



FARNHAM TOWN COUNCIL

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Planning & Licensing Consultative Working Group

Time and date

9.30 am on Monday 8th April, 2024

Place

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

Planning & Licensing Consultative Working Group Members Present:

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

Officers: Jenny de Quervain

1. Apologies for Absence

Apologies were received from Councillors Hesse and Woodhouse.

2. Disclosure of Interests

Councillor White declared a pecuniary interest to WA/2024/01467 Old Park Lane, Farnham due to vicinity to the application and left the room during the discussion.

3. Applications Considered for Key/Larger Developments

Farnham Castle

WA/2024/00500 Farnham Castle

Officer: Sam Wallis

WEY COURT EAST, UNION ROAD, FARNHAM GU9 7PT

Application under Regulation 3/4 for Section 73A to vary Condition 2 of WA/2023/00905 (approved plans) to allow relocation of condenser units and alterations to car parking arrangement; alterations to louvres into roof.

No comment.

Farnham Moor Park

PRA/2024/00576 Farnham Moor Park

Officer: Dana Nickson

GARAGES, 1 TO 7 RANKINE CLOSE, BADSHOT LEA, FARNHAM

General Permitted Development Order 2015 Schedule 2, Part 11, Class B: Demolition of 7 garages.

No comment.

Farnham North West

Comments previously submitted, see below.

WA/2023/01467 Farnham North West

Officer: Michael Eastman

LAND CENTRED COORDINATES 483317 147157 OLD PARK LANE FARNHAM

Outline application with all matters reserved except access for up to 83 dwellings (including 24 affordable) and public open space/country park including related play space community orchard wildlife pond internal access roads footways/footpaths and drainage basins/corridor.

Farnham Town Council notes that further responses have now been received from the Local Lead Flood Authority and Surrey Highways.

Farnham Town Council maintains its strong objection to the proposed development of up to 83 dwellings in this location.

This site is not a housing allocation under policy FNPI4 of the Farnham Neighbourhood Plan dated 3 April 2020. Paragraph 14 of the NPPF dated 20 December 2023 states:

In situations where the presumption (at paragraph 11d) applies to applications involving the provision of housing, the adverse impact of allowing development that conflicts with the neighbourhood plan is likely to significantly and demonstrably outweigh the benefits, provided the following apply:

- a) the neighbourhood plan became part of the development plan five years or less before the date on which the decision is made; and*
- b) the neighbourhood plan contains policies and allocations to meet its identified housing requirement.*

Farnham Neighbourhood Plan (2013-2032) allocates sufficient sites for housing development and has over a year's protection remaining.

This site is outside of the built-up area boundary, contrary to policy FNP10 Protect and Enhance the Countryside, and its focus on preserving the countryside from inappropriate development.

The area is designated an Area of Strategic Visual Important (ASVI), in place to protect areas vulnerable to development pressure. The intrinsic character and beauty of the countryside 'must be recognised and safeguarded' as stated in Local Plan Part 1 policy RE1 Countryside beyond the Green Belt. The proposals would result in harmful effects to the character and appearance of the area. These fields must remain part of the landscape and not become a housing development.

Farnham has a need of Suitable Areas of Natural Greenspace (SANG) to mitigate harm to the Thames Basin Heath Special Protection Area. The provision of SANG land is possible in this location without the development of housing. With the

inclusion of the adjacent 3.3ha open greenspace serving the existing development to the south, this location would be appropriate for **SANG**.

The proposals will have a negative impact on the existing development to the south from additional vehicle movements, changes to the no-through roads, potential loss of on-street parking bays and green boundaries, conflicting with policy FNP30 Transport Impact of Development, with no consideration of Healthy Streets for Surrey guidance.

This proposed development will increase surface water flooding, water usage, sewage and the need for school places - the local infrastructure is already beyond capacity. The cumulative impact of development on other sites, and on the boundary of Farnham, must also be considered.

Surrey Highways has detailed **SI06** contributions for Farnham Town Centre improvement. Other highways improvements to the town centre include additional formal crossings on West Street and bus stop flags incorporating real-time information. Waverley Borough Council's Infrastructure Delivery Plan needs to be updated to reflect infrastructure required in the town, and as part of Waverley's work on the new Local Plan and ensure CIL funding can be allocated to off-set the impact of development.

Farnham is delivering new homes on allocated sites in the Farnham Neighbourhood Plan, agreed in consultation with its community. This objection, and Farnham Town Council's previous objection, is against speculative development on green fields outside of the built-up area boundary, conflicting with policies in the Farnham Neighbourhood Plan dated 3 April 2020, where policies carry full weight, without the tilted balance, in the determining of planning applications, as stated in the NPPF dated 20 December 2023.

WA/2024/00577 Farnham North West

Officer: Simon Dunn-Lwin

LAND NORTH OF COXBRIDGE FARM, WEST STREET, FARNHAM

Construction of new vehicular access to serve residential development as approved by WA/2019/0770.

