



FARNHAM TOWN COUNCIL

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Planning & Licensing Consultative Working Group

Time and date

9.30 am on Monday 5th February, 2024

Place

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

Planning & Licensing Consultative Working Group Members Present:

Councillor Andrew Laughton (Lead Member)
Councillor Tony Fairclough
Councillor George Hesse
Councillor Brodie Mauluka
Councillor Mark Merryweather
Councillor George Murray
Councillor Graham White
Councillor Tim Woodhouse
Councillor Alan Earwaker (ex-Officio)

Officers: Jenny de Quervain

1. Apologies for Absence

None were received.

2. Disclosure of Interests

Councillor Fairclough declared an interest as WBC Portfolio Holder for Brightwells to NMA/2024/00105. The recommendation was to make 'no comment' on the change of layout therefore no discussion took place.

Councillor Woodhouse declared an interest due to vicinity to WA/2023/02027 Frensham Vale.

3. Applications Considered for Key/Larger Developments

Farnham Bourne

Amendments received

In response to comments received, an amended scheme has been prepared with a reduction in number of dwellings from 7 to 6 units.

WA/2023/02027 Farnham Bourne

Officer: David Hung

LAND CENTRED COORDINATES 484033 143924, FRENHAM VALE, LOWER BOURNE, FARNHAM

Outline application with some matters reserved for the erection of 7 dwellings including associated access and parking.

Farnham Town Council notes that the proposed development has been reduced from seven dwellings to six in the woodland to the rear of 42 Frensham Vale.

The repositioning of dwellings is not sufficient mitigation to prevent flooding. Farnham Town Council maintains its objections to the proposed erections of dwellings including association access and parking in this location. This application must be considered with WA/2023/02071 for the erection of a dwelling with access and associated works, together they facilitate the access for both proposed developments, also subject to amendments due to severe surface water flooding across the site.

The Agent has referenced development sites allowed at appeal as evidence in the determining of this applications. The dates of these decisions reflect the outcomes of the appeals. Farnham's Neighbourhood Plan was adopted on 3 April 2020 with sufficient housing allocations to meet Farnham housing need.

This site is not an allocation in the Farnham Neighbourhood Plan, situated outside the built-up area boundary covered by policy FNPI0 Protect and Enhance the Countryside, which seeks to prevent inappropriate development and enhance the landscape value of the countryside (FNPI0e)). The site is bounded by policy FNP8 South Farnham Arcadian Areas in place to a) maintain the informal rural character and wooded appearance of the area; b) retain and reinforce trees and hedged boundaries important to the character of the area; c) demonstrates that the design, layout and siting of the proposals will not have any adverse effect upon the setting. These proposals will have a negative impact on the character and setting with the removal of trees and hedging and erode the ancient woodland buffer in a densely wooded area. Loss of trees and vegetation will also result in more flooding on the site and on Frensham Vale, especially surface water flooding which has not been adequately considered. The proposed materials and design are out of character, not compliant with the Farnham Design Statement (FDS) and policy FNPI a) design and boundary treatments; b) FDS guidance; d) does not respect the site; e) harmful rather than well integrated; f) increasing the risk of flooding on the site and access to it. Although individually designed contemporary dwellings have been referenced in this application, this proposal is for development built en masse.

Farnham Castle

NMA/2024/00105 Farnham Castle

Officer: Michael Eastham

LAND AT EAST STREET, FARNHAM

Amendment to WA/2016/0268 to change the layout of the unit to form three separate units.

No comment.

Amendments received

Amended Landscape Plan

WA/2023/02678 Farnham Castle

Officer: Alistair de Joux

HEADWAY HOUSE, CROSBY WAY, FARNHAM GU9 7XG

Erection of 65 unit Extra Care development with associated communal facilities, parking and landscaping following demolition of existing building.

Farnham Town Council notes that an amended landscape plan has been received. It appears that the gate from the site on to the Bishop's Meadow has been removed from the plan. This amendment is welcomed as it was unacceptable to have direct access on to the water meadow, a Site of Nature Conservation. The proposed 1.8m native hedging and trees will provide some necessary screening. Conditions must be included to ensure long-term maintenance of planting across the site.

