



FARNHAM TOWN COUNCIL

Agenda Council

Time and date

Thursday 23rd June, 2022 at 7.00 pm

Place

Council Chamber - Farnham Town Hall.

To ALL MEMBERS OF THE COUNCIL

Dear Councillor

You are hereby summoned to attend a Meeting of **FARNHAM TOWN COUNCIL** on **Thursday 23rd June, 2022, at 7.00 pm** in the Council Chamber - 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: 23 June 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 23rd June, 2022 at 7.00 pm

Place

Council Chamber - Farnham Town Hall, South Street, Farnham

Prayers

Prior to the meeting prayers will be said in the Council Chamber by Revd Alan Crawley - Parish of Badshot Lea and Hale. 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, Gray, Hesse, Macleod, Martin, Merryweather, Mirylees, Neale, and Ward.*
- (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 disclosable pecuniary interest they must leave before any debate starts unless dispensation has been obtained.

3 Minutes

(Pages 5 - 8)

To sign as a correct record the minutes of the Farnham Town Council meeting held on 12th May 2022 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 1 - Items for Decisions

7 Working Group Notes (Pages 9 - 18)

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

- i) Community Enhancement held on 9th June 2022 **Appendix B**
- ii) Strategy and Finance held on 14th June 2022 **Appendix C**

iii) To receive any relevant updates from the Cemeteries and Appeals Working Group

8 Planning and Licensing Applications (Pages 19 - 64)

To receive the minutes of the Planning & Licensing Consultative Group meetings held on 9th and 23rd May, and 6th and 20th June at **Appendices D, E, F, and G.**

Part 2 - Items to Note

9 Actions taken under the Scheme of Delegation

To receive details of any matters progressed under the Scheme of Delegation that have not already been reported.

10 Reports from Other Councils

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

11 Reports from Outside Bodies

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

12 Date of Next Meeting

To note that the date of the next meeting is Thursday July 28th 2022 at 7pm.

13 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 relating to staffing or contractual matters.

Item 3 - Confidential Items

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

- 1) Town Clerk's appraisal. To receive a report from the Mayor as chair of the Town Clerk's Appraisal Panel.

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



FARNHAM TOWN COUNCIL

A

Minutes Council

Time and date

7.00 pm on Thursday 12th May, 2022

Place

Council Chamber - Farnham Town Hall

Councillors

Councillor Alan Earwaker (Mayor)
Councillor Michaela Wicks (Deputy Mayor)
Councillor David Beaman
Councillor Carole Cockburn
Councillor Pat Evans
Councillor John "Scotty" Fraser
Councillor George Hesse
Councillor Andy MacLeod
Councillor Michaela Martin
Councillor Mark Merryweather
Councillor Kika Mirylees
Councillor John Neale
Councillor John Ward

Apologies for absence

David Attfield, Roger Blishen, Sally Dickson, Paula Dunsmore and Brian Edmonds

Officers Present:

Iain Lynch (Town Clerk), Iain McCready (Business and Facilities Manager), Jenny de Quervain (Planning and Civic Administrator).

There were 25 members of the public and 2 members of the press in attendance.

Prior to the meeting, prayers were led by Revd Lesley Crawley of the parish of Badshot Lea and Hale.

C01/22 **Election of the Town Mayor 2022/23**

Cllr Merryweather nominated, with Cllr Ward seconding, Cllr Earwaker as Mayor of Farnham for 2022-23.

In making his nomination, Cllr Merryweather said it was an honour and privilege to speak for Cllr Alan Earwaker to continue for a further term as Mayor of Farnham.

In 2021, Cllr Earwaker had said he was looking forward to seeing as much as he could of the fantastic work our community does, and as the town's first citizen he has represented Farnham as the events calendar resumed taken time to remember and thank the community

volunteers who provided help at various stages of the covid outbreak right through to rolling out the local vaccine programme. During the year he had also helped raise the profile of his two local charities as well as supporting events and activities arranged by many others.

Cllr Merryweather said that while the challenges may be changing, whether it was the evolution of the Farnham Infrastructure Programme or Brightwells, or new challenges like cost inflation on top of Covid, it was a great comfort to know that Cllr Earwaker would continue as Farnham's impartial chair with the calm authority that he embodied.

Cllr Ward said he took great pleasure in seconding the nomination. As the current Mayor, Cllr. Earwaker had done an amazing job. He had thrown himself into the role wholeheartedly, and it was very difficult to go out anywhere in Farnham without meeting him either on his way to, at, or returning from a civic duty.

He controlled Council meetings well and his cheerfulness, immense enthusiasm and hard work were an example to all. He was also a man of high moral standards and a very fit person to be the "*Conscience of the Council*".

There being no other nominations **it was RESOLVED *nem con* that Cllr Earwaker be Mayor for 2022-23.**

C02/22 **Declaration of Acceptance of Office of Mayor**

In accepting the nomination and having made the declaration of acceptance of office, the Mayor said it was an immense honour and privilege to be chosen as Mayor of Farnham for a second year. His theme would continue to be "working together with the community, reviving Farnham" as would his chosen charities Farnham Assist, a Christian charity that supports older people within the Farnham community that are living alone, and the Waverley Abbey Trust, whose vision in running Waverley Abbey House is to continue to expand as a centre of educational excellence through world-class teaching, mentoring and a range of university-accredited courses on campus and on-line and to increase public access to the site.

The Mayor committed to working alongside the whole Council, and doing whatever he could to help support Farnham's residents and businesses working together to revive a thriving community in this wonderful award winning town. He was again looking forward to seeing as much as he could of the fantastic work done by the community to make Farnham the special place it is.

The Mayor then presented the badge of office of Mayoress to Mrs Claire Earwaker Dos Reis.

C03/22 **Apologies for Absence**

Apologies were received from Cllrs Attfield, Blishen, Dickson, Dunsmore, and Edmonds.

C04/22 **Minutes**

With one amendment, correcting the omission of Cllr Neale as a Member of the Conservation Areas Task Group, the Minutes were agreed for signing.

C05/22 **Disclosures of Interest**

There were no disclosures of interest.

C06/22 **Election of Deputy Town Mayor 2022/2023**

Cllr Michaela Wicks was proposed as Deputy Mayor for 2022/23 by Cllr Michaela Martin, seconded by Cllr Kika Miryleees.

In proposal speech Cllr Martin said she was delighted to propose Cllr Wicks whose enthusiasm, commitment and style, added to her massive personality, made her the ideal candidate for the role.

There being no other nominations, the Mayor declared Cllr Wicks elected as Deputy mayor for 2022/23.

C07/22 **Declaration of Acceptance of Office of Deputy Mayor**

Cllr Wicks made her declaration of acceptance of office and said she would be pleased to support the Mayor in the year ahead.

C08/22 **Appointment of Leader or Spokesperson of the Council**

Cllr Ward proposed, seconded by Cllr Mirylees, that for 2022-23 only, joint Leaders be elected and nominated Cllr Pat Evans and Cllr David Beaman.

Cllr Ward advised that the coming year would be a very busy one for FTC but also a critical time for the Farnham Infrastructure Programme (FIP). As a Council, Farnham was continuing to increase the number of events for residents and, although the difficulties of the Lockdown were over, the Council was doing what it could to help out refugees fleeing from the horrors of the brutal invasion of Ukraine. At the same time the short & medium-term plans to alleviate Farnham's town centre traffic problems were reaching a decisive phase. It was therefore necessary to have a strongly focussed Board member who would put forward this Council's views with vigour and intelligence.

Cllr Ward said he had felt for some time that both running the Town's day-to-day affairs and trying to represent the Council on the FIP Board was a very taxing job that should no longer burden one person. Pat Evans and David Beaman had a wealth of experience and Cllr Evans would make an excellent chair of Strategy & Finance while Cllr Beaman would properly represent the Council's views on the FIP.

It was RESOLVED *nem con* that for 2022/23 only, Cllr Pat Evans and Cllr David Beaman be elected as Joint Leaders and that Cllr Pat Evans be Chairman of the Strategy & Finance Working Group.

C09/22 **Appointment of Town Council's representative on the Farnham Infrastructure Board.**

Following the appointment of Joint Leaders, the Mayor formally proposed that Cllr David Beaman be the Council's representative on the Farnham Infrastructure Programme Board. This was seconded by Cllr Ward and **agreed *nem con***. There were no other nominations.

C10/22 **Date of Next Meeting**

The date of the next meeting was agreed as Thursday June 23rd at 7pm.

The Mayor closed the meeting at 7.27 pm

Chairman

Date

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FARNHAM TOWN COUNCIL

B

Notes Community Enhancement Working Group

Time and date

9.30 am on Thursday 9th June, 2022

Place

Council Chamber - Farnham Town Hall

Attendees:

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

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

1. Apologies For Absence

POINTS	ACTION
There were no apologies received.	

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 Thursday 3 rd March 2022 were agreed.	

4. Farnham In Bloom

POINTS	ACTION
1. Officers updated members on the work of the volunteers in making up 80% of the 250 hanging baskets and putting in over 800 hours of time to pot on plug plants, help with Bloomin' Kids workshops and	

<p>Schools Hanging basket making sessions.</p> <ol style="list-style-type: none"> 2. Members noted the upcoming dates and projects for 2022 including dates for judging for South and South East in Bloom and RHS Britain in Bloom. 3. Improvement works were also highlighted to members including the 12 sites that have had either new wildflower turf or updated sections, new benches, tree planting and the demolition of the old pavilion. Members also noted the range of measures introduced to increase biodiversity including bug hotels in West Street and Badshot Lea Cemeteries created by Men in Shed's group and grass left to grow for the month of May where possible to increase pollinating insects. Cllr Dunsmore is talking to the Co-op manager in Wrecclesham about the possibility of them funding a bench outside the shop with the Co-op Community Fund. 4. Officers updated members after it was agreed at Council for South and South East in Bloom Awards to be hosted in Farnham in partnership with Farnham Town Council. Sponsorship will also be provided by Patio Black Spot Removal Company and Graduate Landscapes. The event will be held at the Maltings and Officers are working with the Maltings on the arrangements and discussing catering options which may include a lunch for 400 at Gostrey Meadow. The Working Group noted the principle of supporting the event had been agreed by Council but proposed that a contribution of up to £2,000 be made for the hire of the Maltings for the event from the Community Initiatives budget. It was noted that positive economic benefits for the Town should accrue from the event. 	<p>Recommendation: To contribute up to £2,000 towards the costs of hosting the South and South East In Bloom Awards 2022.</p>
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5. Trees

POINTS	ACTION
<ol style="list-style-type: none"> 1. The Surrey Street Trees project will continue again in the autumn and members showed an interest in accepting more trees. 2. Officers updated members on the issue of trees being planted at WBC's recreation grounds which had resulted in complaints from the public about the loss of play space. There had been no prior consultation on this matter and some of the trees were being destroyed by people who were frustrated at the loss of informal recreation space. WBC Councillors have been asked to raise this issue. 3. Members noted that whips had been potted on to mature in the nursery and officers were looking for recommendations of where to plant trees in the autumn. The Working Group agreed to plant more mature trees to extend the avenue at Riverside and to plant by the Co-op in Upper Hale. 	<p>Recommendation: To accept more Surrey Street trees which can be planted around Farnham and the surrounding areas</p> <p>Officers to action in the autumn.</p>

6. Allotments

POINTS	ACTION
Officers updated members on waiting lists and the latest Allotment Liaison Group meeting. Councillor Dickson had no update on the Weybourne Road Allotments. Councillor Dickson did suggest a new category for the Allotment Show - Best wildlife photo. The Allotment Show is taking place on Sunday 4 th September.	Officers to include a best Wildlife photo at the Allotment Show

7. Street Furniture

POINTS	ACTION
<ol style="list-style-type: none"> 1. Cllr Dickson requested a bench at Upper Hale by the chemist and dog groomer. Officers explained that a recycled bench would work well in this location. More benches located in Riverside would also be favourable – potentially as memorial benches. It was agreed to recommend that further Jubilee benches be placed in each ward after discussion with Ward Members. So 2. Monthly graffiti cleaning has taken place and Members were asked to consider a regular budget towards additional bus stop cleaning. Members were also made aware that some of the older vinyl wrapping needs to be updated as it has faded overtime. It was noted that the bus stop in Wrecclesham need refreshing/restaining. 3. Some railing banners will be updated or cleaned in time for judging. Officers made Members aware that a request has been made to have banners on the railing by the Maltings. Further to a request by a local group, the Working Group confirmed it did not want banners to be on these railings. 	<p>Recommendation An additional Jubilee benches be placed in each ward in consultation with ward members.</p> <p>Officers to progress.</p> <p>The Working Group decided that banners on the handmade railings at the Malting would not be acceptable</p>

8. Famous Names Wall

POINTS	ACTION
<p>Members noted that the outstanding Famous Names events are to be held on the following dates:</p> <p>21st July – Cyclist Russ Mantle 26th July – Michael Blower 6th September – Sir Ray Tindle CBE DL</p> <p>A nomination for Cyril Trust MBE was considered and it was agreed to discuss planting a tree in his memory with his family.</p> <p>It was noted a proposal for Kitty Milroy being added would be considered.</p>	Officers to pursue.

9. Date of the next meeting

POINTS	ACTION
The date of the next meeting is Wednesday 7 th September at 9.30am.	

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

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FARNHAM TOWN COUNCIL



Notes

Strategy & Finance Working Group

Time and date

9.30 am on Tuesday 14th June, 2022

Place

Town Clerk's Office - Farnham Town Hall

Attendees:

Members: Councillors Pat Evans (Lead Member), David Attfield, David Beaman, Roger Blishen, Carole Cockburn, Alan Earwaker (ex-Officio), George Hesse and Mark Merryweather

Officers: Iain Lynch (Town Clerk), Iain McCready (Business and Facilities Manager) – part. Jenny de Quervain (Planning and Civic Administrator) – part.