Farnham Town Council has previously consulted on the proposed access within this application to ensure a lefthand and righthand lane is included for exiting the development of 320 dwellings and large vehicles can access to the Depot on the south side of West Street.

The plan included in this application does not show sufficient detail of the carriageway on the development site for a left and right filter lane at the exit. Clarification must be sought as to the distance being allocated for the two-lane exit.

A one-way system will operate. The entry point will be a temporary construction access at the southwestern end of the site, where the future cycle access into the development will be located. The green boundary must be reinforced with native planting.

Although not a planning matter, Farnham Town Council has previously requested that site vehicles do not operate with audible alarms and beepers to protect the amenity of the surrounding residential dwellings from continuous noise.

Objection must be raised to routing in the Construction Management Plan. Northbound construction traffic is proposed to turn right out of the site on to West

Street, Coxbridge roundabout on to A31, Shepherd and Flock roundabout, Water Lane roundabout A325, Six Bells roundabout, St John's Church traffic lights and on to the A325 Farnborough Road to the M3. This must be amendment to route via A31/A331 not A325 Farnborough Road.

Contact details for the Principal Contractor will be provided to Waverley Borough Council and other key local stakeholders. Farnham Town Council, as a key stakeholder, must be provided contact details.

This application must be considered with WA/2024/00599 Reserve Matters for Land North of Coxbridge Farm, West Street, Farham.

Further review required

WA/2024/00599 Farnham North West

Officer: Michael Eastman

LAND NORTH OF COXBRIDGE FARM, WEST STREET, FARNHAM

Approval of reserved matters (appearance landscaping layout & scale) following outline approval of WA/2019/0770 for the erection of 320 dwellings (including 96 affordable) with associated landscaping public open space and infrastructure; discharge of some pre-commencement conditions & other conditions 5 6 7 8 9 10 11 12 15 16 18 20 22 24 25 26.

Further review required with ward councillors.

4. Applications Considered

Farnham Bourne

NMA/2024/00476 Farnham Bourne

Officer: Graham Speller

20 UPPER BOURNE LANE, WRECCLESHAM, FARNHAM GU10 4RQ

Amendment to WA/2024/00031 to alter the approved porch design and to remove side walls to ground floor level rain shelter area.

No comment.

TM/2024/00566 Farnham Bourne

Officer: Theo Dyer

20 BOURNE FIRS, LOWER BOURNE, FARNHAM GU10 3QD

APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 02/00

Farnham Town Council, subject to the Arboricultural Officer's comments, welcomes the maintenance of trees to extend their life and associated amenity. In response to a climate emergency, it is vital to retain green infrastructure in line with 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/2024/00512 Farnham Bourne

Officer: Simon Dunn-Lwin

LITTLE THATCHES, BOURNE DENE, WRECCLESHAM, FARNHAM GU10 4RF

Erection of a replacement dwelling and associated works following demolition of existing dwelling.

No comment.

WA/2024/00532 Farnham Bourne

Officer: Anna Whitty
3 ERNEST CLOSE, FARNHAM GU10 3NL
Erection of a single storey extension.
No comment.

WA/2024/00531 Farnham Bourne

Officer: Simon Dunn-Lwin
LAND REAR OF 11 BROOMWOOD WAY, LOWER BOURNE, FARNHAM
Erection of a dwelling with associated parking and amenity space including raised terraces.
Farnham Town Council objects to the proposed dwelling on this restrictive site which has been previously subdivided through granted application WA/222/01197. Impact on the amenity of the neighbours must be considered.

WA/2024/00578 Farnham Bourne

Officer: Matt Ayscough
WALDEN HOUSE, GOLD HILL, LOWER BOURNE, FARNHAM GU10 3JH
Erection of a porch and replacement entrance gates and piers.
No comment.

Farnham Castle

WA/2024/00487 Farnham Castle

Officer: Simon Dunn-Lwin
COMMUNAL AREA RIVERSIDE WALK, LONGBRIDGE, FARNHAM GU9 7PZ
Installation of public art (retrospective).
For information only.

Farnham Firgrove

WA/2024/00539 Farnham Firgrove

Officer: Matt Ayscough
11B RIDGWAY ROAD, FARNHAM GU9 8NN
Erection of first floor extensions including over a car port and alterations.
No comment.

WA/2024/00562 Farnham Firgrove

Officer: Anna Whitty
31 BALDREYS, FARNHAM GU9 8RH
Erection of single storey front and rear extensions following demolition of existing extensions.
No comment.

Farnham Heath End

TM/2024/00568 Farnham Heath End

Officer: Theo Dyer
PINEHURST, 7 PARKSIDE, FARNHAM GU9 0JP
APPLICATION FOR REMOVAL OF TREES SUBJECT OF TREE PRESERVATION ORDER 16/99
Farnham Town Council leaves to the Arboricultural Officer. 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/2024/00545 Farnham Heath End

Officer: Graham Speller

COBWEBS, BALL AND WICKET LANE, FARNHAM GU9 0PD

Erection of extensions and alterations together with alterations to integral garage to provide habitable accommodation.

