Extensions, Residential Extensions SPD and LPP1 policy TDI Townscape and Design.

Local Plan Part I (LPP1) policy TDI Townscape and Design states: account will be taken of design guidance adopted by the Council including design and development briefs, Conservation Area Appraisals and associated Management Plans, town and village design statements and other design policies and guidance produced within

subsequent Development Plan Documents, Supplementary Planning Documents and Neighbourhood Plans.

To enable those reviewing and determining this application, Farnham Town Council's comments must appear in full on the planning portal and in the Officer's report. In accordance with the provisions of the Town and Country Planning (Development Management Procedure) Order 2015, Article 25: Representation by parish councils before determination of application; the LPA must take into account any representations received from the council of the parish; the appropriate authority must notify the council of the parish the terms of the decision.

Farnham Firgrove

WA/2022/00678 Farnham Firgrove

Officer: Sam Wallis

4 BRIDGEFIELD, FARNHAM GU9 8AN

Extensions and alterations to roof to provide additional habitable accommodation.

Farnham Town Council raises objection to this application unless the extensions and alterations are confirmed compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNP16 Extensions, Residential Extensions SPD and LPPI policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction.

Local Plan Part I (LPPI) policy TDI Townscape and Design states: account will be taken of design guidance adopted by the Council including design and development briefs, Conservation Area Appraisals and associated Management Plans, town and village design statements and other design policies and guidance produced within subsequent Development Plan Documents, Supplementary Planning Documents and Neighbourhood Plans.

Space must be available on-site for construction vehicles and materials and WBC approved construction hours be a standard condition: Construction works, including works of site clearance and ground preparation, and including deliveries to and from the site, shall not take place other than between 08.00-18.00 hours Monday-Friday, 08.00-13.00 hours on Saturdays and at no time on Sundays or on Bank or Public holidays.

To enable those reviewing and determining this application, Farnham Town Council's comments must appear in full on the planning portal and in the Officer's report. In accordance with the provisions of the Town and Country Planning (Development Management Procedure) Order 2015, Article 25: Representation by parish councils before determination of application; the LPA must take into account any representations received from the council of the parish; the appropriate authority must notify the council of the parish the terms of the decision.

NMA/2022/00632 Farnham Firgrove

Officer: Philippa Smyth

24A HILLARY ROAD, FARNHAM GU9 8QX

Amendment to WA/2021/0493 - Construction to be modified from timber frame stainless steel to mild steel, galvanised and powder coated steel frame.

Farnham Town Council raises objection to this application unless the amendments are confirmed compliant with Waverley's published criteria for non-material amendments and the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNP16 Extensions, Residential

Extensions SPD and LPP1 policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction.

To enable those reviewing and determining this application, Farnham Town Council's comments must appear in full on the planning portal and in the Officer's report. In accordance with the provisions of the Town and Country Planning (Development Management Procedure) Order 2015, Article 25: Representation by parish councils before determination of application; the LPA must take into account any representations received from the council of the parish; the appropriate authority must notify the council of the parish the terms of the decision.

Farnham Hale and Heath End

WA/2022/00687 Farnham Hale and Heath End

Officer: Lara Davison

PARK GARAGE GROUP, 168 FARNBOROUGH ROAD, FARNHAM GU9 9AZ

Installation of Lockers.

Farnham Town Council objects to retrospective planning applications. This application is for the retention of Amazon 'Click & Collect' Lockers installed at this service station.

To enable those reviewing and determining this application, Farnham Town Council's comments must appear in full on the planning portal and in the Officer's report. In accordance with the provisions of the Town and Country Planning (Development Management Procedure) Order 2015, Article 25: Representation by parish councils before determination of application; the LPA must take into account any representations received from the council of the parish; the appropriate authority must notify the council of the parish the terms of the decision.

Farnham Moor Park

PRA/2022/00664 Farnham Moor Park

Officer: Lauren Kitson

11 STOKE HILLS, FARNHAM GU9 7TE

The erection of a single storey rear extension which would extend beyond the rear wall of the original house by 6m, for which the height would be 3.2m, and for which the height of the eaves would be 2.5m.

Farnham Town Council raises objection to this application unless the extension is confirmed compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNPI6 Extensions, Residential Extensions SPD and LPP1 policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction.