1. Apologies

No apologies were received

2. Declarations of interest

Cllr Merryweather declared a relevant Interest as Portfolio Holder at Waverley Borough Council for Financial and property matters in relation to the Museum of Farnham Task Group and left the meeting during the discussion.

3. Minutes of the last meeting

The Notes of the meeting held on 19th April were agreed.

4. Finance report

- 1) The Working Group noted the Financial position at 31st May.
- 2) The Working Group reviewed the list of Direct Debits and payments regularly made via the Commercial Cards noting that they were subsequently checked by the Town Clerk and two councillors.
- 3) The Working Group noted the current problems with HSBC as the Council's bankers which included: the increase in the Commercial card facility had still not been actioned by the Bank as they wished to do a personal credit check on one of the signatories (albeit that their finances were unconnected with the Council's business); disappointment with the new monthly charges brought in for the Council's charity accounts; and the closure of the local branch. The Town Clerk advised he had started reviewing banking options and had an initial conversation with one alternate provider to date.

- 4) The Town Clerk advised a request for a grant to support some outreach work from 40 Degreez was expected and it was hoped to present this to the July meeting.
- 5) The Town Clerk advised that a further grant from the Government (via Surrey then Waverley!) was expected to support hardship payments. It was anticipated this would be £15,000 until September with additional funds top sliced for older people and for groups such as Foodbank.
- 6) The Working Group noted that the initial Farnham Support Fund monies had been exhausted and **it was agreed to recommend to Council that a further £10,000 be allocated from the Community Initiatives Fund subject to the additional funds being matched by an additional £20,000 from the community and partner organisations.** The work of the Hardship Fund Panel was commended.

5. Reports from Task Groups

The Working Group received updates on progress on the work of the Task Groups that were part of its responsibility.

i. Riverside Sculpture Task Group

It was noted that the Task Group had shortlisted three artists and these were due to present their findings to the next meeting of the Task Group on 15th June.

ii. Conservation Areas Task Group

Cllr Hesse reported on the recent meeting of the Task Group held on 26th May noting that the Great Austins Conservation Area had been adopted by Waverley on 23rd May, and the Old Church Lane was next on the list for Review. The Task Group had also raised a number of matters to be progressed by Waverley BC or Surrey CC.

iii. Museum Task Group (Cllr Merryweather left the room for the discussion of this item)

The Strategy & Finance Working Group considered notes of the Museum Task held on 8th June. It had noted the outcomes of the Options Appraisal Workshop hosted by Waverley BC on 30th March, noting that the concept of a virtual museum had been dismissed with two key options being considered further: transfer to an existing trust (or similar organisation) or transfer to a new trust. The idea of separating the building from the collection had been discounted as it would be more expensive than keeping them together.

A new round of MEND (Museums and Estates Development Fund) funding had been announced and Waverley was applying for the smaller pot (up to £500k) to deal with the brickwork renovation. **The Working Group recommend to Council supporting the MEND application with an initial pledge of £10,000.**

It was noted that the Farnham Maltings had submitted an expression of interest to take on the Museum service and Willmer House and would be considering this at their July Board meeting.

The Working Group discussed the options in detail concerned that a building that had been home to the Museum for some 60 years may be lost to the community noting charity commission rules about charitable assets. Any transfer would need to contain safeguards for public access. There was also concern at the size of the repair bill with costs having increased significantly. The Working Group considered the option of taking on the Museum service if required, noting that many town or parish councils ran museums, although favoured working in partnership with the Farnham Maltings. Members noted that an increase in precept may well be required if the Museum were to be run locally after any transitional funding from Waverley ceased but confirmed recommending to Council taking on the running of the service if the Maltings did not wish to do so..

The Working Group also recommend to council (on the casting vote of the Task Group chair) that Farnham Town Council takes on the transfer of Willmer House

to Farnham Town Council, subject to the MEND application being successful and the critical repairs being completed. The Working Group noted that additional repair requirements could emerge and these could be very expensive for a listed building and would constitute a risk.

It was also agreed that if this recommendation were successful officers would need to employ specialist advisor to support discussions with Waverley Borough Council and consideration of creating a separate Farnham Museum Trust with the Council as the Trustee.

iv. Assets Task Group

The Working Group received a detailed report on the Assets Task Group which met on 13th June.

a) Hale Chapels

The Working group noted that Graduate Landscapes had been commissioned to produce an illustrated tender document for the Hale Chapels. This was expected to be ready for the July Strategy & Finance meeting with the tender to be returned in September with an anticipated decision to be made at Council in October.

b) West Street Cemetery Gates and railings

The Working Group noted that the Gates were underway (due for completion in August) and that updated prices for the Phase one of the railings projects (either side of the gates) were expected shortly. The Working Group noted that there were some issues with the Leylandii hedge to the right of the Listed gates that would need addressing. It was noted that the £27,143 of Section 106 money allocated for the refurbishment was likely to be no more than enough for Phase.

c) Central Car Park Toilets

The Working Group noted the teething troubles experienced with the water for the toilets and that a solution was being installed week commencing 20 June. The last cost estimate reported to Council was £158,461.26. Since then several design changes and the unexpected water supply issue have increased this figure to £165,000. Following an inspection by Rachel Morris, it was agreed that an additional feature (not required under Building Regulations, but latest good practice) of having an automated button for the doors should also be installed. The cost for this is awaited.

The Working Group recommend to Council that 1) the latest cost position be noted; 2) an automated door opener for the disability toilet be installed (cost to be determined); 3) an additional CIL contribution of £10,000 be allocated to meet this cost and other updates.

d) Gostrey Meadow

The Working Group noted the latest position on the proposed widening of the gates on Union Road, and discussed the implications of alternate designs, noting the importance of the symmetry of the current structure, and the challenges as a result of the BT access box. After much discussion, including the merits of the alternate access from Longbridge, it was agreed to not proceed at this point until the wider Gostrey Meadow proposals for a café and/or the playground improvements were developed.

The position regarding the storm damage to the bandstand roof was noted. Although this had been fixed it was noted that a wider refurbishment including painting was required. It was agreed that the repainting should be in the darker green of the Council Crest. Officers would progress quotes for the work.

The Working group noted that the pavilion had been demolished and the gas and electricity supply boxed in.

It was agreed to defer discussion on the proposed café until the next meeting.

e) Council Offices

The quotations received for a new boiler were discussed following the failure of the old boiler whose heat exchanger was beyond repair. The Working Group noted that the efficiency of a new boilers would be some 93% compared with around 50% of the old one. Ground Source and Air Source heat pumps had been investigated but advice received was that retrofitting such a system would not be effective without replacing all the radiators, but would be very costly. Some final details were still awaited to have an accurate price comparison, but **it was agreed to recommend to Council 1) that a replacement boiler at a cost of up to £15,000 plus associated works be agreed; and 2) the final decision following evaluation be made by the Town Clerk in consultation with the Assets Task Group.**

The Working Group noted that it may be possible to have the cupola repainted whilst scaffolding was erected for the replacement boiler flue depending on which option was finalised.

The Working Group noted the further issues with the Town Hall lift electronics and that an indication of the repair costs ranged from £17,000 to £25,000 from two lift companies. Officers were investigating the optimum solution and would report back.

In terms of other matters, the Working Group received an update on blind replacement, lighting upgrades and a revision of the five year plan that was proposed.

f) Vehicles Plant and machinery

The Working Group noted the fact that two of the vehicle fleet (Mitsubishi and Ford Connect) were 16 years and twelve years old respectively and it was agreed officers should look for suitable replacements and report back.

g) CCTV

The Working Group received a report on two remaining defunct analogue cameras at the bottom of the Hart and at Longbridge. These were potentially to form part of the analytic camera network to be used as part of the Infrastructure Project, but had not been progressed. The initial quotation for four analytic cameras was £15,000. **It was agreed to get updated prices for these to be replaced with two PTZ cameras rather than fixed analytic cameras, to give maximum flexibility and to recommend their installation from the 2022/23 CCTV budget.**

It was also agreed, given the increased use of the system by Surrey Police, to recommend the purchase a dedicated laptop for the police to download evidential data from the Milestone software at a cost estimated to be £1.200.

h) Tree survey

The Working group noted the detailed list of works proposed as a result of the latest Tree survey, which for the first time included trees on land transferred from Waverley Brough Council. It was noted that officers were proposing getting a schedule of rates for the works and this would be reported to the next meeting.

v. Younger People Task Group

The Working Group noted concerns that had been received following the installation of the Youth Shelter but also noted that the reason for its installation, creating a dedicated space for young people to meet informally had been achieved. The progress of CCTV installation and youth worker informal outreach options was noted.

vi. **HR Panel.**

The Working Group noted the Town Clerk's appraisal had been completed and was being reported to Council.

vii. **Infrastructure Planning Group**

The latest position of the Design Statement Consultation with a closing date of 4th July was noted, and councillors were encouraged to promote to constituents.

5. Farnham Infrastructure Programme

- 1 The Working Group discussed recent meetings relating to the Farnham Infrastructure Programme including
 - a) a meeting held on 9th June about proposed materials for the Town centre works – where there was a strong view that the materials were not of the right quality for the conservation area and would create a bland solution;
 - b) a meeting of all councillors held on the 6th June about the Local Cycling and Walking Infrastructure Plan – where there was a common view on the priorities (circulated to all councillors) which were supported by Strategy & Finance Working Group. It was noted that some of the prioritised routes may not attract Government funding as they were not designated as 'commuter routes'; and
 - c) various meetings between officers to try and achieve appropriate locations and maps for the Wayfinding project. The process had been time consuming and frustrating as there were many errors and there was a rigid approach to the mapping which seemed not to reflect the 'place' of Farnham or all the key locations of interest.

- 2 The Working Group noted the latest position on the 20MPH zones, and the response of English Heritage not objecting to the proposals as they impacted on listed buildings on the East of Castle Street but no comment was made on the listed light structure. It was further noted that the highways safety audit was still in progress, and that officers have asked whether the build outs were confirmed as being temporary – no response received.

- 3 The Working Group reviewed the proposed consultation plans for the reduced two options. There was concern that the consultation exhibitions proposed were all town centre focussed and concentrated into one week. Some of the text was considered to be potentially misleading (eg comments about public transport as no resources were available for them). The Working Group said Farnham should press for much greater consultation and a number of alternate consultation locations were proposed (including Hale, Rowledge, Water Lane Sainsburys) and some textual changes. Members also felt the earlier successful Local Liaison Forum's should be reconvened for this consultation to cover North, Central and South Farnham. **Recommendation: SCC should be encouraged to have geographic based LLFs and additional consultation sessions away from the town centre.**

6. County Deals

Cllr Beaman introduced a paper which was to be presented to Waverley Borough Council on County Deals and the Surrey County Council proposal to Government to get more powers from central Government. This was part of the Levelling Up White Paper. Nine early county deals were underway including Devon, Norfolk, Leicestershire, Hull and East Yorkshire.

Surrey was working up a plan with the District and Boroughs, and had initially ignored town and parish councils as consultees or partners. They are now included but with only a third of the county being parished, there is a real concern that the processes proposed will further reduce the opportunities for town and parish councils to be take on devolved service delivery. The Surrey Association of Town and Parish Councils was represented on the Delivery Board by its Chairman Cllr Steve Cosser. The proposed Surrey Deal content

(Surrey is aiming to prioritise Level 1 and Level 2 powers i.e excluding a directly elected Mayor) and draft was being developed in June/July with the expectation that this would be submitted for negotiation with Government in the autumn. Surrey was aiming at a 'coalition of the willing' making clear it intends to move forward with this on powers for economic development, transport and health in particular.

The Working Group agreed to recommend that Farnham Town Council gets involved in the discussions, and seeks a wider presentation through Surrey ALC to engage Town and Parish Councils.

8. Town Clerk update

The Town Clerk provided an update on a wide range of matters including matters arising from the Jubilee celebrations (it was noted the next major celebration would be discussed as part of the Tourism and Events programme); the visit of the Bürgermeister of Andernach to renew the deed of friendship on the 30th anniversary of twinning; the latest position with Ukrainian guest and arrangements to host the Home Office biometric visas and arranging English lessons; the latest position on the expected hardship funds; the arrangements for Craft Month 2022 and the World Craft Town workshop scheduled in Bornholm in September; the new North Downs Way sign at Hickleys Corner; preparations for the new Council following the 2023 elections and the town crier recruitment.

9. Date of next meeting

The date of the next meeting was noted as being on Tuesday 19th July.

The meeting ended at 1.36pm

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



FARNHAM TOWN COUNCIL

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Notes

Planning & Licensing Consultative Working Group

Time and date

9.30 am on Monday 23rd May, 2022

Place

Council Chamber, Farnham Town Council, South Street, Farnham GU9 7RN

Planning & Licensing Consultative Working Group Members Present:

Councillor John "Scotty" Fraser (Lead Member)

Councillor Roger Blishen

Councillor Michaela Martin

Councillor John Neale

Councillor Alan Earwaker (ex-Officio)

Officers: Jenny de Quervain

1. Apologies for Absence

Apologies were received from Councillors Edmonds, Hesse and Wicks.

2. Disclosure of Interests

None were received.

3. Applications Considered for Key/Larger Developments

Farnham Moor Park

WA/2022/01282 Farnham Moor Park

Officer: Ruth Dovey

D8-0-RU08, 7 OLD MARKET PLACE, FARNHAM GU9 7SF

Display of illuminated hanging sign and a fascia sign.

To be compliant with LPP1 policy TDI, local policies for Farnham's 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.

Farnham Town Council has no objections to the externally illuminated fascia sign, hanging sign, canvas roller awning and painted shopfront in Franca Manco brand colours.