No comment.

Farnham Moor Park

CA/2024/00541 Farnham Moor Park

Officer: Theo Dyer

WAVERLEY ABBEY HOUSE, WAVERLEY LANE, FARNHAM GU9 8EP

WAVERLEY ABBEY CONSERVATION AREA REMOVAL OF TREES

Farnham Town Council leaves to the Arboricultural Officer. With the removal of the Laurel hedging, the bird nesting season must be considered, generally March to August. Checking for active nests is essential, prior to cutting and pruning during this period.

TM/2024/00480 Farnham Moor Park

Officer: Theo Dyer

MAPLE LODGE, 12A OLD COMPTON LANE, FARNHAM GU9 8BS

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

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.

PRA/2024/00563 Farnham Moor Park

Officer: Dana Nickson

STORE, OLD BARN, CROWN LANE, FARNHAM GU9 9JP

Demolition notification: G.P.D.O. Schedule 2, Part 1 I, Class B: Demolition of brick barn with later extensions.

Previously refused as no demolition plan had been provided. Although a demolition plan is included in the application, Farnham Town Council objects to the loss of an important historic asset and the impact of on the character of the street.

Farnham Town Council supports the objection by the Badshot Lea Community Association, see comments below.

The old barn is a good example of Badshot Lea's agricultural past, with hop growing continuing until the early 1970s. With the large amount of new building in the village over recent years and no doubt much more to come it is increasingly important to retain as many of these old structures as possible.

It would be good to repurpose the building and make it suitable and safe and remain a significant presence within the village. However, it is important that as much as possible of the old structure is retained and any new materials are sympathetic to it.

The building has character and any work undertaken on it should not radically diminish that.

We will be reliant on Waverley Planning Officers to ensure the work proceeds with all of the above in mind.

WA/2024/00489 Farnham Moor Park

Officer: Matt Ayscough

HIGH VIEW, 18 MONKS WELL, FARNHAM GU10 1RH

Erection of an outbuilding.

No comment.

Farnham Rowledge

CA/2024/00501 Farnham Rowledge

Officer: Theo Dyer

STONECROFT, 8 POTTERY LANE, WRECCLESHAM FARNHAM GU10 4QG

WRECCLESHAM CONSERVATION AREA WORKS TO TREE

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

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.

CA/2024/00519 Farnham Rowledge

Officer: Theo Dyer

1 QUENNELLS HILL, WRECCLESHAM, FARNHAM GU10 4ND

WRECCLESHAM CONSERVATION AREA REMOVAL OF TREES

Farnham Town Council leaves to the Arboricultural Officer. With the removal of the Laurel hedging, the bird nesting season must be considered, generally March to August. Checking for active nests is essential, prior to cutting and pruning during this period.

PRA/2024/00475 Farnham Rowledge

Officer: Dana Nickson

6 HOLLIS WOOD DRIVE, WRECCLESHAM, FARNHAM GU10 4JT

Erection of a single storey rear extension which would extend 3.70 m beyond the rear wall of the original house for which the height would be 3.50 m and for which the height of the eaves would be 2.70 m.

No comment.

WA/2024/00502 Farnham Rowledge

Officer: Alistair de Joux

GARAGE AT HOLTSIDE, 47 LICKFOLDS ROAD, ROWLEDGE, FARNHAM GU10 4ER

Application under Section 73A to vary condition 1 of WA/2018/0576 (approved plans) to allow alteration to the first floor and raise the roof profile; form a raised terrace and remove 2 stable buildings.

Farnham Town Council notes that the dwelling, now known as Loxley, 47a Lickfolds Road, has been registered for paying Council Tax since January 2023, having been approved as an independent dwelling in August 2018. This application is retrospective. The alterations must be compliant with LPP1 policy TDI, REI and

RE3 and Farnham Neighbourhood Plan policy FNPI, FNPI0 and FNPI6 and must not have a negative impact on the neighbour's amenity.

Farnham Weybourne

WA/2024/00517 Farnham Weybourne

Officer: Matt Ayscough

4 LABURNUM ROAD, FARNHAM GU9 9DU

Erection of two storey extension, single storey extensions and alterations.

No comment.

WA/2024/00556 Farnham Weybourne

Officer: Anna Whitty

94 WEYBOURNE ROAD, FARNHAM GU9 9HE

Erection of an extension following demolition of conservatory.

No comment.

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

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

Consideration was given to future items on the agenda of Waverley's Planning Committee. It is expected that WA/2023/01467 Land Centre Coordinates 483317 147157 Old Park Lane, Farnham will be brought to Committee shortly.

9. Date of next meeting

Monday 22nd April 2024 at 9.30am.

The meeting ended at 12.40 pm

Notes written by Jenny de Quervain