



FARNHAM TOWN COUNCIL

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Planning & Licensing Consultative Group

Time and date

9.30am on Monday 29 April 2019

Place

Council Chamber, South Street, Farnham

Planning & Licensing Consultative Group Members Present

Councillor M Hyman – Chair

Councillor D Beaman

Councillor J Fraser

Councillor J Ward

Officers in attendance: Jenny de Quervain

NOTE: The comments and observations from Waverley Borough Councillors are preliminary ones prior to consideration at Borough Council level and are based on the evidence and representations to the Town Council.

1. Apologies

Councillors Cockburn and Macleod

2. Disclosure of Interests

Councillors Beaman, Fraser and Ward declared a non pecuniary interest to WA/2019/0533 due to the applicant being a Waverley Councillors.

3. Applications considered for larger developments

Farnham Castle

NMA/2019/0064 Farnham Castle Amy Willson

Amendment to WA/2017/0137 to provide open porches to elevations of Units 1-6 and 8-9.
19 KNOWLE FARM, OLD PARK LANE, FARNHAM GU9 0AN

Farnham Town Council objects to the proposed open porches on the barn-style dwelling, these detract from the original concept. This development has previously submitted a NMA for revised designs for car ports and relocation of a car port, if further changes are required a full application should be submitted.

Farnham Moor Park

WA/2019/0556 Farnham Moor Park Rachel Kellas

Extensions and alterations to restaurant building to provide 4 dwellings. Erection of a detached dwelling and a block of 3 dwellings following demolition of existing detached store. Associated parking and external works.

THE JOLLY FARMER, GUILDFORD ROAD, RUNFOLD GU10 1PG

Farnham Town Council objects to the proposed isolated development outside the built up area boundary of the Farnham Neighbourhood Plan, not being in line with policy FNPI.

4. Applications considered

Farnham Bourne

WA/2019/0518 Farnham Bourne Philippa Staddon

Erection of extensions and alterations including roof lights and 4 dormer windows.
SELWORTHY 1, SWINGATE ROAD, FARNHAM GU9 8JJ

Farnham Town Council has no objections subject to the extensions and alterations being in line with the Farnham Design Statement and Farnham Neighbourhood Plan Policy FNPI6 Building Extensions.

WA/2019/0533 Farnham Bourne Philippa Staddon

Erection of an outbuilding (revision of WA/2018/2176).
SERENDIPITY, 4 PINE GROVE, LOWER BOURNE GU10 3RG

Farnham Town Council declared a non pecuniary interest and no comments were made.

WA/2019/0549 Farnham Bourne Louise Fuller

Erection of extensions and alterations.
38 KILN LANE, FARNHAM GU10 3LU

Farnham Town Council object to the size and scale of the proposed extensions and alterations and the negative impact on the neighbours amenity not being in line with the Farnham Design Statement and Farnham Neighbourhood Plan policy FNP16.

WA/2019/0553 Farnham Bourne Louise Fuller

Certificate of Lawfulness under Section 192 for the erection of an outbuilding following demolition of existing outbuilding.

REDHILL HOUSE, TILFORD ROAD, FARNHAM GU9 8HS

Farnham Town Council has no objections subject to the outbuilding remaining ancillary to the dwelling.

CA/2019/0061 Farnham Bourne Mr A Clout

GREAT AUSTINS CONSERVATION AREA

REMOVAL OF TREES

1 VICARAGE HILL FARNHAM GU9 8HG

Farnham Town Council objects to the removal of trees and hedges, especially in the Old Church Lane Conservation Area covered by Neighbourhood Plan policy FNP7, green boundaries should be retained.

CA/2019/0058 Farnham Bourne Mr A Clout

GREAT AUSTINS CONSERVATION AREA

WORKS TO TREES

FORDWYCH, 4 MAVINS ROAD, FARNHAM GU9 8JS

Farnham Town Council, subject to the Arboricultural Officer's comments, welcomes the maintenance of trees to extend their life and associated amenity.

Farnham Castle

WA/2019/0514 Farnham Castle Philippa Staddon

Display of illuminated and non illuminated signs (revision of WA/2018/1793).

11, CASTLE STREET, FARNHAM GU9 7JA

Farnham Town Council has no objections to externally illuminated signs in the Town Centre Conservation Area covered by Farnham Neighbourhood Plan Policy FNP2, FNP3, FNP4 and supplementary planning guides FCAMP and Shopfront Design Guide and subject to the signage being appropriate in size and scale. The use of A-boards at this location is inappropriate and causes an obstruction.

WA/2019/0525 Farnham Castle Mr Chris Turner

Erection of extensions and alterations to roof to form habitable accommodation including installation of dormer windows (revision of WA/2018/0947).

43A CRONDALL LANE, FARNHAM GU9 7BG

Farnham Town Council has no objections subject to the extensions and alterations being in line with the Farnham Design Statement and Farnham Neighbourhood Plan Policy FNPI6 Building Extensions and no negative impact on the neighbour's amenity.