WA/2022/01316 Farnham Moor Park

Officer: Ruth Dovey

D8-0-RU08, 7 OLD MARKET PLACE, FARNHAM GU9 7SF

Installation of shop front and canvas roller awning for building D8 unit RU8 in relation to details required for Condition 10 of planning permission WA/2016/0268.

To be compliant with LPP1 policy TDI, local policies for Farnham's 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.

Farnham Town Council has no objections to the externally illuminated fascia sign, hanging sign, canvas roller awning and painted shopfront in Franca Manco brand colours.

WA/2022/01310 Farnham Moor Park

Officer: James Kidger

WEY VALLEY HOUSE, MIKE HAWTHORN DRIVE, FARNHAM GU9 7UQ

Erection of extensions and alterations to create 19 additional rooms (increase to 46 in total) together with 2 canopies, bin and cycle stores, landscaping, additional parking and associated works.

Abbeyfield Wey Valley Society

Farnham Town Council notes the bulky additions to the building to create a second storey and some first floor elements. Extensions and alternations must be compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNP1 New Development and Conservation and LPP1 policy TDI Townscape and Design, CC1 Climate Change and CC2 Sustainable and materials must match existing. Concern was raised about the amenity of the current residents during the works from noise and dust and asks what provision has been made to protect them.

WA/2022/01335 Farnham Moor Park

Officer: Carl Housden

THE ABBEY SCHOOL, MENIN WAY, FARNHAM GU9 8DY

Consultation under Regulation 3 for Details of a Surface Water Drainage Scheme (SuDS) submitted pursuant to condition 18 of planning permission ref: WA/2021/02235, dated 17 February 2022.

No comments required.

Farnham Weybourne and Badshot Lea

WA/2022/01342 Farnham Weybourne and Badshot Lea

Officer: Carl Housden

FARNHAM HEATH END SCHOOL, HALE REEDS, FARNHAM GU9 9BN

Alterations to elevations including re-cladding and re-glazing with solar reflective glass.

Although Farnham Town Council has no objections to the improvements at Farnham Heath End School, an Application Form must be included and available to view on the planning portal.

4. Applications Considered

Farnham Bourne

WA/2022/01353 Farnham Bourne

Officer: Sam Wallis

BRAE COACH HOUSE, 15 LONGDOWN ROAD, LOWER BOURNE, FARNHAM GU10 3JU
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 LPP1 policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction.

TM/2022/01291 Farnham Bourne

Officer: Theo Dyer

10 ANNANDALE DRIVE, LOWER BOURNE, FARNHAM GU10 3JD

APPLICATION FOR WORKS TO TREE SUBJECT TO TREE PRESERVATION ORDER 28/03

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. Though more relevant to hedge cutting, the bird nesting season is generally March to August – checking for active nests is essential, prior to cutting and pruning during this period.

Farnham Castle

WA/2022/01305 Farnham Castle

Officer: Carl Housden

17 WEST END GROVE, FARNHAM GU9 7EG

Erection of a dwelling and associated works.

Farnham Town Council objects to the additional dwelling in the garden to the rear of 17 West End Grove, not being compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation and LPP1 policy TDI Townscape and Design, being overdevelopment and out of character.

Farnham Firgrove

WA/2022/01306 Farnham Firgrove

Officer: James Kidger

LAND AT REAR OF 9 BRAMBLETON AVENUE, FARNHAM

Erection of a dwelling including new vehicular access and associated works.

Farnham Town Council raises objection to this application. A new dwelling must be 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. The proposed new dwelling fronts on to the narrow and congested Hilary Road, further objection has been raised about the impact of the proposal on the on-street parking.

HRA/2022/01351 Farnham Firgrove

Officer: Carl Housden

FIRST FLOOR, 20 FIRGROVE HILL, FARNHAM GU9 8LQ

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 Prior Notification Application G.P.D.O. Part 3, Class O - Change of use from Use Class B1a (office) to Use Class C3 (residential) use to provide 2 dwellings.

No comments required.

WA/2022/01290 Farnham Firgrove

Officer: Sam Wallis

19 WEYDON HILL ROAD, FARNHAM GU9 8NX

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 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. 17.

Farnham Hale and Heath End

TM/2022/01295 Farnham Hale and Heath End

Officer: Theo Dyer

1 YOLLAND CLOSE, FARNHAM, GU9 0PE

APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER FAR31

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. Though more relevant to hedge cutting, the bird nesting season is generally March to August – checking for active nests is essential, prior to cutting and pruning during this period.

Farnham Moor Park

WA/2022/01311 Farnham Moor Park

Officer: Carl Housden

LAND CENTRED COORDINATES 485729 146552 NORTH EAST OF OLD COMPTON LANE, FARNHAM

Erection of a single detached dwelling together with car parking, landscaping, alterations to vehicular access and associated works.

Farnham Town Council objects to the erection of a new dwelling at Land North East of Old Compton Lane in an Area of Great Landscape Value, not being compliant with LPP1 policy TDI Townscape and Design, Farnham Neighbourhood Plan policy FNPI New Development and Conservation and the Farnham Design Statement, where the subdivision of larger plots will have a negative impact the distinctive local character of the area.

Although this application is for one dwelling whereas Dismissed application WA/2018/2255 was for two dwellings, this application still conflicts with the Farnham Design Statement which seeks to ensure developments respect the architectural surroundings in terms of pattern and scale, this proposal is too large for the plot and set back from the road.

WA/2022/01312 Farnham Moor Park

Officer: Sam Wallis

9 and 10 ADAMS PARK ROAD, FARNHAM GU9 9QG

Erection of single storey extensions and associated works to 9 and 10 Adams Road.

Farnham Town Council acknowledges the joint application and hopes that both applicants were able to take advantage of no fee being charged following the withdrawal of the previous individual applications.

WA/2022/01318 Farnham Moor Park

Officer: Sam Wallis

47A WAVERLEY LANE, FARNHAM GU9 8BH

Erection of extensions together with alterations to roof space to form habitable accommodation following part demolition of garage/utility and conservatory.

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. 47.

WA/2022/01334 Farnham Moor Park

Officer: Sam Wallis

3 THE CLOSE, FARNHAM GU9 8DR

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. 4.

Farnham Shortheath and Boundstone

WA/2022/01350 Farnham Shortheath and Boundstone

Officer: Sam Wallis

2 ST THOMAS CLOSE, FARNHAM GU9 8AT

Certificate of lawfulness under section 192 for erection of a single storey rear extension.

No comments required.

Farnham Upper Hale

WA/2022/01364 Farnham Upper Hale

Officer: Sam Wallis

32 WINDERMERE WAY, FARNHAM GU9 0DS

Erection of extensions following demolition of existing conservatory and alterations to existing garage to provide 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, FNPI6 Extensions, Residential Extensions SPD and LPPI policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction, has no negative impact on the neighbour's amenity at no. 31 and sufficient parking available within the boundary of the property.

Farnham Wrecclesham and Rowledge

WA/2022/01313 Farnham Wrecclesham and Rowledge

Officer: Sam Wallis

2 HIGH STREET, ROWLEDGE, FARNHAM GU10 4BS

Construction of a bay window.

Farnham Town Council has no objection subject to the bay window 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, CCI Climate Change and CC2 Sustainable Construction.

WA/2022/01317 Farnham Wrecclesham and Rowledge

Officer: Adam Constantinou

3 POTTERS MEWS, WRECCLESHAM, FARNHAM GU10 4EG

Erection of a two storey 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, FNP16 Extensions, Residential Extensions SPD and LPPI policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction.

WA/2022/01329 Farnham Wrecclesham and Rowledge

Officer: Sam Wallis

13 SHORTHEATH CREST, FARNHAM GU9 8SA

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, FNP16 Extensions, Residential Extensions SPD and LPPI policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction.

WA/2022/01349 Farnham Wrecclesham and Rowledge

Officer: Adam Constantinou

38 GREENFIELD ROAD, FARNHAM GU9 8TJ

Erection of single storey extension following demolition of existing conservatory.

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. 40.

WA/2022/01355 Farnham Wrecclesham and Rowledge

Officer: Sam Wallis

19 STABLE CLOSE, WRECCLESHAM, FARNHAM GU10 4EF

Erection of dormer extension and installation of rooflights together with alterations to provide additional habitable accommodation in roof space.

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. 18 with overlooking.

5. Appeals Considered

There were none for this meeting.

6. Licensing Applications Considered

New

La'de Kitchen, 6 Lion and Lamb Yard, Farnham, Surrey, GU9 7LL
Mr S Soydas

An application has been received for a new premises licence. The application is for On and off sales of alcohol 11:00-23:00 Monday to Sunday (Off sale of alcohol will be for deliveries with food orders only); and Opening hours 09:00-23:00 Monday to Sunday.

Farnham Town Council has no objections to the new premises licence.

New

Coppa, Brightwell House, Old Market Place, Farnham, GU9 7WE
Various Eateries Trading Ltd

An application has been received for a new premises licence. The application is for Late night refreshment 23:00-00:00 Thursday to Saturday (From the permitted hours on New Year's Eve to the start of permitted hours on New Year's Day); On and Off sales of alcohol 09:00-23:00 Sunday to Wednesday and 09:00-00:00 Thursday to Saturday (From the 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 Sunday to Wednesday and 09:00-03:00 Thursday to Saturday (From the permitted hours on New Year's Eve to the start of permitted hours on New Year's Day).

Farnham Town Council has no objections to the new premises licence.

7. Public Speaking at Waverley's Western Planning Committee

There were none for this meeting.

8. Date of next meeting

6th June 2022.

The meeting ended at 11.00 am

Notes written by Jenny de Quervain

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FARNHAM TOWN COUNCIL

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Planning & Licensing Consultative Working Group

Time and date

9.30 am on Monday 9th May, 2022

Place

Council Chamber, Farnham Town Council, South Street, Farnham GU9 7RN

Planning & Licensing Consultative Working Group Members Present:

Councillor John "Scotty" Fraser (Lead Member)
Councillor Brian Edmonds
Councillor Roger Blishen
Councillor Michaela Martin
Councillor John Neale
Councillor Alan Earwaker (ex-Officio)

Officers: Jenny de Quervain

1. Apologies for Absence

Apologies were received from Councillors Hesse and Wicks.

2. Disclosure of Interests

None were received.

3. Applications Considered for Key/Larger Developments

Farnham Moor Park

NMA/2022/01203 Farnham Moor Park

Officer: Ruth Dovey

LAND AT EAST STREET, FARNHAM

Non-material amendment to WA/2016/0268 for a change of use within unit 3 from A1 to Class E(c) and non-material amendment to change the description of the development to include reference to the provision of a Class E(c) within unit 3 within the description.

Due to the length of time that has passed since permission was granted for Land at East Street, a new use class has been introduced (1 September 2020). Class E for Commercial, Business and Service includes a broad and diverse range of uses suitable for a town centre area.

Farnham Town Council has no objections, subject to an NMA being the appropriate application for a change of use, from Class A1 to Class E.

4. Applications Considered

Farnham Bourne

WA/2022/01250 Farnham Bourne

Officer: Sam Wallis

WHITETHORN COTTAGE, 12 MIDDLE BOURNE LANE, LOWER BOURNE, FARNHAM GU10 3ND

Erection of extensions and alterations 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.

WA/2022/01274 Farnham Bourne

Officer: Sam Wallis

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

Erection of extensions and alterations with associated works following demolition of existing garage (revision of WA/2022/00348).

Previously approval under WA/2022/00348, this application introduces a lower ground floor level. 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, FNP16 Extensions, Residential Extensions SPD and LPP1 policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction.

PRA/2022/01213 Farnham Bourne

Officer: Sam Wallis

24 FRENHAM VALE, LOWER BOURNE, FARNHAM GU10 3HN

The erection of single storey rear extension which would extend beyond the rear wall of the original house by 4.8m, for which the height would be 3.9m, and for which the height of the eaves would be 2.9m.

Previously approval planning application WA/2018/1795 expired in March 2022. No comments required.

TM/2022/01223 Farnham Bourne

Officer: Theo Dyer

THE STONE HOUSE, 110 LODGE HILL ROAD, LOWER BOURNE, FARNHAM GU10 3RB
APPLICATION FOR REMOVAL OF TREES SUBJECT OF TREE PRESERVATION ORDER 12/08

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 and replacement trees must be planted. Though more relevant to hedge cutting, the bird nesting season is generally March to August – checking for active nests is essential, prior to cutting and pruning during this period.

TM/2022/01246 Farnham Bourne

Officer: Theo Dyer

50 AVELEY LANE, FARNHAM GU9 8PS

APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 28/07

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. Though more relevant to hedge cutting, the bird nesting season is generally March to August – checking for active nests is essential, prior to cutting and pruning during this period.

Farnham Castle

WA/2022/01234 Farnham Castle

Officer: Lara Davison

104A WEST STREET, FARNHAM GU9 7EN

Certificate of Lawfulness under Section 192 for proposed use of premises for any of the defined uses as set out in Class E of the Use Classes Order.

Farnham Town Council has no objections to the use of the premises as Class E.

WA/2022/01237 Farnham Castle

Officer: Carl Housden

3 DOWNING STREET, FARNHAM GU9 7NX

Erection of detached bar servery and external lighting.

Farnham Town Council objects to retrospective planning applications. The hours of use of the outside bar must be limited to reduce the negative impact on the neighbours, especially those at St Andrew's Court, from noise disturbance.

Farnham Firgrove

WA/2022/01227 Farnham Firgrove

Officer: Susie Blackwood

20 GROVE END ROAD, FARNHAM GU9 8RD

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, FNP16 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. 18.

WA/2022/01231 Farnham Firgrove

Officer: Adam Constantinou

45 FIRGROVE HILL, FARNHAM GU9 8LP

Certificate of lawfulness under section 192 for alterations to roof to provide additional habitable accommodation including dormer windows and rooflights.