To enable those reviewing and determining this application, Farnham Town Council's comments must appear in full on the planning portal and in the Officer's report. In accordance with the provisions of the Town and Country Planning (Development Management Procedure) Order 2015, Article 25: Representation by parish councils before determination of application; the LPA must take into account any representations received from the council of the parish; the appropriate authority must notify the council of the parish the terms of the decision.

TM/2022/00623 Farnham Moor Park

Officer: Theo Dyer

1 HOLLAND CLOSE, FARNHAM GU9 8DT

APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 34/06
Farnham Town Council, subject to the Arboricultural Officer's comments, welcomes the maintenance of trees to extend their life and associated amenity. In response to a climate emergency, it is vital to retain green infrastructure in line with LPP1 policy CCI Climate Change and NE2 Green and Blue Infrastructure.

Councillor Martin declared a non-pecuniary interest to TM/2022/00662 due to vicinity and left the meeting during discussions.

TM/2022/00662 Farnham Moor Park

Officer: Theo Dyer

ROCK HOUSE, ROCK HOUSE LANE, RUNFOLD, FARNHAM GU10 1NR
APPLICATION FOR WORKS TO AND REMOVAL OF TREES SUBJECT OF TREE PRESERVATION ORDER

Farnham Town Council is alarmed by the number of trees proposed to be felled in an area of Ancient Semi-Natural Woodland (ASNW) and in the area of Buffer to the Ancient Semi-Natural Woodland (ASNW). The Arboricultural Officer must visit the site to confirm if the conditioned of the trees is as dire as stated. In response to a climate emergency, it is vital to retain green infrastructure in line with LPP1 policy CCI Climate Change and NE2 Green and Blue Infrastructure. If removal is necessary, replacement trees must be planted.

To enable those reviewing and determining this application, Farnham Town Council's comments must appear in full on the planning portal and in the Officer's report. In accordance with the provisions of the Town and Country Planning (Development Management Procedure) Order 2015, Article 25: Representation by parish councils before determination of application; the LPA must take into account any representations received from the council of the parish; the appropriate authority must notify the council of the parish the terms of the decision.

WA/2022/00590 Farnham Moor Park

Officer: Lauren Kitson

26 PARK ROAD, FARNHAM GU9 9QN

Alterations to roof, including dormer extensions to provide additional habitable accommodation with associated works.

Farnham Town Council raises objection to this application unless the alterations are confirmed compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNPI6 Extensions, Residential Extensions SPD and LPP1 policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction.

Local Plan Part I (LPP1) policy TDI Townscape and Design states: account will be taken of design guidance adopted by the Council including design and development briefs, Conservation Area Appraisals and associated Management Plans, town and village design statements and other design policies and guidance produced within subsequent Development Plan Documents, Supplementary Planning Documents and Neighbourhood Plans.

Space must be available on-site for construction vehicles and materials and WBC approved construction hours be a standard condition: Construction works, including works of site clearance and ground preparation, and including deliveries to and from the site, shall not take place other than between 08.00-18.00 hours Monday-Friday, 08.00-13.00 hours on Saturdays and at no time on Sundays or on Bank or Public holidays.

To enable those reviewing and determining this application, Farnham Town Council's comments must appear in full on the planning portal and in the Officer's report. In accordance with the provisions of the Town and Country Planning (Development Management Procedure) Order 2015, Article 25: Representation by parish councils before determination of application; the LPA must take into account any representations received from the council of the parish; the appropriate authority must notify the council of the parish the terms of the decision.

WA/2022/00591 Farnham Moor Park

Officer: Sam Wallis

THE OLD CHAPEL, BEAR LANE, FARNHAM GU9 7LF

Alterations to elevations, installation of 2 rooflights and replacement of existing rooflights, erection of two sheds, a bin store and wall and fencing following demolition of existing fence, shed and outbuilding (revision of WA/2021/01243).

This application must be reviewed by the WBC Heritage Officer and Historic England.

Farnham Town Council objects to any alterations to the front wall, the feature is Grade II Listed in its own right. The Leylandii hedging is of no merit to the street scene however, the neighbour has raised objection that its removal may damage the Listed wall and piers.

Farnham Town Council also objects to the removal of what is labelled 'shed 2' being part of the boundary wall with the neighbouring property at no. 38 and shown on the plan of the 1972 Listing. The clunch, flint and slate outbuilding would benefit from renovation and contribute to the character of the Old Chapel.