SUPPLIED IN ERROR NO COMMENTS REQUIRED

CA/2016/0072 Farnham Castle Mr A Clout

FARNHAM CONSERVATION AREA P31/3/9

WORKS TO BEECH TREE

RUSTLINGS, CASTLE HILL FARNHAM GU9 7JG

Farnham Firgrove

WA/2019/0564 Farnham Firgrove John Bennett

Erection of extensions and alterations.

22 WAVERLEY LANE, FARNHAM GU9 8BQ

Farnham Town Council has no objections subject to the extensions and alterations being in line with the Farnham Design Statement and Farnham Neighbourhood Plan Policy FNPI6 Building Extensions, all materials be in keeping with existing and no negative impact on the neighbour's amenity.

NMA/2019/0060 Farnham Firgrove Amy Willson
Amendment to WA/2018/1139 for alterations to elevations.
8, YORK ROAD, FARNHAM GU9 8JZ
Farnham Town Council has no objections.

Farnham Hale and Heath End

WA/2019/0524 Farnham Hale and Heath End Louise Fuller
Certificate of Lawfulness under Section 192 for dormer extension and alterations to provide habitable accommodation in the loft.
14 THE FAIRWAY, FARNHAM GU9 9BB
Farnham Town Council has no objections subject to the extension and alterations being in line with the Farnham Design Statement and Farnham Neighbourhood Plan Policy FNPI6 Building Extensions, all materials be in keeping with existing and no negative impact on the neighbour's amenity.

TM/2019/0059 Farnham Hale and Heath End Steve Tester
APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 33/99
37 WHITE COTTAGE CLOSE FARNHAM GU9 0NL
Farnham Town Council, subject to the Arboricultural Officer's comments, welcomes the maintenance of trees to extend their life and associated amenity.

Farnham Moor Park

WA/2019/0566 Farnham Moor Park Philippa Staddon
Erection of extension and alterations.
27 BROOMLEAF ROAD, FARNHAM GU9 8DG
Farnham Town Council has no objections subject to the extension and alterations being in line with the Farnham Design Statement and Farnham Neighbourhood Plan Policy FNPI6 Building Extensions.

Farnham Shortheath and Boundstone

WA/2019/0511 Farnham Shortheath and Boundstone Louise Fuller
Erection of extensions and alterations.
22 SANDROCK HILL ROAD, WRECCLESHAM GU10 4NS
Farnham Town Council has no objections subject to the extensions and alterations being in line with the Farnham Design Statement and Farnham Neighbourhood Plan Policy FNPI6 Building Extensions, all materials be in keeping with existing and no negative impact on the neighbour's amenity.

WA/2019/0513 Farnham Shortheath and Boundstone Louise Fuller
Erection of a detached garage.
25 BOUNDSTONE ROAD, WRECCLESHAM GU10 4TW
Farnham Town Council has no objections subject to the green boundary remaining and no negative impact on the street scene. Green boundaries are a feature of the area, as stated in the Farnham Design Statement and Farnham Neighbourhood Plan.

WA/2019/0550 Farnham Shortheath and Boundstone Louise Fuller
Erection of two storey front extension.
26 THORN ROAD, WRECCLESHAM GU10 4TU
Farnham Town Council has no objections subject to the extension being in line with the Farnham Design Statement and Farnham Neighbourhood Plan Policy FNPI6 Building

Extensions, all materials be in keeping with existing and no negative impact on the neighbour's amenity.

Farnham Upper Hale

TM/2019/0061 Farnham Upper Hale Steve Tester

APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 22/00
42, FOLLY LANE NORTH, FARNHAM GU9 0HX

Farnham Town Council, subject to the Arboricultural Officer's comments, welcomes the maintenance of trees to extend their life and associated amenity.

Farnham Weybourne and Badshot Lea

WA/2019/0520 Farnham Weybourne and Badshot Lea Louise Fuller

Erection of single storey extension following demolition of existing conservatory.
91 WEYBOURNE ROAD, FARNHAM GU9 9EX

Farnham Town Council has no objections subject to the extension being in line with the Farnham Design Statement and Farnham Neighbourhood Plan Policy FNP16 Building Extensions.

WA/2019/0542 Farnham Weybourne and Badshot Lea Rachel Kellas

Erection of extension.

BADSHOT LEA GARDEN CENTRE, BADSHOT LEA ROAD, BADSHOT LEA GU9 9JX

Farnham Town Council has no objections.

5. Appeals

WA/2017/2352 Farnham Hale and Heath End

HAWTHORNS BELLS PIECE, HALE ROAD, FARNHAM

Hybrid planning application: Full planning application for the change of use of land to form SANG (Suitable Alternative Natural Greenspace) with links to Farnham Park and the provision of a public car park; Outline planning application with access only to be determined, for the erection of up to 65 dwellings including 26 affordable; new access; associated landscape and infrastructure following the demolition of existing house and ancillary buildings (revision of WA/2017/0118).