Farnham Town Council raises objections to the proposed windows to the second floor with the potential to overlook the neighbours at no. 45c and 45d. These proposals must be assessed through a full planning application as obscured glazing and limited openings up to 1.7m have already been proposed confirming a negative impact on the neighbours.

WA/2022/01259 Farnham Firgrove

Officer: Susie Blackwood

11A WAVERLEY LANE, FARNHAM GU9 8BB

Erection of extensions and alterations.

Farnham Town Council objects to insufficient information being included in this application. As of 4 May 2022, the planning portal only shows 'Application Form'

and 'Existing Elevations Plans'. This application should not have been validated or published on the weekly list.

Officer to advise Farnham Town Council directly when appropriate documentation has been added and the consultation period restarted.

Farnham Hale and Heath End

WA/2022/01216 Farnham Hale and Heath End

Officer: Adam Constantinou

28 THE CRESCENT, FARNHAM GU9 0LG

Erection of a 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.

Farnham Moor Park

TM/2022/01253 Farnham Moor Park

Officer: Theo Dyer

BLUE CEDARS, TILFORD ROAD, FARNHAM GU9 8DP

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 LPPI policy CCI Climate Change and NE2 Green and Blue Infrastructure. Though more relevant to hedge cutting, the bird nesting season is generally March to August – checking for active nests is essential, prior to cutting and pruning during this period.

WA/2022/01206 Farnham Moor Park

Officer: Sam Wallis

SAXONWOOD, COBBETTS RIDGE, FARNHAM GU10 1RQ

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, FNP8 South Farnham Arcadian Areas and LPPI policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction.

WA/2022/01218 Farnham Moor Park

Officer: Susie Blackwood

23 HIGH PARK ROAD, FARNHAM GU9 7JJ

Erection of extensions and alterations to elevations together with dormer extension to provide additional habitable accommodation in roof space; alterations to boundary wall to facilitate car and pedestrian access with associated landscaping following demolition of conservatory.

Farnham Town Council raises objection to the reduction in the size of the on-street parking bay from its potential to accommodate three small vehicles down to two large vehicles in this congested location. Extensions and alterations must be 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 must have no

negative impact on the neighbours' amenity at no. 21 and no. 25 with the vicinity of the two-storey extensions close to both boundaries.

WA/2022/01268 Farnham Moor Park

Officer: Sam Wallis

BUSH COTTAGE, 31 CROOKSBURY ROAD, FARNHAM GU10 1QD

Certificate of Lawfulness under Section 192 for erection of single storey extensions and alterations.

Farnham Town Council strongly objects to this application as a Certificate of Lawfulness given the sensitivity of the Landscape Character and the excessive size of the proposed extensions and glazing. A full application must be submitted and considered against the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNPI0 Protect and Enhance the Countryside, and LPP1 policy TDI Townscape and Design, RE2 Green Belt, RE3 Landscape Character – Surrey Hills Area of Outstanding Natural Beauty (AONB) & Area of Great Landscape Value (AGLV) and CCI Climate Change and CC2 Sustainable Construction.

WA/2022/01273 Farnham Moor Park

Officer: Sam Wallis

2 CROOKSBURY ROAD, FARNHAM GU10 1QE

Erection of extensions and alterations following demolition of existing garage and extension.

Farnham Town Council maintains its objection to a two-storey extension close to the boundary with no. 4 Crooksbury Road.

In an attempt to address the refusal of application **WA/2021/02032**, and withdrawn application **WA/2021/0100**, where the proposal's size, form and design were 'undesirable overdevelopment', 'detrimental to the character and area of the area', 'detrimental to the amenity of the adjoining property', it is noted that the rear extension depth has been reduce and that the proposed side extension is subordinate to the existing dwelling.

The two-storey extension is still unneighbourly and too close to the boundary of no. 4 will have a negative impact on their amenity with overlooking and being overbearing and have a negative impact on the street scene with the bulky entrance, not compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development, FNPI6 Extensions, Residential Extensions SPD and LPP1 policy TDI. The property is located outside the built-up area boundary, in an area of High Landscape and Sensitivity covered by FNPI0, LPP1 policies RE1, RE2 and RE3 and in the Surrey Hills Area of Outstanding Natural Beauty.

Farnham Shortheath and Boundstone

Amendments received

Garage roof has been reduced in height with fully hipped roof.

The side extension roof design now has a gable end.

The side extension width has been reduced by 160mm.

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 notes amendments have been received. 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, CC1 Climate Change and CC2 Sustainable Construction. Objection has been raised by the neighbour at no. 54 and 56 to the front and no. 3 Vine Lane to the rear.

WA/2022/01265 Farnham Shortheath and Boundstone

Officer: Sam Wallis

HARTFORD, 9C GREEN LANE, FARNHAM GU9 8PT

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 LPP1 policy TDI Townscape and Design, CC1 Climate Change and CC2 Sustainable Construction.

NMA/2022/01242 Farnham Shortheath and Boundstone

Officer: Sam Wallis

CHESILBOURNE, 11 GORSE LANE, WRECCLESHAM GU10 4SD

Amendment to WA/2019/2010 to remove the chimney from the approved plans and also add 2 No. roof windows to the hip on the east elevation.

Farnham Town Council is astounded that Chris Turner, the previous Planning Officer for WA/2019/2010, did not include Town Council comments sent directly to him and copied to the planning technicians on 13 January 2020 – the Report states ‘none received’. Farnham Town Council objected to the large flat roof dormer. The white render is out of character with the area and the lack of chimney will detract further.

Farnham Upper Hale

PRA/2022/01214 Farnham Upper Hale

Officer: Adam Constantinou

ST MAWGAN, WINGS ROAD, FARNHAM GU9 0HN

The erection of single storey rear extension which would extend beyond the rear wall of the original house by 7m, for which the height would be 3.8m, and for which the height of the eaves would be 3.4m.

Farnham Town Council notes that the proposal includes the area of an old 3m extension therefore the build line is only 3m beyond the line of the dining room. Question is raised about the description being ‘7m’ as the plan shows 6m.

WA/2022/01219 Farnham Upper Hale

Officer: Wanda Jarnecki

LAWDAY HOUSE FARM, ODIHAM ROAD, FARNHAM GU10 5AB

Widening of existing dropped kerb.

Farnham Town Council has no objection subject to the approval of Surrey Highways.

Farnham Wrecclesham and Rowledge

WA/2022/01225 Farnham Wrecclesham and Rowledge

Officer: Sam Wallis

PERRYMEAD, 10 HIGH STREET, ROWLEDGE, FARNHAM GU10 4BS

Installation of air source heat pump.

Farnham Town Council raises objection to the constant noise pollution having a potential negative impact on no. 12 with single glazed traditional sash windows. Although Farnham Town Council supports alternative heating methods, the unit could be mounted on another of the rear walls further away from the neighbour. The potential noise has been calculated, the actual level must to be monitored and data recorded.

WA/2022/01252 Farnham Wrecclesham and Rowledge

Officer: Sam Wallis

STONECROFT, 8 POTTERY LANE, WRECCLESHAM, FARNHAM GU10 4QG

Erection of a greenhouse.

The property is Grade II and situated in the Wrecclesham Conservation Area. Farnham Town Council has no objection but question is raised about the accuracy of the Block Plan, an X marking the spot does not represent the scale of the built form.

5. Appeals Considered

PINS Reference: 3291589

WA/2020/0558 THE OLD MISSION HALL, HOOKSTILE LANE, FARNHAM GU9 8LG

Outline application with all matters reserved for erection of 24 apartments with underground parking following demolition of existing bungalow The Old Mission Hall (revision of WA/2018/1879) (as amplified by Transport Assessment, Travel Plan, updated ecology report, and amendment to proposed housing to include 7 of the 24

Appellant: Mr Jon Boyes

Farnham Town Council refers the Inspector to the Court of Appeal Judgment on the NPPF Tilted Balance:

The Court of Appeal has handed down judgment in the case of *Gladman Developments Ltd v SSHCLG & Corby BC & Uttlesford DC* [2021] EWCA Civ 104 dealing with paragraph 11(d)(ii) and the tilted balance in the National Planning Policy Framework. The Court of Appeal dismissed the Appellant's challenges, upholding the decisions of the Secretary of State's inspectors.

Gladman argued that it was a misinterpretation of the tilted balance in paragraph 11(d)(ii) of the NPPF to have any regard to development plan policies when answering the paragraph 11(d)(ii) question – whether any adverse impacts of granting planning permission would significantly and demonstrably outweigh the benefits of doing so, when assessed against the policies in the NPPF taken as a whole.

The issues in the appeal were, first, whether a decision-maker, when applying the tilted balance under paragraph 11(d)(ii), is required not to take into account relevant policies of the development plan, and, secondly, as a connected issue, whether it is necessary for the tilted balance and the duty in s38(6) of the Planning and Compulsory Purchase Act 2004 to be performed as separate and sequential steps in a two-stage approach.

On the first issue, the Court of Appeal concluded:

- the provisions on decision-taking in the second part of paragraph 11 of the NPPF set out a policy to guide decision-makers on the performance of their statutory responsibilities under s70(2) of the Town and Country Planning Act 1990 and s38(6) of the PCPA 2004, in the specific circumstances to which they relate;
- decision-makers are not legally bound to disregard policies of the development plan when applying the tilted balance under paragraph 11(d)(ii);

- it is neither a misinterpretation nor misapplication of paragraph 11(d)(ii), or taking into account an immaterial consideration, to have regard to development plan policies when dealing with the tilted balance question;
- the exercise of assessing a development's compliance with the policies in the NPPF could properly embrace consideration of related policies in the development plan, and sometimes this would make good sense because of the relationship between the two;
- the performance of the statutory duty under s38(6) and the performance of the tilted balance exercise may be inter-related, and conflict or compliance with development plan policies can bear on the assessment required by the NPPF policy in paragraph 11(d)(ii);
- the policies of the development plan will often inform the balancing exercise required under paragraph 11(d)(ii);
- in many cases it will facilitate the assessment of adverse impacts and benefits in the tilted balance to consider not only the relevant policies of the NPPF but also the corresponding policies of the development plan;
- a complete assessment under paragraph 11(d)(ii), in which adverse impacts and benefits are fully weighed and considered, may well be better achieved if relevant policies of the development plan are taken into account;
- whether and how policies of the plan are taken into account in the application of paragraph 11(d)(ii) will be a matter for the decision-maker's planning judgment, in the circumstances of the case in hand.

On the second issue, the Court of Appeal concluded:

- there is nothing to prevent an approach in which the application of the tilted balance under paragraph 11(d)(ii) is incorporated into the decision-making under s70(2) of the TCPA 1990 and s38(6) of the PCPA 2004 in one all-encompassing stage;
- the presumptions in both paragraph 11(d)(ii) and s38(6) can lawfully be applied together;
- a decision-maker is not obliged to combine in a single exercise the paragraph 11(d)(ii) assessment and the assessment required to discharge the duty in s38(6), although they lawfully can;
- if this is how it is done, the decision-maker must keep in mind the statutory primacy of the development plan and must make the decision, as s38(6) requires, in accordance with the development plan unless material considerations indicate otherwise – so that the integrity of the section 38(6) assessment can be assured;
- it is not necessary to consider twice, in separate steps, matters that arise both under the relevant policies of the development plan and under the policies of the NPPF.

Richard Honey appeared for the Secretary of State, instructed by the Government Legal Department.

The primacy of development plans in the English planning system has been reaffirmed by a Court of Appeal ruling on two appeals by land promoter Gladman, which emphasised that where a council lacks the required five-year housing land supply, this may tilt the balance in favour of proposed residential schemes but it does not render grants of planning permission automatic.

This is site not an allocation in the Farnham Neighbourhood Plan (FNP): The Inspector in the appeal decision on WA/2020/1410 states 'Paragraph 15 [of the NPPF] sets out that planning should be genuinely plan-led, and amongst other

matters should provide a platform for local people to shape their surroundings. The FNP has sought to do this.'

Farnham Town Council objected to refused WA/2020/0558, now the subject of this appeal, and previously refused application WA/2018/1879 and inappropriate application PIP/2021/02768 - comments included below.

WA/2020/0558 Farnham Firgrove (comments 05/05/2020)

Officer: Rachel Kellas

Outline application with all matters reserved for erection of 24 apartments with underground parking following demolition of existing bungalow The Old Mission Hall (revision of WA/2018/1879)

THE OLD MISSION HALL, HOOKSTILE LANE, FARNHAM GU9 8LG

Farnham Town Council acknowledges the decreased number of proposed dwellings in this new application and the repositioning and reduction in height of elements of the 3 blocks. Farnham Town Council maintains its objections to the entrance being inadequate for the potential number of vehicle movements on a single lane track for 24 dwellings. The site is maybe better suited to light industry. Access on to the highway has limited visibility due to the railway bridge and is within a severely congested area, in the vicinity of 3 busy junctions on an A-road.

WA/2020/0558 Farnham Firgrove (comments 29/06/2020)

Officer: Rachel Kellas

Proposal: Outline application with all matters reserved for erection of 24 apartments with underground parking following demolition of existing bungalow The Old Mission Hall (revision of WA/2018/1879) (as amplified by Transport Assessment, Travel Plan, updated ecology report, and amendment to proposed housing to include 7 of the 24 dwellings as affordable units).

THE OLD MISSION HALL, HOOKSTILE LANE, FARNHAM

This location is not a housing site allocation in policy FNPI4 of the Farnham Neighbourhood Plan adopted 3 April 2020. Farnham Town Council maintains its objection to the entrance being inadequate for the potential number of vehicle movements on a single lane track for 24 dwellings. The site is maybe better suited to light industry. Access on to the highway has limited visibility due to the railway bridge and is within a severely congested area, adjacent to a pedestrian crossing, in the vicinity of 3 busy junctions, on an A-road.