To enable those reviewing and determining this application, Farnham Town Council's comments must appear in full on the planning portal and in the Officer's report. In accordance with the provisions of the Town and Country Planning (Development Management Procedure) Order 2015, Article 25: Representation by parish councils before determination of application; the LPA must take into account any representations received from the council of the parish; the appropriate authority must notify the council of the parish the terms of the decision.

WA/2022/00592 Farnham Moor Park

Officer: Sam Wallis

THE OLD CHAPEL, BEAR LANE, FARNHAM GU9 7LF

Listed Building consent for internal and external alterations.

This application must be reviewed by the WBC Heritage Officer and Historic England.

Farnham Town Council also objects to the removal of what is labelled 'shed 2' being part of the boundary wall with the neighbouring property at no. 38 and shown on the plan of the 1972 Listing. The clunch, flint and slate outbuilding would benefit from renovation and contribute to the character of the Old Chapel.

Farnham Town Council also objects to the removal of what is labelled 'shed 2' being part of the boundary wall with the neighbouring property at no. 38 and shown on the plan of 1972 listing. The clunch, flint and slate outbuilding would benefit from renovation and contribute to the character of the Old Chapel.

To enable those reviewing and determining this application, Farnham Town Council's comments must appear in full on the planning portal and in the Officer's

report. In accordance with the provisions of the Town and Country Planning (Development Management Procedure) Order 2015, Article 25: Representation by parish councils before determination of application; the LPA must take into account any representations received from the council of the parish; the appropriate authority must notify the council of the parish the terms of the decision.

WA/2022/00641 Farnham Moor Park

Officer: Lauren Kitson

HOLLY HOUSE, SANDS ROAD, THE SANDS, FARNHAM GU10 1PX

Certificate of Lawfulness under Section 192 for erection of two single storey extensions.

Farnham Town Council raises objection unless the extensions are confirmed lawful.

To enable those reviewing and determining this application, Farnham Town Council's comments must appear in full on the planning portal and in the Officer's report. In accordance with the provisions of the Town and Country Planning (Development Management Procedure) Order 2015, Article 25: Representation by parish councils before determination of application; the LPA must take into account any representations received from the council of the parish; the appropriate authority must notify the council of the parish the terms of the decision.

WA/2022/00714 Farnham Moor Park

Officer: Sam Wallis

HOLLY HOUSE, SANDS ROAD, THE SANDS, FARNHAM GU10 1PX

Erection of extensions, alterations to elevations and alterations to roof, including dormer extensions and rooflights to provide additional habitable accommodation.

Farnham Town Council raises objection to this application unless the alterations are confirmed compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNP10 Protect and Enhance the Countryside, FNP16 Extensions, Residential Extensions SPD and LPPI policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction.

Local Plan Part I (LPPI) policy TDI Townscape and Design states: account will be taken of design guidance adopted by the Council including design and development briefs, Conservation Area Appraisals and associated Management Plans, town and village design statements and other design policies and guidance produced within subsequent Development Plan Documents, Supplementary Planning Documents and Neighbourhood Plans.

To enable those reviewing and determining this application, Farnham Town Council's comments must appear in full on the planning portal and in the Officer's report. In accordance with the provisions of the Town and Country Planning (Development Management Procedure) Order 2015, Article 25: Representation by parish councils before determination of application; the LPA must take into account any representations received from the council of the parish; the appropriate authority must notify the council of the parish the terms of the decision.

WA/2022/00642 Farnham Moor Park

Officer: Sam Wallis

54 LYNCH ROAD, FARNHAM GU9 8BY

Erection of extensions and alterations.

Farnham Town Council raises objection to this application unless the extensions and alterations are confirmed compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNP16

Extensions, Residential Extensions SPD and LPPI policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction and has no negative impact on the neighbour's amenity at no. 52 from the proposed first floor extension close to the boundary.

Local Plan Part I (LPPI) policy TDI Townscape and Design states: account will be taken of design guidance adopted by the Council including design and development briefs, Conservation Area Appraisals and associated Management Plans, town and village design statements and other design policies and guidance produced within subsequent Development Plan Documents, Supplementary Planning Documents and Neighbourhood Plans.

Space must be available on-site for construction vehicles and materials and WBC approved construction hours be a standard condition: Construction works, including works of site clearance and ground preparation, and including deliveries to and from the site, shall not take place other than between 08.00-18.00 hours Monday-Friday, 08.00-13.00 hours on Saturdays and at no time on Sundays or on Bank or Public holidays.