Farnham Town Council raised in its previous comments the lack of drawings showing the proposed PV panels. Can drawings be requested?

Farnham Town Council maintains its previous comments including: the site has insufficient infrastructure for surface water management and no rainwater harvesting, the filtering of surface water runoff is also vital given the site's vicinity to the water meadow which drains into the River Wey; to soften the impact of the extensive white render, it is suggested that the colour be muted, this would assist with the visual impact and impact on wildlife, especially with reflected light of the outdoor lighting close to a Site of Nature Conservation.

Previous comments submitted 10 January 2024

WA/2023/02678 Farnham Castle

Officer: Alistair de Joux

HEADWAY HOUSE, CROSBY WAY, FARNHAM GU9 7XG

Erection of 65 unit Extra Care development with associated communal facilities, parking and landscaping following demolition of existing building.

Farnham Town Council notes that the development includes the installation of air source heat pump for hot water to apartments and will include a Solar PV array to contribute to total energy demand and reduce CO2 emissions. The roof plans do not show the Solar PV array, can these drawings be provided?

Farnham Town Council appreciates the consideration has been given to materials used on adjacent housing and the wider area, including light-coloured rendered elevations. The expansive areas of white render on the proposed development are very stark and should be softened, an example being RAL 9002. This may also reduce reflected light into the biodiversity opportunity area of the water meadows.

Farnham Town Council welcomes Conditions in line with SCC as the Lead Local Flood Authority to ensure better provision for surface water management in this

sensitive location within the **Wey** and tributaries management catchment. Opportunities for rainwater harvesting and its use have been missed and management of rainwater is insufficient for the size of the site in flood zone 2, bounded by flood zone 3.

Farnham Town Council supports the objections of the **Bishop's Meadow Trust** to a gate for direct access on to the water meadow from the development. Access to the **Bishop's Meadow** and footpath 167 and others beyond is via **Whitlet Close** approximately 100m from the access to the development, private gates on to the water meadow are not acceptable. Additional trees should be planted on the boundary with the **Bishop's Meadow** to provide screening of the development from the water meadow.

WA/2024/00118 Farnham Castle

Officer: Simon Brooksbank

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

Application under Section 73 to vary Condition 1 of WA/2022/01310 (approved plans) to allow omission of the eastern second floor extension; altering the eastern elevation and reducing the number of bedrooms from 46 to 41; reduce disabled parking to 3 disabled parking spaces and refuse store widened with wide parking space no. 8.

No comment.

4. Applications Considered

Farnham Bourne

WA/2024/00122 Farnham Bourne

Officer: Simon Brooksbank

THE KNOLE, 49 LODGE HILL ROAD, LOWER BOURNE, FARNHAM GU10 3RD

Erection of extensions and alterations to outbuilding to form a new dwelling.

Farnham Town Council is disappointed to see yet another application to enlarge what was an outbuilding, Conditioned as ancillary to 49 Lodge Hill Road.

WA/2024/00167 Farnham Bourne

Officer: Matt Ayscough

94 LODGE HILL ROAD, LOWER BOURNE, FARNHAM GU10 3RE

Erection of extensions and alterations.

No comment.

Farnham Castle

NMA/2024/00136 Farnham Castle

Officer: Anna Whitty

7 PARK ROAD, FARNHAM GU9 9QN

WA/2023/00322 Additional Velux/skylight on South East roof pitch of new kitchen extension To provide additional light into kitchen and match two Velux/skylight windows on North West pitch of same roof

No comment.

Farnham Firgrove

WA/2024/00164 Farnham Firgrove

Officer: Graham Speller

35 ST JOHNS ROAD, FARNHAM GU9 8NU

Erection of extensions and alterations including installation of photovoltaic panels on roof; widening of existing vehicular access with associated landscaping following demolition of detached garage.

No comment.

Farnham Heath End

WA/2024/00115 Farnham Heath End

Officer: Matt Ayscough

85 UPPER HALE ROAD, FARNHAM GU9 0JG

Erection of extensions and alterations with associated works.

No comment.