Amendments received

Additional sections added to indicative plans; Alterations to ridge line and position of proposed buildings as shown on the indicative plans; Parking spaces increased from 39 to 41; Additional highway safety information, including visibility splay diagram and swept path analysis.

WA/2020/0558 Farnham Firgrove (comments 25/09/2020)

Officer: Rachel Kellas

Outline application with all matters reserved for erection of 24 apartments with underground parking following demolition of existing bungalow The Old Mission Hall (revision of WA/2018/1879) (as amplified by Transport Assessment, Travel Plan, updated ecology report, and amendment to proposed housing to include 7 of the 24 dwellings as affordable units).

THE OLD MISSION HALL, HOOKSTILE LANE, FARNHAM GU9 8LG

Farnham Town Council acknowledges that further changes have be made to the proposal and highways information provided, this information still does not make this application acceptable. Surrey Highways has previously stated that the development will lead to an intensification of use of the existing access and be contrary to policy ST1 of LPP1 and Section 9 of the NPPF. Farnham Town Council maintains its objection to the entrance being inadequate for the potential number of vehicle movements on a single lane track for 24 dwellings, now with 41 parking

spaces being proposed. The site is maybe better suited to its current use of light industry and should be classified as an employment site.

Amendments received

Updated transport technical note including revised visibility splay plans and proposed improvements to Hookstile Lane

WA/2020/0558 Farnham Firgrove (comments 19/01/2021)

Officer: Rachel Lawrence

Outline application with all matters reserved for erection of 24 apartments with underground parking following demolition of existing bungalow The Old Mission Hall (revision of WA/2018/1879) (as amplified by Transport Assessment, Travel Plan, updated ecology report, and amendment to proposed housing to include 7 of the 24 dwellings as affordable units).

THE OLD MISSION HALL, HOOKSTILE LANE, FARNHAM GU9 8LG

Farnham Town Council acknowledges yet further data has been provided in response to the County Highways Authority's objections. Farnham Town Council maintains its objection to the entrance being insufficient for the potential number of vehicle movements, 7 days a week, on a single lane track with 41 parking spaces being proposed. The safety of pedestrians cannot be achieved with the narrow shared space with vehicles. Land Registry shows that 10 Firgrove Hill's boundary runs in a straight line with their building wall to the pavement, the painted curved line does not give any permission to the application site to 'enjoy prescriptive rights over that part of the access' and will in fact be harmful to the business owner by blocking customer parking spaces and hazardous to pedestrians on the pavement and those accessing the parade of shops. The suggested 'passing' point is not in the site's ownership to offer as mitigation to the inadequate access therefore should be discounted from the proposal.

Previous application

WA/2018/1879 Farnham Firgrove (comments 06/12/2018)

Officer: Kayleigh Taylor

Outline Application with all matters reserved for erection of 39 flats with underground parking following demolition of existing bungalow. THE OLD MISSION HALL, HOOKSTILE LANE, FARNHAM GU9 8LG Farnham Town Council objects to the over development of this restrictive site. The narrow access is unworkable for the proposed number of dwellings. This is not an approved site in the Farnham Neighbourhood Plan and not in line with Policy FNPI(a), d) or e).

Subsequent application

PIP/2021/02768 Farnham Firgrove (comments 13/12/2021)

Officer: Carl Housden

LAND AT HOOKSTILE LANE, FARNHAM GU9 8LG

Application for permission in principle for the erection of 9 dwellings.

Farnham Town Council strongly objects to this application. Given the location to the Thames Basin Heath Special Protection Area, development must be subject to an Environmental Impact Assessment (EIA) or Habitats legislation. You cannot get planning permission in Farnham without a legal agreement and a legal agreement cannot be part of a PIP application. This application is invalid and must be refused.

The decision on whether to grant permission in principle to a site must still be made in accordance with relevant policies in the local development plan. 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 site is not an approved site for development in Farnham's Neighbourhood Plan.

Although access may be part of the Technical Details Consent stage, the site access is unacceptable. The refusal of WA/2020/0558 states the following:

1. It has not been demonstrated that the proposed development could provide the required visibility splays and that the proposal would not result in an obstruction to the free and safe flow of traffic on Firgrove Hill. The proposed development would therefore be contrary to the objectives of Policy ST1 of the Waverley Borough Local Plan 2018, paragraphs 108, 109 and 110 of the National Planning Policy Framework 2019 and FNP30 of the Farnham Neighbourhood Plan 2013-2032.

2. It has not been demonstrated that the proposal could be achieved without causing a detrimental impact on the highway safety for pedestrians and cyclists using the shared surface area. The proposed development would therefore be contrary to the objectives of Policy ST1 of the Waverley Borough Local Plan 2018, paragraphs 108, 109 and 110 of the National Planning Policy Framework 2019 and Policy FNP30 of the Farnham Neighbourhood Plan (2013-2032).

3. It has not been demonstrated that the safe movement to and from the site by pedestrians, cyclists and cars associated with the development could be achieved using the existing narrow access driveway. The proposed development would therefore be contrary to the objectives of Policy ST1 of the Waverley Borough Local Plan 2018, Policy FNP30 of the Farnham Neighbourhood Plan (2013-2032) and paragraphs 108, 109 and 110 of the National Planning Policy Framework 2019.

6. Licensing Applications Considered

There were none for this meeting.

7. Public Speaking at Waverley's Western Planning Committee

There were none for this meeting.

8. Date of next meeting

23rd May 2022.

The meeting ended at 10.30

Notes written by Jenny de Quervain

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FARNHAM TOWN COUNCIL

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Notes

Planning & Licensing Consultative Working Group

Time and date

9.30 am on Monday 6th June, 2022

Place

Council Chamber, Farnham Town Council, South Street, Farnham GU9 7RN

Planning & Licensing Consultative Working Group Members Present:

Councillor John "Scotty" Fraser (Lead Member)

Councillor Roger Blishen

Councillor George Hesse

Councillor John Neale

Officers: Jenny de Quervain

1. Apologies for Absence

Apologies were received from Councillors Martin and Wicks.

Councillor Edmonds was absent.

Councillor Fraser has previously given apologies therefore Councillor Blishen was nominated a Chair for this meeting by Councillor Hesse and Seconded by Councillor Neale.

Councillor Fraser arrived at 09.40 to join the meeting, Councillor Blishen continued as the Chair.

2. Disclosure of Interests

None were received.

3. Applications Considered for Key/Larger Developments

Farnham Castle

WVL20712- SOUTH STREET, SAINBURY'S FAIRFIELD, FARNHAM SURREY, GU9 7RP.

On behalf of our client, GBC ('client') who has been selected by CK Hutchison Networks (UK) Ltd to provide the resilient national telecommunications apparatus associated with 5G, Dot

Surveying ('agent') is instructed to prepare and submit applications for a proposed mast and associated ancillary equipment.

This pre-consultation enquiry relates to the proposed site identified which is on an area of existing grass verge running alongside SOUTH STREET (as per the proposed attached site location plan).

Following recent survey work, an option has been identified to extend connectivity at the above location, offering the potential to enable planning for 5G implementation. The Government recognises that the widespread coverage of mobile connectivity is essential for people and businesses. As well as improved mobile signal, 5G networks are also crucial to drive productivity and growth. Enabling and planning for 5G implementation is central to achieving the Government's objective to deliver prosperity at the local level and enable places to share in the proceeds of growth.

Please note there is an education centre within 300m of the proposed installation as detailed below, they will be informed of the installation as well.

1. Curious Explorer Day Nursery and Pre-school – Farnham.
2. St Andrews C of E Infant School.

Prior to the submission of either a full planning application or an application for prior approval of proposed development by telecommunications code systems operators, as a stakeholder, we seek and welcome your comments and views on the proposal as per the attached draft planning drawings and site detail sheet. We look forward to receiving any comments on the preferred location identified within 14 days of this email.

We trust the above and attached is in order, if you require any further information relating to the contents of this email, please contact James Reilly by email at planning@dotsurveying.co.uk or telephone at 07903 895601.

This pre-application is poorly written and full of errors. It was agreed that an objection be emailed and a discussion on alternative locations be requested. See email below:

From: Planning
Sent: 07 June 2022 19:50
To: planning@dotsurveying.co.uk
Cc: e.siddique@dotsurveying.co.uk
Subject: FW: WVL20712-Pre-Application Enquiry
Importance: High

FAO: James Reilly

Re: WVL20712-Pre-Application Enquiry

Farnham Town Council is very disappointed not to have been consulted directly about pre-application enquiry WVL20712.

Councillor Beaman, Farnham Castle Ward Councillor for both Farnham Town Council and Waverley Borough Council, forwarded the details for review by the Town Council's Planning Group.

Your email and documentation includes errors about the location. The email was copied to an Infants School named St Andrew's in Preston Lancashire, some 240

miles away. The Site Detail Sheet advises that the modern telecoms installation is 'required to extend high-speed mobile coverage to the area in and around the Colchester area' and the consultation documents address of 'Sainsburys Fairfield' is in Colchester, 110 miles away from Sainsburys South Street, Farnham. Nothing is 'in order' therefore cannot be trusted, all of which does not fill Farnham Town Council with confidence that locations have been fully assessed for suitability.

Farnham Town Council strongly objects to the proposed location on South Street, Farnham, adjacent a memorial wall dedicated to 'famous names' of people from Farnham. The size and scale of the proposed mast and cabinets will have a negative impact on the street scene, dominant on the pavement on the edge of the Town Centre Conservation Area, causing obstruction and visual harm to the character of the area. Alterations to the road infrastructure of the town centre is being consulted upon through the Farnham Infrastructure Programme (Town, Borough and County Board) and this location is subject to change.

We would welcome the opportunity to discuss other possible locations, that lessen the visual impact and obstruction to the pavements of the historic market town of Farnham in Surrey, as soon as possible.

Farnham Moor Park

Amendments received

The plans have been amended to show a 3m cycleway on Hale Road from Six Bell Pub to Hale Road north arm roundabout

WA/2021/03018 Farnham Moor Park

Officer: Ruth Dovey

HAWTHORNS, HALE ROAD, FARNHAM GU9 9RL

Outline application with all matters reserved except for access; erection of 65 dwellings(including 40% affordable housing); public open space, car park, landscaping , infrastructure and new vehicular access following demolition of existing dwelling and outbuildings.

Farnham Town Council maintains its previous strong objections to this application.

Although provision for improved cycleways has included, these can be achieved without the need to build 65 dwellings in this location.

This is site not an allocation in the Farnham Neighbourhood Plan (FNP): The Inspector in the appeal decision on WA/2020/1410 states 'Paragraph 15 [of the NPPF] sets out that planning should be genuinely plan-led, and amongst other matters should provide a platform for local people to shape their surroundings. The FNP has sought to do this.'

Farnham Town Council refers to the Inspector to the Court of Appeal Judgment on the NPPF Tilted Balance:

The Court of Appeal has handed down judgment in the case of *Gladman Developments Ltd v SSHCLG & Corby BC & Uttlesford DC* [2021] EWCA Civ 104 dealing with paragraph 11(d)(ii) and the tilted balance in the National Planning Policy Framework. The Court of Appeal dismissed the Appellant's challenges, upholding the decisions of the Secretary of State's inspectors.

Gladman argued that it was a misinterpretation of the tilted balance in paragraph 11(d)(ii) of the NPPF to have any regard to development plan policies when answering the paragraph 11(d)(ii) question – whether any adverse impacts of granting planning permission would significantly and

demonstrably outweigh the benefits of doing so, when assessed against the policies in the NPPF taken as a whole.

The issues in the appeal were, first, whether a decision-maker, when applying the tilted balance under paragraph 11(d)(ii), is required not to take into account relevant policies of the development plan, and, secondly, as a connected issue, whether it is necessary for the tilted balance and the duty in s38(6) of the Planning and Compulsory Purchase Act 2004 to be performed as separate and sequential steps in a two-stage approach.

On the first issue, the Court of Appeal concluded:

- the provisions on decision-taking in the second part of paragraph 11 of the NPPF set out a policy to guide decision-makers on the performance of their statutory responsibilities under s70(2) of the Town and Country Planning Act 1990 and s38(6) of the PCPA 2004, in the specific circumstances to which they relate;
- decision-makers are not legally bound to disregard policies of the development plan when applying the tilted balance under paragraph 11(d)(ii);
- it is neither a misinterpretation nor misapplication of paragraph 11(d)(ii), or taking into account an immaterial consideration, to have regard to development plan policies when dealing with the tilted balance question;
- the exercise of assessing a development's compliance with the policies in the NPPF could properly embrace consideration of related policies in the development plan, and sometimes this would make good sense because of the relationship between the two;
- the performance of the statutory duty under s38(6) and the performance of the tilted balance exercise may be inter-related, and conflict or compliance with development plan policies can bear on the assessment required by the NPPF policy in paragraph 11(d)(ii);
- the policies of the development plan will often inform the balancing exercise required under paragraph 11(d)(ii);
- in many cases it will facilitate the assessment of adverse impacts and benefits in the tilted balance to consider not only the relevant policies of the NPPF but also the corresponding policies of the development plan;
- a complete assessment under paragraph 11(d)(ii), in which adverse impacts and benefits are fully weighed and considered, may well be better achieved if relevant policies of the development plan are taken into account;
- whether and how policies of the plan are taken into account in the application of paragraph 11(d)(ii) will be a matter for the decision-maker's planning judgment, in the circumstances of the case in hand.