To enable those reviewing and determining this application, Farnham Town Council's comments must appear in full on the planning portal and in the Officer's report. In accordance with the provisions of the Town and Country Planning (Development Management Procedure) Order 2015, Article 25: Representation by parish councils before determination of application; the LPA must take into account any representations received from the council of the parish; the appropriate authority must notify the council of the parish the terms of the decision.

WA/2022/00667 Farnham Moor Park

Officer: Sam Wallis

BELGRAVE HOUSE, 20 COMPTON WAY, FARNHAM GU10 1QZ

Erection of extension and alterations; alterations to roofspace to provide habitable accommodation including dormer windows and rooflights.

Farnham Town Council raises objection to this application unless the extension and alterations are confirmed compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNP8 South Farnham Arcadian Areas, FNPI6 Extensions, Residential Extensions SPD and LPPI policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction.

Local Plan Part I (LPPI) policy TDI Townscape and Design states: account will be taken of design guidance adopted by the Council including design and development briefs, Conservation Area Appraisals and associated Management Plans, town and village design statements and other design policies and guidance produced within subsequent Development Plan Documents, Supplementary Planning Documents and Neighbourhood Plans.

To enable those reviewing and determining this application, Farnham Town Council's comments must appear in full on the planning portal and in the Officer's report. In accordance with the provisions of the Town and Country Planning (Development Management Procedure) Order 2015, Article 25: Representation by parish councils before determination of application; the LPA must take into account any representations received from the council of the parish; the appropriate authority must notify the council of the parish the terms of the decision.

WA/2022/00711 Farnham Moor Park

Officer: Daniel Holmes

20 STONEYFIELDS, FARNHAM GU9 8DU

Erection of extensions and alterations.

Farnham Town Council raises objection to this application unless the extensions and alterations are confirmed compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNPI6 Extensions, Residential Extensions SPD and LPPI policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction.

Local Plan Part I (LPPI) policy TDI Townscape and Design states: account will be taken of design guidance adopted by the Council including design and development briefs, Conservation Area Appraisals and associated Management Plans, town and village design statements and other design policies and guidance produced within subsequent Development Plan Documents, Supplementary Planning Documents and Neighbourhood Plans.

Space must be available on-site for construction vehicles and materials and WBC approved construction hours be a standard condition: Construction works, including works of site clearance and ground preparation, and including deliveries to and from the site, shall not take place other than between 08.00-18.00 hours Monday-Friday, 08.00-13.00 hours on Saturdays and at no time on Sundays or on Bank or Public holidays.

To enable those reviewing and determining this application, Farnham Town Council's comments must appear in full on the planning portal and in the Officer's report. In accordance with the provisions of the Town and Country Planning (Development Management Procedure) Order 2015, Article 25: Representation by parish councils before determination of application; the LPA must take into account any representations received from the council of the parish; the appropriate authority must notify the council of the parish the terms of the decision.

Farnham Shortheath and Boundstone

WA/2022/00615 Farnham Shortheath and Boundstone

Officer: Sam Wallis

37 BROAD HA'PENNY, WRECCLESHAM, FARNHAM GU10 4TF

Erection of raised decking and associated works.

Farnham Town Council strongly objects to this retrospective planning application and supports the objections raised but the neighbour on the boundary at no. 15 Jubilee Lane, with the negative impact of the raised decking overlooking their amenity space. Enforcement action should be taken to remove the raised decking impacting the neighbour.

To enable those reviewing and determining this application, Farnham Town Council's comments must appear in full on the planning portal and in the Officer's report. In accordance with the provisions of the Town and Country Planning (Development Management Procedure) Order 2015, Article 25: Representation by parish councils before determination of application; the LPA must take into account any representations received from the council of the parish; the appropriate authority must notify the council of the parish the terms of the decision.

WA/2022/00640 Farnham Shortheath and Boundstone

Officer: Sam Wallis

HIGHBANK, 4 GORSE LANE, WRECCLESHAM, FARNHAM GU10 4SD

Erection of extension and alterations together with erection of 2.4m high brick wall following demolition of existing conservatory.

Farnham Town Council raises objection to this application unless the extension and alterations, together with the addition of a brick wall, are confirmed compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNPI6 Extensions, Residential Extensions SPD and LPP1 policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction.