Farnham Moor Park

NMA/2024/00151 Moor Park

Officer: Anna Whitty

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

WA/2023/02013 - Removing render from plots 2 & 3 and replacing with facing brickwork. To improve the appearance of the dwellings.

No comment.

WA/2024/00124 Farnham Moor Park

Officer: Graham Speller

54 ABBOTS RIDE, FARNHAM GU9 8HZ

Erection of extensions and alterations following demolition of existing two storey and single storey extensions.

No comment.

Farnham North West

WA/2024/00106 Farnham North West

Officer: Anna Whitty

3 LAWDAY PLACE LANE, FARNHAM GU9 0BT

Erection of extensions and alterations following demolition of existing garage.

No comment.

Farnham Rowledge

TM/2024/00135 Farnham Rowledge

Officer: Theo Dyer

37 ROSEMARY LANE, ROWLEDGE, FARNHAM GU10 4DD

APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 06/05

Farnham Town Council, subject to the Arboricultural Officer's comments,

welcomes the maintenance of trees to extend their life and associated amenity. In

response to a climate emergency, it is vital to retain green infrastructure in line

with LPP1 policy CCI Climate Change and NE2 Green and Blue Infrastructure.

WA/2024/00129 Farnham Rowledge

Officer: Anna Whitty

CAMELOT, 20 JUBILEE LANE, BOUNDSTONE, FARNHAM GU10 4TA

Application under S73A to Vary Condition I (approved plans) of WA/2023/02224 to allow for reduction in overall size of ground floor rear extension with alterations to design and reduction in the footprint and ridge height of detached garage.

No comment.

WA/2024/00139 Farnham Rowledge

Officer: Cindy Blythe

LE SOURCIL, MANLEY BRIDGE ROAD, ROWLEDGE, FARNHAM GU10 4BU

Erection of three dwellings with access and associated landscaping following demolition of existing bungalow.

Farnham Town Council objects to proposed erection of three dwellings following the demolition of the existing bungalow, not being compliant with Farnham Neighbourhood Policy FNPI. The proposals do not respond to the character, density, orientation or design and materials of the area. Three dwellings is overdevelopment of the site, leaving little amenity space for future occupants. The intensification of the access will require the removal of the green boundary to allow for visibility splays, having a negative impact on the character of the area.

WA/2024/00162 Farnham Rowledge

Officer: Matt Ayscough

31 LICKFOLDS ROAD, ROWLEDGE, FARNHAM GU10 4AE

Erection of extensions and alterations to elevations and fenestrations; erection of a garden room and installation of a swimming pool with associated works and landscaping following demolition of existing attached garage.

No comment.

Farnham Weybourne

TM/2024/00117 Farnham Weybourne

Officer: Theo Dyer

32 COPSE AVENUE, FARNHAM GU9 9ED

APPLICATION FOR REMOVAL OF TREES SUBJECT OF TREE PRESERVATION ORDER 26/01

Farnham Town Council leaves to the Arboricultural Officer. 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.

WA/2024/00145 Farnham Weybourne

Officer: Anna Whitty

REAR OF 68 LOWER WEYBOURNE LANE, FARNHAM GU9 9HP

Certificate of Lawfulness under Section 191 for continuous use of the ground floor light engineering works E (g)(i) (ii) (iii) and first floor self contained flat (C3(a)).

No comment.

5. Surrey County Council Mineral, Waste, or Other Applications/Consultations Considered

There were none for this meeting.

6. Appeals Considered

There were none for this meeting.

7. Licensing Applications Considered

There were none for this meeting.

8. Public Speaking at Waverley's Planning Committee

It was agreed that no representation was required at Waverley's Planning Committee for the application below as the proposed development was considerably smaller than that allowed at appeal.

WA/2022/01984 UNITS 1 - 5 HOOKSTILE LANE FARNHAM GU9 8LG

Outline application for up to 7 dwellings (no more than 1,000 sqm of floorspace) with vehicular access off Hookstile Lane, with some matters reserved (Landscaping).

9. Date of next meeting

Monday 19th February 2024 at 9.30am.

The meeting ended at 11.45 am

Notes written by Jenny de Quervain