On the second issue, the Court of Appeal concluded:

- there is nothing to prevent an approach in which the application of the tilted balance under paragraph 11(d)(ii) is incorporated into the decision-making under s70(2) of the TCPA 1990 and s38(6) of the PCPA 2004 in one all-encompassing stage;
- the presumptions in both paragraph 11(d)(ii) and s38(6) can lawfully be applied together;
- a decision-maker is not obliged to combine in a single exercise the paragraph 11(d)(ii) assessment and the assessment required to discharge the duty in s38(6), although they lawfully can;
- if this is how it is done, the decision-maker must keep in mind the statutory primacy of the development plan and must make the decision, as s38(6) requires, in accordance with the development plan unless material considerations indicate otherwise – so that the integrity of the section 38(6) assessment can be assured;
- it is not necessary to consider twice, in separate steps, matters that arise both under the relevant policies of the development plan and under the policies of the NPPF.

Richard Honey appeared for the Secretary of State, instructed by the Government Legal Department.

The primacy of development plans in the English planning system has been reaffirmed by a Court of Appeal ruling on two appeals by land promoter Gladman, which emphasised that where a council lacks the required five-year housing land supply, this may tilt the balance in favour of proposed residential schemes but it does not render grants of planning permission automatic.

WA/2022/01400 Farnham Moor Park

Officer: Jeff Sadler

BUILDING D1 UNIT 9A, PLOT R 9A LAND CENTRED COORDINATES 484270 146934, EAST STREET, FARNHAM

Display of 3 externally illuminated fascia signs and 1 projecting hanging sign.

Local policies for Farnham's 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.

Farnham Town Council has no objections.

WA/2022/01401 Farnham Moor Park

Officer: Jeff Sadler

BUILDING D1 UNIT 9A, PLOT R 9A, LAND CENTRED COORDINATES 484270 146934, EAST STREET, FARNHAM

Installation of shop front for building D1 unit 9a in relation to details required for Condition 10 of planning permission WA/2016/0268.

Local policies for Farnham's 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.

Farnham Town Council has no objections.

WA/2022/01438 Farnham Moor Park

Officer: Jeff Sadler

UNIT RU7 OF BUILDING D4A, PLOT RU7 LAND CENTRED COORDINATES 484270 146934, EAST STREET, FARNHAM

Installation of shop fronts and awning for unit RU7 in relation to details required for Condition 10 of planning permission WA/2016/0268.

Local policies for Farnham's 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.

Farnham Town Council has no objections.

WA/2022/01448 Farnham Moor Park

Officer: Jeff Sadler

UNIT RU7 OF BUILDING D4A, PLOT RU7 LAND CENTRED COORDINATES 484270 146934

EAST STREET, FARNHAM

Display of 3 illuminated fascia signs.

Local policies for Farnham's 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, FNP2 I East Street, South Street and Dogflud Way and Shopfront Design Guide SPD.

Farnham Town Council has no objections.

Farnham Weybourne and Badshot Lea

WA/2022/01433 Farnham Weybourne and Badshot Lea

Officer: Ruth Dovey

LAND AT LOWER WEYBOURNE LANE, BADSHOT LEA, FARNHAM

Outline Application for residential development of up to 140 dwellings with all matters reserved except for access (excluding internal roads) (revision of WA/2019/1905 under appeal reference APP/R3650/W/20/3262641).

Farnham Town Council strongly objects to the opportunistic resubmission of this Outline application for 140 dwellings at Land at Lower Weybourne.

The repeated refusals and dismissal of the proposed development is due to it being inappropriate for this location.

This is site not an allocation in the Farnham Neighbourhood Plan (FNP): The Inspector in the appeal decision on WA/2020/1410 states 'Paragraph 15 [of the NPPF] sets out that planning should be genuinely plan-led, and amongst other matters should provide a platform for local people to shape their surroundings. The FNP has sought to do this.'

Farnham Town Council refers to the Inspector to the Court of Appeal Judgment on the NPPF Tilted Balance:

The Court of Appeal has handed down judgment in the case of *Gladman Developments Ltd v SSHCLG & Corby BC & Uttlesford DC* [2021] EWCA Civ 104 dealing with paragraph 11(d)(ii) and the tilted balance in the National Planning Policy Framework. The Court of Appeal dismissed the Appellant's challenges, upholding the decisions of the Secretary of State's inspectors.

Gladman argued that it was a misinterpretation of the tilted balance in paragraph 11(d)(ii) of the NPPF to have any regard to development plan policies when answering the paragraph 11(d)(ii) question – whether any adverse impacts of granting planning permission would significantly and demonstrably outweigh the benefits of doing so, when assessed against the policies in the NPPF taken as a whole.

The issues in the appeal were, first, whether a decision-maker, when applying the tilted balance under paragraph 11(d)(ii), is required not to take into account relevant policies of the development plan, and, secondly, as a connected issue, whether it is necessary for the tilted balance and the duty in s38(6) of the Planning and Compulsory Purchase Act 2004 to be performed as separate and sequential steps in a two-stage approach.

On the first issue, the Court of Appeal concluded:

- the provisions on decision-taking in the second part of paragraph 11 of the NPPF set out a policy to guide decision-makers on the performance of their statutory responsibilities under s70(2) of the Town and Country Planning Act 1990 and s38(6) of the PCPA 2004, in the specific circumstances to which they relate;
- decision-makers are not legally bound to disregard policies of the development plan when applying the tilted balance under paragraph 11(d)(ii);

- it is neither a misinterpretation nor misapplication of paragraph 11(d)(ii), or taking into account an immaterial consideration, to have regard to development plan policies when dealing with the tilted balance question;
- the exercise of assessing a development's compliance with the policies in the NPPF could properly embrace consideration of related policies in the development plan, and sometimes this would make good sense because of the relationship between the two;
- the performance of the statutory duty under s38(6) and the performance of the tilted balance exercise may be inter-related, and conflict or compliance with development plan policies can bear on the assessment required by the NPPF policy in paragraph 11(d)(ii);
- the policies of the development plan will often inform the balancing exercise required under paragraph 11(d)(ii);
- in many cases it will facilitate the assessment of adverse impacts and benefits in the tilted balance to consider not only the relevant policies of the NPPF but also the corresponding policies of the development plan;
- a complete assessment under paragraph 11(d)(ii), in which adverse impacts and benefits are fully weighed and considered, may well be better achieved if relevant policies of the development plan are taken into account;
- whether and how policies of the plan are taken into account in the application of paragraph 11(d)(ii) will be a matter for the decision-maker's planning judgment, in the circumstances of the case in hand.

On the second issue, the Court of Appeal concluded:

- there is nothing to prevent an approach in which the application of the tilted balance under paragraph 11(d)(ii) is incorporated into the decision-making under s70(2) of the TCPA 1990 and s38(6) of the PCPA 2004 in one all-encompassing stage;
- the presumptions in both paragraph 11(d)(ii) and s38(6) can lawfully be applied together;
- a decision-maker is not obliged to combine in a single exercise the paragraph 11(d)(ii) assessment and the assessment required to discharge the duty in s38(6), although they lawfully can;
- if this is how it is done, the decision-maker must keep in mind the statutory primacy of the development plan and must make the decision, as s38(6) requires, in accordance with the development plan unless material considerations indicate otherwise – so that the integrity of the section 38(6) assessment can be assured;
- it is not necessary to consider twice, in separate steps, matters that arise both under the relevant policies of the development plan and under the policies of the NPPF.

Richard Honey appeared for the Secretary of State, instructed by the Government Legal Department.

The primacy of development plans in the English planning system has been reaffirmed by a Court of Appeal ruling on two appeals by land promoter Gladman, which emphasised that where a council lacks the required five-year housing land supply, this may tilt the balance in favour of proposed residential schemes but it does not render grants of planning permission automatic.

4. Applications Considered

Farnham Bourne

TM/2022/01419 Farnham Bourne

Officer: Theo Dyer

PINE WOOD, PINE RIDGE DRIVE, LOWER BOURNE, FARNHAM GU10 3JW
APPLICATION FOR WORKS TO AND REMOVAL OF TREES SUBJECT OF TREE
PRESERVATION ORDER

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, replacement trees must be planted.

Though more relevant to hedge cutting, the bird nesting season is generally March to August – checking for active nests is essential, prior to cutting and pruning during this period.

TM/2022/01420 Farnham Bourne

Officer: Theo Dyer

ARDMORE, 17 DOUGLAS GROVE, LOWER BOURNE, FARNHAM GU10 3HP

APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 50/99

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.

Though more relevant to hedge cutting, the bird nesting season is generally March to August – checking for active nests is essential, prior to cutting and pruning during this period.

TM/2022/01443 Farnham Bourne

Officer: Theo Dyer

BOURNE HOUSE, LODGE HILL ROAD, LOWER BOURNE, FARNHAM GU10 3RD

APPLICATION FOR REMOVAL OF TREES SUBJECT OF TREE PRESERVATION ORDER 02/15

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, replacement trees must be planted.

Though more relevant to hedge cutting, the bird nesting season is generally March to August – checking for active nests is essential, prior to cutting and pruning during this period.

WA/2022/01406 Farnham Bourne

Officer: Adam Constantinou

20A OLD FRENHAM ROAD, LOWER BOURNE, FARNHAM GU10 3HD

Alterations to fenestration of existing dwelling including alterations to carport/annexe elevations.

Previous application WA/2021/02324 was granted - 'Officers note the concerns

raised by the Town Council. Officers acknowledge that the proposed materials

would alter the appearance of the dwelling and carport/annexe, however the

surrounding area features dwellings of varying designs and material palettes as such

the proposals would not appear out of keeping. Furthermore, the dwelling is set

back from the road and well screened by mature vegetation.'

This application is no better than previously granted application WA/2021/02324.

WA/2022/01430 Farnham Bourne

Officer: Daniel Holmes

WHISPERING PINES, 28 BURNT HILL ROAD, LOWER BOURNE, FARNHAM GU10 3LZ

Erection of porch and installation of dormer window with balcony at first floor; extensions and

alterations to link attached garage, including dormer window to provide additional habitable

accommodation; erection of detached garage with ancillary accommodation above.

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 and the detached garage with accommodation above is conditioned ancillary to the dwellinghouse.

WA/2022/01455 Farnham Bourne

Officer: Sam Wallis

22 VICARAGE HILL, FARNHAM GU9 8HJ

Erection of extensions and alterations; erection of a detached garage and alterations to driveway 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 LPPI policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction.

WA/2022/01456 Farnham Bourne

Officer: Adam Constantinou

THE BIRCHES, 5 VALE WOOD DRIVE, LOWER BOURNE, FARNHAM GU10 3HW

Alterations to existing garage to provide ancillary habitable accommodation including dormer window and single storey 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, FNP16 Extensions, Residential Extensions SPD and LPPI policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction and the converted garage is conditioned ancillary to the dwellinghouse.

Farnham Castle

WA/2022/01405 Farnham Castle

Officer: Lara Davison

THE JOLLY SAILOR, 64 WEST STREET, FARNHAM GU9 7EH

Change of Use from public house to a dwelling together with alterations to elevations.

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, FNP2 Town Centre Conservation Area, 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 neighbours' amenity with overlooking from the additional windows.

Farnham Firgrove

WA/2022/01379 Farnham Firgrove

Officer: James Kidger

FIRST FLOOR, 20 FIRGROVE HILL, FARNHAM GU9 8LQ

Application under Section 73 for variation of condition 1 of CR/2021/0005 to allow alterations to layout of first floor.

Provided that the alterations adhere to Technical Housing Standards, Farnham Town Council has no objections.

Farnham Hale and Heath End

WA/2022/01370 Farnham Hale and Heath End

Officer: Sam Wallis

10 POPLAR WALK, FARNHAM GU9 0QL

Erection of extensions following demolition of existing conservatory.

The description is misleading as this application contains a two-storey extension close to the boundary with no. 8.

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, 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. 8 from the vicinity of the two-storey extension being overbearing close to the boundary.

WA/2022/01427 Farnham Hale and Heath End

Officer: Sam Wallis

9 WELLINGTON LANE, FARNHAM GU9 9BA

Erection of extension and alterations to elevations with associated works following demolition of existing porch.

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.

Farnham Moor Park

WA/2022/01414 Farnham Moor Park

Officer: Sam Wallis

63 ST JAMES AVENUE, FARNHAM GU9 9QF

Erection of extensions and alterations to roofspace to provide additional habitable accommodation

This application is marginally improved from withdrawn application WA/2022/00810 and vastly improved from withdrawn application WA/2021/01859.

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 the impact on the neighbour's amenity at no. 61 has been overcome.

WA/2022/01415 Farnham Moor Park

Officer: Sam Wallis

12 STOKE HILLS, FARNHAM GU9 7TE

Erection of a single storey rear 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, 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. 10.

WA/2022/01416 Farnham Moor Park

Officer: Sam Wallis

12 STOKE HILLS, FARNHAM GU9 7TE

Erection of a porch and alterations to elevations following demolition of existing porch.

Farnham Town Council has no objection to the alterations to the porch.

WA/2022/01428 Farnham Moor Park

Officer: Lauren Kitson

BROCKS DENE, TILFORD ROAD, FARNHAM GU9 8JA

Installation of solar array.

Note. Installation of ground mounted solar panels in the curtilage of Brocks Dene, at the rear of the

Farnham Town Council notes that the application site is Outside the Built-Up Area Boundary of the Farnham Neighbourhood Plan and located in an area of Ancient & Semi-Natural Woodland. Trees within the application area must be protected and FNPI0 Protect and Enhance the Countryside be adhered to.

WA/2022/01460 Farnham Moor Park

Officer: Sam Wallis

THE LAURELS, OLD COMPTON LANE, FARNHAM GU9 8EG

Erection of extensions including entrance porch and alterations with associated landscaping following demolition of existing extensions (revision of WA/2022/00016).

Although vastly reduced in size from refused application WA/2022/00016, Farnham Town Council objects to the inappropriate materials, not being compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation and LPPI policy TDI Townscape and Design.