Local Plan Part I (LPP1) policy TDI Townscape and Design states: account will be taken of design guidance adopted by the Council including design and development briefs, Conservation Area Appraisals and associated Management Plans, town and village design statements and other design policies and guidance produced within subsequent Development Plan Documents, Supplementary Planning Documents and Neighbourhood Plans.

Space must be available on-site for construction vehicles and materials and WBC approved construction hours be a standard condition: Construction works, including works of site clearance and ground preparation, and including deliveries to and from the site, shall not take place other than between 08.00-18.00 hours Monday-Friday, 08.00-13.00 hours on Saturdays and at no time on Sundays or on Bank or Public holidays.

To enable those reviewing and determining this application, Farnham Town Council's comments must appear in full on the planning portal and in the Officer's report. In accordance with the provisions of the Town and Country Planning (Development Management Procedure) Order 2015, Article 25: Representation by parish councils before determination of application; the LPA must take into account any representations received from the council of the parish; the appropriate authority must notify the council of the parish the terms of the decision.

WA/2022/00676 Farnham Shortheath and Boundstone

Officer: Sam Wallis

58 BOUNDSTONE ROAD, WRECCLESHAM, FARNHAM GU10 4TR

Erection of extensions and alterations to elevations and fenestrations, erection of detached garage with associated works following demolition of existing, sun room. garage and porch.

Farnham Town Council raises objection to this application unless the extension and alterations are confirmed compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNPI6 Extensions, Residential Extensions SPD and LPP1 policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction. Objection has been raised by the neighbour at no. 56 to the front of the property regarding the negative impact from overlooking of their amenity space from the proposed first floor windows.

Local Plan Part I (LPP1) policy TDI Townscape and Design states: account will be taken of design guidance adopted by the Council including design and development briefs, Conservation Area Appraisals and associated Management Plans, town and village design statements and other design policies and guidance produced within subsequent Development Plan Documents, Supplementary Planning Documents and Neighbourhood Plans.

To enable those reviewing and determining this application, Farnham Town Council's comments must appear in full on the planning portal and in the Officer's report. In accordance with the provisions of the Town and Country Planning (Development Management Procedure) Order 2015, Article 25: Representation by parish councils before determination of application; the LPA must take into account any representations received from the council of the parish; the appropriate authority must notify the council of the parish the terms of the decision.

Farnham Upper Hale

WA/2022/00699 Farnham Upper Hale

Officer: Daniel Holmes

12 WINGS ROAD, FARNHAM GU9 0HW

Erection of extension and alterations to elevations with associated works.

Farnham Town Council raises objection to this application unless the extension and alterations are confirmed compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNPI6 Extensions, Residential Extensions SPD and LPP1 policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction and has no negative impact on the neighbour's amenity at no. 10 from the proposed extension close to the boundary.

Local Plan Part I (LPP1) policy TDI Townscape and Design states: account will be taken of design guidance adopted by the Council including design and development briefs, Conservation Area Appraisals and associated Management Plans, town and village design statements and other design policies and guidance produced within subsequent Development Plan Documents, Supplementary Planning Documents and Neighbourhood Plans.

Space must be available on-site for construction vehicles and materials and WBC approved construction hours be a standard condition: Construction works, including works of site clearance and ground preparation, and including deliveries to and from the site, shall not take place other than between 08.00-18.00 hours Monday-Friday, 08.00-13.00 hours on Saturdays and at no time on Sundays or on Bank or Public holidays.

To enable those reviewing and determining this application, Farnham Town Council's comments must appear in full on the planning portal and in the Officer's report. In accordance with the provisions of the Town and Country Planning (Development Management Procedure) Order 2015, Article 25: Representation by parish councils before determination of application; the LPA must take into account any representations received from the council of the parish; the appropriate authority must notify the council of the parish the terms of the decision.

Farnham Weybourne and Badshot Lea

WA/2022/00587 Farnham Weybourne and Badshot Lea

Officer: Sam Wallis

17 BULLERS ROAD, FARNHAM GU9 9EW

Erection of extension and alterations following demolition of existing conservatory.

Farnham Town Council raises objection to this application unless the extension and alterations are confirmed compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNPI6

Extensions, Residential Extensions SPD and LPPI policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction.