Farnham Town Councils comments 08/01/18: *Farnham Town Council STRONGLY OBJECTS to this application. The site is not included in either the Local Plan or Farnham Neighbourhood Plan. It is located Outside the Built Up Area Boundary and not in line with Policy FNP10 and FNP11 and Policy C2 and C3.*

There would be significant negative impact on traffic and infrastructure arising from access to and from the site. The development would have an adverse impact on coalescence of settlements, filling in the green gap between Farnham and Hale. It would also close off the green vista through to Farnham Park. Farnham Town Council disputes the reason for the developer submitting the application in the document 'Covering Letter'.

Planning Inspectorate Ref: APP/R3650/W/18/3211033 Appellant: Stax Development Limited

Note a change of procedure to this application from Written Representation to a Hearing. Details of the time, date and venue of this hearing are to follow.

Further representation can be made, advise of time, date and venue when published.

WA/2018/1128 Farnham Upper Hale

1 HIGH COPSE, FARNHAM GU9 0BL

Erection of extension and alterations.

Farnham Town Council comments 16/07/18: *Farnham Town Council has no objections subject to the extensions and alterations being in line with the Farnham Design Statement and Farnham Neighbourhood Plan Policy FNP16 and all materials be in keeping with existing.*

Planning Inspectorate Ref: APP/R3650/D/19/3224362 Applicant: Mr Magnus Smith

An appeal has been made to the Secretary of State against the Council's decision to refuse planning permission for the proposed development described above. As this appeal is proceeding under the Householder Appeals Service, there is no opportunity to submit further comments.

Farnham Town Council had no objections to the application. No further comments were made.

WA/2018/1230 Farnham Weybourne and Badshot Lea

Land At Green Lane Farm, Green Lane, Badshot Lea

Application under Section 73 to vary Conditions 2, 3, 5 & 8 of WA/2016/2456 (conditions relate to approved plan numbers, access, turning and parking) to allow change to affordable housing provision, addition of conservatories to plots 1, 3, 38, 40 and 43, alterations to layout and amendments to plots 34 and 35 to alter from semi-detached to detached dwellings.

Farnham Town Council comments 21/01/19: *Farnham Town Council strongly objects to the erection of 50 dwellings at land a Green Lane Farm. It is outside the Built Up Area Boundary and not in line with Farnham Neighbourhood Plan Policy FNPI, FNPI0, FNPI1. The location is not an approved Farnham Neighbourhood Plan site for development and the access is unsuitable, especially with increased traffic from the adjacent development site granted at appeal.*

Farnham Town Council comments 29/10/18: *Farnham Town Council strongly objects to the new application at Green Lane Farm. The size and scale of the proposed new dwelling in this application is vastly increased to the previously approved application and not in keeping with the Farnham Design Statement and Farnham Neighbourhood Plan Policy FNPI.*

Planning Inspectorate Ref: APP/R3650/W/18/3216058 Applicant: Mr T Rumble

Comments provided to the Planning Inspectorate.

WA/2018/1664 Farnham Moor Park

Land At Culverlands Moor Park Way Farnham

Outline application for erection of one dwelling with access to be determined and all other matters reserved.

Farnham Town Council comments 29/10/18: *Farnham Town Council objects to the erection of a new dwelling and questions its sustainability. It is not in line with Farnham Neighbourhood Plan Policy FNPI, 10, 11, 20 and is outside the built-up area boundary.*

Planning Inspectorate Ref: APP/R3650/W/19/3226309 Applicant: Mr & Mrs Alistair & Rebecca Marman

Comments provided to the Planning Inspectorate.

WA/2018/2200 Farnham Firgrove

Land At Blenheim House, Tilford Road, Farnham

Erection of a dwelling, garage and associated works.

Planning Inspectorate Ref: APP/R3650/W/19/3226001 Applicant: Mr C Grogan

Farnham Town Council comments 21/01/19: *Farnham Town Council objects to the overdevelopment of the restrictive site not being in line with the Farnham Design Statement and Farnham Neighbourhood Plan FNPI, the negative impact on the neighbours' amenity and the additional access on Alfred Road.*

Comments provided to the Planning Inspectorate.

6. Waverley Street Naming

Street Naming Application SNN1955A – Old Knowle Square

Farnham Town Council objects to the address not containing any geographical location in the full address as it is located on the corner of Middle and Old Park Lane.

Comments provided to WBC Street Naming.

Meeting closed 10.20

Notes by Jenny de Quervain

Date of next meeting 3 June 2019 following the appointments of Councillors on to working groups at Council on Thursday 23 May. Responses to applications will be delegated to the Town Clerk in the interim.