WA/2022/01462 Farnham Moor Park

Officer: Sam Wallis

MONASTERY CLOCK, OLD COMPTON LANE, FARNHAM GU9 8EG

Erection of a single storey 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.

Farnham Shortheath and Boundstone

WA/2022/01407 Farnham Shortheath and Boundstone

Officer: Sam Wallis

6 THORN ROAD, WRECCLESHAM, FARNHAM GU10 4TU

Erection of a single storey extension following demolition of existing garage; alterations to roofspace to provide habitable accommodation including dormers 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, 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.

WA/2022/01461 Farnham Shortheath and Boundstone

Officer: Adam Constantinou

AVEBURY, SUNNYDELL LANE, WRECCLESHAM, FARNHAM GU10 4RB

Erection of two storey outbuilding for use as garage and workshop with ancillary accommodation above following demolition of existing single storey garage.

Farnham Town Council raises objection to this application unless for a two-storey 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.

Farnham Upper Hale

WA/2022/01385 Farnham Upper Hale

Officer: Sam Wallis

10 ARMSWORTH WAY, FARNHAM GU9 0FJ

Erection of an extension and roof lights.

Farnham Town Council raises objection to this application unless the extension and roof lights 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.

WA/2022/01386 Farnham Upper Hale

Officer: Sam Wallis

10 ARMSWORTH WAY, FARNHAM GU9 0FJ

Certificate of Lawfulness under Section 192 for construction of roof lights for loft conversion.

No comments required.

WA/2022/01392 Farnham Upper Hale

Officer: Adam Constantinou

7 BECK GARDENS, FARNHAM GU9 0SE

Erection of a 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 LPP1 policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction.

Farnham Weybourne and Badshot Lea

WA/2022/01422 Farnham Weybourne and Badshot Lea

Officer: Sam Wallis

123 LOWER WEYBOURNE LANE, BADSHOT LEA, FARNHAM GU9 9LQ

Erection of extensions and alterations to elevations following demolition of existing conservatory.

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.

WA/2022/01444 Farnham Weybourne and Badshot Lea

Officer: Sam Wallis

10 PINE VIEW CLOSE, BADSHOT LEA, FARNHAM GU9 9JS

Erection of extension.

Farnham Town Council raises objection to this application unless the first-floor 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.

Farnham Wrecclesham and Rowledge

Amendments received

Reduced to single storey extension

WA/2021/0083 Farnham Wrecclesham and Rowledge

Officer: Lauren Kitson

Erection of extension and alterations following relevant demolition of part of an unlisted building (garage) in a Conservation Area.

3A THE STREET WRECCLESHAM GU10 4PP

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, FNP6 Wrecclesham Conservation Area, FNPI6 Extensions, Residential Extensions SPD and LPPI policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction.

5. Appeals Considered

Appeal Notification

Farnham Castle

APP/R3650/W/22/3294241

WA/2021/01457 Land At 6 MEAD LANE, FARNHAM GU9 7DY

Erection of a detached dwelling and associated works.

Appeal Starting Date: 25/05/2022

Appellant's Name: Mr OLeary

Farnham Town Council's previous comments submitted:

Farnham Town Council strongly objects to the proposed new dwelling at land at 6 Mead Lane, not being compliant with Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNP2 Town Centre Conservation Area and LPPI policy TDI Townscape.

The proposed size and scale of the dwelling is overdevelopment and cramped on a restrictive site in the Town Centre Conservation Area, having a negative effect on the Grade II Listed Buildings, 5 and 6 Mead Lane, and the Buildings of Local Merit, 7-12 Mead Lane and their setting. It is out of character and contrary to the Farnham Design Statement with materials of dark/black horizontal timber cladding, light stone, light render and zinc cladding, slate tiles and light grey metal flat roof, grey slimline metal windows, coloured (yellow or grey) slimline metal doors. As with the refused application PIP/2020/0001, the proposal would result in a dwelling that would have a negative impact on the amenity of Pipistrel Cottage.

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

APP/R3650/W/22/3292739

PRA/2021/01769 ABBEY BUSINESS PARK, MONKS WALK, FARNHAM

General Permitted Development Order 2015, Schedule 2, Part 3, Class O - Prior Notification Application for change of use from offices (Use Class Former B1(a)) to 13 residential units (Use Class C3)

Appeal Starting Date: 26/05/2022

Appellant's Name: Lady C Caffyn-Parsons (Burlingdale Ltd)

Farnham Town Council's previous comments submitted:

PRA/2021/01769 Farnham Bourne

Officer: Tracy Farthing

ABBNEY BUSINESS PARK, MONKS WALK, FARNHAM GU9 8HT

General Permitted Development Order 2015, Schedule 2, Part 3, Class O - Prior Notification Application for change of use from offices (Use Class Former B1(a)) to 13 residential units (Use Class C3)

Farnham Town Council strongly objects to the loss of the Abbey Business Park as an employment site. The proposed density of either 13 residential units in this application, or 11 units as in PRA/2021/01768, is gross overdevelopment, creating substandard accommodation with insufficient natural light. The viability of the business park is good with existing longer-term leases already in place. The location is within the Surrey Hills Area of Outstanding Natural Beauty and an Area of Great Landscape Value under policy RE3 and Farnham Neighbourhood Plan policy FNP10 Protect and Enhance the Countryside.

6. Licensing Applications Considered

Variation

The Packhouse, Tongham Road, Runfold, Farnham, GU10 1PJ

The Palm House (at The Packhouse) Ltd

An application has been received for a variation to a premises licence. The application is for Live music 12:00-23:00 Sunday to Wednesday, 12:00-00:00 Thursday and 12:00-01:00 Friday and Saturday (24th, 25th, 26th and 31st December and 1st January 12:00-00:00); Recorded music and On and Off sales of alcohol 09:30-23:00 Monday to Wednesday, 09:30-00:00 Thursday, 09:30-01:00 Friday and Saturday and 10:00-23:00 Sunday (24th, 25th, 26th and 31st December and 1st January 09:30-00:00); and Opening hours 09:30-23:00 Monday to Wednesday, 09:30-00:00 Thursday, 09:30-01:00 Friday and Saturday and 10:00-00:00 Sunday (24th, 25th, 26th and 31st December and 1st January 10:00-00:00).

Farnham Town Council has no objections to the variation.

Street Trading - Vaporetto

This is a renewal application for this business at this location, with amended days from the existing consent in place.

The proposed location, days and times of trading are as follows:

Lower Road, off of Hale Road, Farnham (in layby/access road outside *Daniele Sicilian*)

Fridays 12-9pm

Saturdays 12-9pm

Sundays 12-9pm

The unit is 6 metres long and 2.1 metres wide

No comments are required as Farnham Town Council has no objections.

Street Trading - Best Istanbul Kebab

This is an application for an existing trader in our area.

The proposed location, days and times of trading are as follows:

Water Lane, Farnham, Surrey- in the layby near Sainsburys.

Sunday- Thursday 17.30-00.30hrs

Friday and Saturday 17.30-01.30hrs

The unit is 4.9 metres long and 2.2 metres wide

No comments are required as Farnham Town Council has no objections.

Street Trading - The Funky Pickle

This is a new site application for an existing trader in our area.

The proposed location, days and times of trading are as follows:

- Shepherd & Flock Car Park, 22 Moor Park, Farnham.
- Monday-Saturday
- 16.00hrs-22.00hrs
- The unit is 9 metres long and 3 metres wide
- The operator is intending to trade between three sites in Farnham on the above days, they have permission from the landowners at these three locations to do so. This allows them flexibility in their business to operate from three different locations.

Discussed at the meeting on 23 May, objection submitted:

Farnham Town Council objects to this application.

The Shepherd & Flock Pub is currently closed. Farnham Town Council does not feel this is an appropriate location without the business in operation and has the potential for causing a public nuisance.

7. Public Speaking at Waverley's Western Planning Committee

There were none for this meeting.

8. Date of next meeting

20th June 2022.

The meeting ended at 11.08 am. Notes written by Jenny de Quervain

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FARNHAM TOWN COUNCIL



Notes

Planning & Licensing Consultative Working Group

Time and date

9.30 am on Monday 20th June, 2022

Place

Council Chamber - Farnham Town Hall

Planning & Licensing Consultative Working Group Members Present:

Councillor John "Scotty" Fraser (Lead Member)

Councillor Michaela Martin

Councillor John Neale

Officers: Iain Lynch (Town Clerk)

1. Apologies for Absence

Apologies were received from Councillor Blishen and Councillor Hesse.

2. Disclosure of Interests

None were received.

3. Applications Considered for Key/Larger Developments

Key/Larger Applications

Farnham Castle

Amendments received – previous comments included – to be reviewed

Revised extension and parking Layout

WA/2021/01400 Farnham Castle

Officer: James Kidger

THE BISHOPS TABLE, BISHOPS TABLE HOTEL, 27 WEST STREET, FARNHAM GU9 7DR

Erection of extension and alterations to existing Hotel to create 7 dwellings, associated parking and amenity space.

Farnham Town Council strongly objects to the proposed change of use from hotel to residential and extensions and alterations to The Bishops Table to create 7 dwellings.

The loss of the business is unacceptable with its unique offering as a boutique hotel in the town centre. The application has not sufficiently demonstrated that the business is no longer viable as a hotel. In line with LPP1 polices EE1 and EE2, Farnham Town Council requests that Waverley Borough Council's Economic Development department review this application.

An additional 7 dwellings is overdevelopment with the existing 4 dwellings to the rear of the hotel, not compliant with the Farnham Design Statement and Farnham Neighbourhood Plan polices FNPI New Development and Conservation, FNP2 Town Centre Conservation Area and FNPI6 Extensions. The proposed development will cause overlooking of both existing and new dwellings, have a negative impact on the neighbours' amenity and the listed building and its setting.

The shared vehicle and pedestrian access is very narrow and unsuitable for the additional vehicle movement. The parking provision of double bays are inaccessible with no space for vehicles to turn within the site, not compliant with Farnham Neighbourhood Plan FNP30.

Amendments received – previous comments included – to be reviewed
Revised extension and parking Layout

WA/2021/01401 Farnham Castle

Officer: James Kidger

THE BISHOPS TABLE, BISHOPS TABLE HOTEL, 27 WEST STREET, FARNHAM GU9 7DR
Listed building consent for the erection of extension and alterations to existing Hotel to create 7 dwellings.

Farnham Town Council strongly objects to the proposed change of use from hotel to residential and extensions and alterations to The Bishops Table to create 7 dwellings.

The loss of the business is unacceptable with its unique offering as a boutique hotel in the town centre. The application has not sufficiently demonstrated that the business is no longer viable as a hotel. In line with LPP1 polices EE1 and EE2, Farnham Town Council requests that Waverley Borough Council's Economic Development department review this application.

An additional 7 dwellings is overdevelopment with the existing 4 dwellings to the rear of the hotel, not compliant with the Farnham Design Statement and Farnham Neighbourhood Plan polices FNPI New Development and Conservation, FNP2 Town Centre Conservation Area and FNPI6 Extensions. The proposed development will cause overlooking of both existing and new dwellings, have a negative impact on the neighbours' amenity and the listed building and its setting.

The shared vehicle and pedestrian access is very narrow and unsuitable for the additional vehicle movement. The parking provision of double bays are inaccessible with no space for vehicles to turn within the site, not compliant with Farnham Neighbourhood Plan FNP30.

Farnham Moor Park

WA/2022/01524 Farnham Moor Park

Officer: Carl Housden

UNITS WITHIN BUILDINGS D1 AND D8, BRIGHTWELLS DEVELOPMENT, FARNHAM

Use of land outside units within buildings D1 and D8 of the Brightwells Development for outdoor tables and chairs.

Although Farnham Town Council has no objection to the use of the areas outside the units for outdoor tables and chairs, the description within the application is incomplete. It should read 'Building D1 Unit 9a, and Building D8 Units RU3, RU4, RU5, RU6, RU8 of the Brightwells Development for outdoor tables and chairs' as per the Application Form.

WA/2022/01549 Farnham Moor Park

Officer: Carl Housden

THE ABBEY SCHOOL, MENIN WAY, FARNHAM GU9 8DY

Consultation under Regulation 3 for details of a Remediation Strategy submitted pursuant to Condition 16 of planning permission ref: WA/2021/02235 dated 17 February 2022.

Farnham Town Council has no objections.

Farnham Weybourne and Badshot Lea

WA/2022/01528 Farnham Weybourne and Badshot Lea

Officer: James Kidger

THORNFIELDS, BADSHOT FARM LANE, BADSHOT LEA, FARNHAM GU9 9HY

Change of use of land to mixed use to provide 6 gypsy pitches for static caravans and the erection of 2 day rooms together with associated parking and landscaping.

Farnham Town Council Objects to this application which would represent an overdevelopment of the site. The Waverley Local Plan has allocated three units in this area and there is no justification for a higher number. The site lies in Countryside beyond the Greenbelt and the development would have an adverse impact on the landscape (Policy RE3).

4. Applications Considered

Farnham Bourne

WA/2022/01484 Farnham Bourne

Officer: James Kidger

61 FRENHAM ROAD, LOWER BOURNE, FARNHAM GU10 3HL

Change of use of ground floor restaurant (Use Class E) to combine with first floor flat together with extensions and alterations to form a two storey dwelling.

<http://planning360.waverley.gov.uk/planning/planning-documents?SDescription=WVA/2022/01484>

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. Space must be available on-site for construction vehicles and materials and conditioned that no vehicles associated with the site be parked along the A287.

WA/2022/01515 Farnham Bourne

Officer: Sam Wallis

THE TUDOR HOUSE, 8 GREAT AUSTINS, FARNHAM GU9 8JG

Erection of 1.65 metre high boundary wall.