Local Plan Part I (LPPI) policy TDI Townscape and Design states: account will be taken of design guidance adopted by the Council including design and development briefs, Conservation Area Appraisals and associated Management Plans, town and village design statements and other design policies and guidance produced within subsequent Development Plan Documents, Supplementary Planning Documents and Neighbourhood Plans.

Space must be available on-site for construction vehicles and materials and WBC approved construction hours be a standard condition: Construction works, including works of site clearance and ground preparation, and including deliveries to and from the site, shall not take place other than between 08.00-18.00 hours Monday-Friday, 08.00-13.00 hours on Saturdays and at no time on Sundays or on Bank or Public holidays.

To enable those reviewing and determining this application, Farnham Town Council's comments must appear in full on the planning portal and in the Officer's report. In accordance with the provisions of the Town and Country Planning (Development Management Procedure) Order 2015, Article 25: Representation by parish councils before determination of application; the LPA must take into account any representations received from the council of the parish; the appropriate authority must notify the council of the parish the terms of the decision.

WA/2022/00629 Farnham Weybourne and Badshot Lea

Officer: Philippa Smyth

LAND AT 1 WATER LANE, FARNHAM

Erection of an outbuilding and installation of photovoltaic panels on roof.

Farnham Town Council raises objection to this application unless the outbuilding with photovoltaic panels is confirmed compliant with Residential Extensions SPD and LPPI policy CCI Climate Change and CC2 Sustainable Construction.

To enable those reviewing and determining this application, Farnham Town Council's comments must appear in full on the planning portal and in the Officer's report. In accordance with the provisions of the Town and Country Planning (Development Management Procedure) Order 2015, Article 25: Representation by parish councils before determination of application; the LPA must take into account any representations received from the council of the parish; the appropriate authority must notify the council of the parish the terms of the decision.

WA/2022/00630 Farnham Weybourne and Badshot Lea

Officer: Philippa Smyth

LAND AT 1 WATER LANE, FARNHAM

Provision of vehicular access to new dwelling (consented under application WA/2021/0502).

Farnham Town Council has no objections to the proposed vehicle access.

To enable those reviewing and determining this application, Farnham Town Council's comments must appear in full on the planning portal and in the Officer's report. In accordance with the provisions of the Town and Country Planning (Development Management Procedure) Order 2015, Article 25: Representation by parish councils before determination of application; the LPA must take into account any representations received from the council of the parish; the appropriate authority must notify the council of the parish the terms of the decision.

WA/2022/00651 Farnham Weybourne and Badshot Lea

Officer: Lauren Kitson

121 LOWER WEYBOURNE LANE, BADSHOT LEA, FARNHAM GU9 9LQ

Erection of detached garage and playroom following demolition of existing detached garage and store.

Farnham Town Council raises objection to this application unless the garage with playroom is confirmed compliant with Residential Extensions SPD and LPP1 policy CCI Climate Change and CC2 Sustainable Construction, has no negative impact on the neighbours' amenity of several bounding properties and is condition ancillary to the dwelling, for the enjoyment of its occupants only and that business use be prohibited.

Local Plan Part I (LPP1) policy TDI Townscape and Design states: account will be taken of design guidance adopted by the Council including design and development briefs, Conservation Area Appraisals and associated Management Plans, town and village design statements and other design policies and guidance produced within subsequent Development Plan Documents, Supplementary Planning Documents and Neighbourhood Plans.

To enable those reviewing and determining this application, Farnham Town Council's comments must appear in full on the planning portal and in the Officer's report. In accordance with the provisions of the Town and Country Planning (Development Management Procedure) Order 2015, Article 25: Representation by parish councils before determination of application; the LPA must take into account any representations received from the council of the parish; the appropriate authority must notify the council of the parish the terms of the decision.

Farnham Wrecclesham and Rowledge

TM/2022/00661 Farnham Wrecclesham and Rowledge

Officer: Theo Dyer

9 BIRCH CLOSE, WRECCLESHAM, FARNHAM GU10 4TJ

APPLICATION FOR WORKS TO TREE SUBJECT TO TREE PRESERVATION ORDER 14/20

Farnham Town Council, subject to the Arboricultural Officer's comments, welcomes the maintenance of trees to extend their life and associated amenity. In response to a climate emergency, it is vital to retain green infrastructure in line with LPP1 policy CCI Climate Change and NE2 Green and Blue Infrastructure.