<http://planning360.waverley.gov.uk/planning/planning-documents?SDescription=WVA/2022/01515>

Farnham Town Council strongly objects to the proposed 1.65m high wall running 21m in front of 'The Tudor House'. The majority of the streetscape on the west side is green boundary hedging and this application would impact on the character of the area and streetscene. The boundary wall on the east side of Great Austins is

lower than the proposed and softened with hedging. A replacement hedge would be more appropriate to maintain the character of the area and maintain wildlife habitats. This application is not compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNP5 Great Austins Conservation Area and LPP1 policy TDI Townscape and Design, being out of character with the streetscene and having a negative impact on the Great Austins Conservation Area. The Heritage Officer must be consulted.

WA/2022/01554 Farnham Bourne

Officer: Lauren Kitson

1 WINSTON WALK, LOWER BOURNE, FARNHAM GU10 3LX

Erection of a two storey extension.

<http://planning360.waverley.gov.uk/planning/planning-documents?SDescription=WA/2022/01554>

Farnham Town Council objects to the inappropriate materials and design of the two-storey extension, not being compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNPI16 Extensions, Residential Extensions SPD and LPP1 policy TDI Townscape and Design, and out of character with the streetscene.

Farnham Castle

NMA/2022/01465 Farnham Castle

Officer: Carl Housden

3 VICTORIA ROAD, FARNHAM GU9 7RB

Amendment to WA/2021/01983 to re-instate the existing small central rear window on the ground floor of the rear elevation; alterations to all ground floor rear windows; one additional small rear window to the first floor of the rear elevation; alterations to external finish to elevations; alterations to external windows colour.

<http://planning360.waverley.gov.uk/planning/planning-documents?SDescription=NMA/2022/01465>

Farnham Town Council objects to this application. It is also considered that this is not a 'non-material' change. The extent of the proposals will materially change the appearance and potentially cause overlooking with the additional windows to the rear.

Farnham Wrecclesham and Rowledge

WA/2022/01529 Farnham Wrecclesham and Rowledge

Officer: Tracy Farthing

HINDFIELD, THE AVENUE, ROWLEDGE, FARNHAM GU10 4BD

Erection of 2 dwellings and associated works; extensions and alterations to existing dwelling following demolition of eastern section.

Michael Conoley Associates

<http://planning360.waverley.gov.uk/planning/planning-documents?SDescription=WA/2022/01529>

Farnham Town Council objects to this application and considers that it is overdevelopment of the site, impacting on biodiversity and important trees. The biodiversity check list needs to be reviewed as the development site contains a pond and is well wooded with mature trees. The map included in the Arboricultural Assessment shows the pond to the rear boundary and states 'All trees subject to the tree preservation order will be retained'. Farnham Town Council is concerned about the loss of biodiversity and the impact on the significant trees which are subject to Tree Preservation Orders and on other trees which are important but not listed separately.

The proposal is to remove forty-one trees from the site, with the applicant's view that only 'nine being moderate quality, the rest are of low/poor quality'. The Arboricultural Officer must review this assessment.

Farnham Town Council seeks confirmation that the proposed development is 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. All TPO trees and tree roots must be protected.

Farnham Bourne

TM/2022/01567 Farnham Bourne

Officer: Theo Dyer

SYLVAN COTTAGE, LONGDOWN ROAD, LOWER BOURNE, FARNHAM GU10 3JL
APPLICATION FOR WORKS TO AND REMOVAL OF TREES SUBJECT OF TREE
PRESERVATION ORDER 15/15

This site is subject to planning application **WA/2022/01054**, this must be reviewed in conjunction with this application.

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, replacement trees must be planted. Though more relevant to hedge cutting, the bird nesting season is generally March to August – checking for active nests is essential, prior to cutting and pruning during this period.

TM/2022/01570 Farnham Bourne

Officer: Theo Dyer

1 LITTLE AUSTINS ROAD, FARNHAM GU9 8JR
APPLICATION FOR REMOVAL OF TREE SUBJECT OF TREE PRESERVATION ORDER
WA218

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. Though more relevant to hedge cutting, the bird nesting season is generally March to August – checking for active nests is essential, prior to cutting and pruning during this period.

WA/2022/01484 Farnham Bourne

Officer: James Kidger

61 FRENHAM ROAD, LOWER BOURNE, FARNHAM GU10 3HL

Change of use of ground floor restaurant (Use Class E) to combine with first floor flat together with extensions and alterations to form a two storey dwelling.

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 LPP1 policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction. Space must be available on-site for construction vehicles and materials and conditioned that no vehicles associated with the site be parked along the A287.

WA/2022/01490 Farnham Bourne

Officer: Sam Wallis

AVELEY END, 71 AVELEY LANE, FARNHAM GU9 8PS

Certificate of Lawfulness under Section 192 for erection of boundary retaining wall.

No comments required.

WA/2022/01514 Farnham Bourne

Officer: Sam Wallis

68 MIDDLE BOURNE LANE, LOWER BOURNE, FARNHAM GU10 3NJ

Erection of extensions and alterations including attached garage and associated works following demolition of existing attached garage and utility room.

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

WA/2022/01515 Farnham Bourne

Officer: Sam Wallis

THE TUDOR HOUSE, 8 GREAT AUSTINS, FARNHAM GU9 8JG

Erection of 1.65 metre high boundary wall.

Farnham Town Council strongly objects to the proposed 1.65m high wall running 21m in front of 'The Tudor House'. The majority of the streetscape on the west side is green boundary hedging. The boundary wall on the east side of Great Austins is lower than the proposed and softened with hedging. A replacement hedge would be more appropriate to maintain the character of the area. This application is not compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNP5 Great Austins Conservation Area and LPP1 policy TDI Townscape and Design, being out of character with the streetscene and having a negative impact on the Great Austins Conservation Area. The Heritage Officer must be consulted.

WA/2022/01554 Farnham Bourne

Officer: Lauren Kitson

1 WINSTON WALK, LOWER BOURNE, FARNHAM GU10 3LX

Erection of a two storey extension.

Farnham Town Council objects to the inappropriate materials and design of the two-storey extension, not being 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, and out of character with the streetscene.

Farnham Castle

NMA/2022/01465 Farnham Castle

Officer: Carl Housden

3 VICTORIA ROAD, FARNHAM GU9 7RB

Amendment to WA/2021/01983 to re-instate the existing small central rear window on the ground floor of the rear elevation; alterations to all ground floor rear windows; one additional small rear window to the first floor of the rear elevation; alterations to external finish to elevations; alterations to external windows colour.

Farnham Town Council objects to this application as non-material. The extent of the proposals will materially change the appearance and potentially cause overlooking with the additional windows to the rear.

WA/2022/01470 Farnham Castle

Officer: Lara Davison

4 WEST STREET, FARNHAM GU9 7DN

Display of 1 externally illuminated fascia sign and 1 externally illuminated projecting sign.
To be compliant with LPPI policy TDI, local policies for Farnham's 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 and Shopfront Design Guide SPD.

- i) **Farnham Town Council has no objections to the externally illuminated fascia sign.**
- ii) **Farnham Town Council objects to the externally illuminated projecting sign as being inappropriate for the Conservation Area.**

WA/2022/01471 Farnham Castle

Officer: Lara Davison

4 WEST STREET, FARNHAM GU9 7DN

Listed Building consent for internal alterations and installation of 3 air conditioning condenser units together with painting of shop front.

Farnham Town Council has no objections subject to the alterations being approved by the Heritage Officer and being compliant with local policies for Farnham's town centre, including the Farnham Design Statement, Farnham Neighbourhood Plan policy FNP2 Town Centre Conservation Area and its setting, FNP4 Advertisement Control and Shopfront Design Guide SPD.

WA/2022/01477 Farnham Castle

Officer: Lara Davison

4 WEST STREET, FARNHAM GU9 7DN

Installation of 3 air conditioning condenser units.

Farnham Town Council has no objections subject to the alterations being approved by the Heritage Officer and being compliant with local policies for Farnham's town centre, including the Farnham Design Statement, Farnham Neighbourhood Plan policy FNP2 Town Centre Conservation Area and its setting.

Farnham Firgrove

WA/2022/01522 Farnham Firgrove

Officer: Sam Wallis

97 WEYDON HILL ROAD, FARNHAM GU9 8NZ

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

No comments required.

WA/2022/01566 Farnham Firgrove

Officer: Sam Wallis

64 RIDGWAY ROAD, FARNHAM GU9 8NS

Erection of a first floor side 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.

Farnham Hale and Heath End

TM/2022/01541 Farnham Hale and Heath End

Officer: Theo Dyer

22 ALMA LANE, FARNHAM GU9 0LA

APPLICATION FOR REMOVAL OF TREE SUBJECT OF TREE PRESERVATION ORDER
WA123

Farnham Town Council has no objection subject to review by the Waverley 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. Though more relevant to hedge cutting, the bird nesting season is generally March to August – checking for active nests is essential, prior to cutting and pruning during this period.

WA/2022/01509 Farnham Hale and Heath End

Officer: Adam Constantinou
10 WEST CLOSE, FARNHAM GU9 0RF

Erection of extensions and alterations following demolition of existing single storey extensions.
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. 37 West Avenue.

WA/2022/01539 Farnham Hale and Heath End

Officer: Lauren Kitson
PINECROFT, ROWHILLS, FARNHAM GU9 9AT

Erection of a shed.

Farnham Town Council has no objection to the erection of a shed.

Farnham Moor Park

TM/2022/01540 Farnham Moor Park

Officer: Theo Dyer
27 COMPTON WAY, FARNHAM GU10 1QT

APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 11/15
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. Though more relevant to hedge cutting, the bird nesting season is generally March to August – checking for active nests is essential, prior to cutting and pruning during this period.

Farnham Shortheath and Boundstone

WA/2022/01512 Farnham Shortheath and Boundstone

Officer: Sam Wallis
1 VINE CLOSE, WRECCLESHAM, FARNHAM GU10 4TE

Erection of single storey extension and alterations to existing garage to provide habitable accommodation; alterations to porch and erection of garden shed with associated landscaping; alterations to driveway parking 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, FNPI6 Extensions, Residential Extensions SPD and LPP1 policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction.

Farnham Upper Hale

NMA/2022/01467 Farnham Upper Hale

Officer: Clare Woodhatch

18 UPPER OLD PARK LANE, FARNHAM GU9 0AT

Amendment to WA/2021/01426 to change tile type across the extension roof and the original roof from concrete/clay to grey replica slate (fiber cement slate tiles).

This is not a 'non material' amendment. Farnham Town Council raises objection to the proposed change of garage roofing materials, not being in keeping with the property.

TM/2022/01464 Farnham Upper Hale

Officer: Theo Dyer

LAND BETWEEN OLD PARK CLOSE AND 12 HEATHYFIELDS ROAD, FARNHAM GU9 0BN
APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 29/00

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. Though more relevant to hedge cutting, the bird nesting season is generally March to August – checking for active nests is essential, prior to cutting and pruning during this period.

Farnham Weybourne and Badshot Lea

WA/2022/01476 Farnham Weybourne and Badshot Lea

Officer: Tracy Farthing

UNIT 8A, FARNHAM TRADING ESTATE, FARNHAM GU9 9NQ

Consent to display illuminated and non-illuminated signs.

Farnham Town Council has no objections to the proposed signage.

Farnham Wrecclesham and Rowledge

TM/2022/01472 Farnham Wrecclesham and Rowledge

Officer: Theo Dyer

JAYSWOOD, WRECCLESHAM HILL, WRECCLESHAM, FARNHAM GU10 4JN

APPLICATION FOR REMOVAL OF TREES SUBJECT OF TREE PRESERVATION ORDER 21/05

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, replacement trees must be planted. Though more relevant to hedge cutting, the bird nesting season is generally March to August – checking for active nests is essential, prior to cutting and pruning during this period.

TM/2022/01527 Farnham Wrecclesham and Rowledge

Officer: Theo Dyer

LUFKINS, 1 PEAR TREE LANE, ROWLEDGE, FARNHAM GU10 4DW

APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 03/06

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. Though more relevant to hedge cutting, the bird nesting season is generally March to August – checking for active nests is essential, prior to cutting and pruning during this period.

WA/2022/01529 Farnham Wrecclesham and Rowledge

Officer: Tracy Farthing

HINDFIELD, THE AVENUE, ROWLEDGE, FARNHAM GU10 4BD

Erection of 2 dwellings and associated works; extensions and alterations to existing dwelling following demolition of eastern section.

The biodiversity check list needs to be reviewed, the development site contains a pond and is well wooded with mature trees. The map included in the Arboricultural Assessment shows the pond to the rear boundary and states 'All trees subject to the tree preservation order will be retained' therefore some mature trees must be located on the site. The proposal is to remove forty-one trees from the site, only 'nine being moderate quality, the rest are of low/poor quality'. The Arboricultural Officer must review.

Farnham Town Council raises objection to this application unless the 2 dwellings 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. All TPO trees and tree roots must be protected.

WA/2022/01537 Farnham Wrecclesham and Rowledge

Officer: Sam Wallis

86 RIVERDALE, WRECCLESHAM, FARNHAM GU10 4PJ

Erection of extensions and alterations following demolition of detached garage and workshop (revision of WA/2022/00900).

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 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.

5. Appeals Considered

There were none for this meeting.

6. Licensing Applications Considered

There were none for this meeting.

7. Public Speaking at Waverley's Western Planning Committee

Cllr Fraser agreed to attend the Western Planning Meeting on 28th June to speak on behalf of Farnham Town Council on Planning Application WA/2021/02891 (80-84 West Street development of 23 flats and ground floor commercial space).

8. Date of next meeting

4th July 2022 at 9.30am.

The meeting ended at 11.43 am

Notes written by Iain Lynch/Jenny de Quervain