WA/2022/00698 Farnham Wrecclesham and Rowledge

Officer: Lauren Kitson

12 BROADWELL ROAD, WRECCLESHAM, FARNHAM GU10 4QH

Erection of extensions and alterations following demolition of existing conservatory and detached garage.

Farnham Town Council raises objection to this application unless the extensions and alterations are confirmed compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNPI6 Extensions, Residential Extensions SPD and LPP1 policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction and sufficient parking is available within the boundary of the property with the loss of the garage.

Local Plan Part I (LPP1) policy TDI Townscape and Design states: account will be taken of design guidance adopted by the Council including design and development briefs, Conservation Area Appraisals and associated Management Plans, town and

village design statements and other design policies and guidance produced within subsequent Development Plan Documents, Supplementary Planning Documents and Neighbourhood Plans.

Space must be available on-site for construction vehicles and materials and **WBC** approved construction hours be a standard condition: Construction works, including works of site clearance and ground preparation, and including deliveries to and from the site, shall not take place other than between 08.00-18.00 hours Monday-Friday, 08.00-13.00 hours on Saturdays and at no time on Sundays or on Bank or Public holidays.

To enable those reviewing and determining this application, Farnham Town Council's comments must appear in full on the planning portal and in the Officer's report. In accordance with the provisions of the Town and Country Planning (Development Management Procedure) Order 2015, Article 25: Representation by parish councils before determination of application; the LPA must take into account any representations received from the council of the parish; the appropriate authority must notify the council of the parish the terms of the decision.

WA/2022/00713 Farnham Wrecclesham and Rowledge

Officer: Sam Wallis

OLD BRIARS, THE LONG ROAD, ROWLEDGE, FARNHAM GU10 4DH

Erection of extension and alterations to elevations.

Farnham Town Council raises objection to this application unless the extensions and alterations are confirmed compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNPI6 Extensions, Residential Extensions SPD and LPPI policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction and materials are in keeping with original.

Local Plan Part I (LPPI) policy TDI Townscape and Design states: account will be taken of design guidance adopted by the Council including design and development briefs, Conservation Area Appraisals and associated Management Plans, town and village design statements and other design policies and guidance produced within subsequent Development Plan Documents, Supplementary Planning Documents and Neighbourhood Plans.

Space must be available on-site for construction vehicles and materials and **WBC** approved construction hours be a standard condition: Construction works, including works of site clearance and ground preparation, and including deliveries to and from the site, shall not take place other than between 08.00-18.00 hours Monday-Friday, 08.00-13.00 hours on Saturdays and at no time on Sundays or on Bank or Public holidays.

To enable those reviewing and determining this application, Farnham Town Council's comments must appear in full on the planning portal and in the Officer's report. In accordance with the provisions of the Town and Country Planning (Development Management Procedure) Order 2015, Article 25: Representation by parish councils before determination of application; the LPA must take into account any representations received from the council of the parish; the appropriate authority must notify the council of the parish the terms of the decision.

WA/2022/00626 Farnham Wrecclesham and Rowledge

Officer: Lara Davison

GARAGE, HOLTSIDE, 47 LICKFOLDS ROAD, FARNHAM

Application under Section 73a to vary condition 1 & 3 of WA/2018/0576 (plan numbers and restrictions to windows and openings in west elevation) to allow alterations to design.

Farnham Town Council raises objection to this application unless the variations are confirmed compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNPI6 Extensions, Residential Extensions SPD and LPPI policy TDI Townscape and Design, CCI Climate Change.

To enable those reviewing and determining this application, Farnham Town Council's comments must appear in full on the planning portal and in the Officer's report. In accordance with the provisions of the Town and Country Planning (Development Management Procedure) Order 2015, Article 25: Representation by parish councils before determination of application; the LPA must take into account any representations received from the council of the parish; the appropriate authority must notify the council of the parish the terms of the decision.

5. Appeals Considered

There were none for this meeting.

6. Licensing Applications Considered

There were none for this meeting.

7. Surrey County Council mineral, waste, or Other Applications/Consultations

There were none for this meeting.

8. Public speaking at Waverley's Waverley Planning Committee

Councillors advised PIP/2021/02768 Hookstile Lane is due to be heard at the Western Planning Committee on 23rd March 2022.

9. Date of next meeting

21st March 2022.

The meeting ended at 12.15 pm

Notes written by Jenny de Quervain

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