



FARNHAM TOWN COUNCIL

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Notes

Planning & Licensing Consultative Working Group

Time and date

9.30 am on Monday 25th November, 2019

Place

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

Pre-application Presentation

A pre-application presentation was given on Old Mission Hall, Firgrove Hill ahead of the Planning & Licensing Consultative Group meeting.

Councillors in attendance: Councillor David Beaman, Councillor Roger Blishen, Councillor Carole Cockburn, Councillor Alan Earwaker, Councillor John "Scotty" Fraser, Councillor Michaela Gray, Councillor George Hesse, Councillor Michaela Martin, Councillor John Neale (Chair)

Officers in attendance: Jenny de Quervain

Mr Jon Boyes, owner of the Old Mission Hall, with an option on the surrounding land, presented alternative proposals at the site. A previous planning application WA/2018/1879 for 39 flats was refused 1 February 2019.

Planning & Licensing Consultative Working Group

Members Present:

Councillor Brian Edmonds (Lead Member)
Councillor David Beaman
Councillor Roger Blishen
Councillor Alan Earwaker
Councillor John "Scotty" Fraser
Councillor Michaela Gray
Councillor George Hesse
Councillor Michaela Martin
Councillor John Neale

Officers: Jenny de Quervain

I. Apologies for Absence

- None were received.
2. **Disclosure of Interests**

None were received.

3. **Applications for larger developments**

Farnham Castle

WA/2019/1802 Farnham Castle

Officer: Philippa Staddon

Erection of a block of 9 flats with associated garages and bin stores following demolition of existing dwelling and garage.

KINGSDOWN, CASTLE HILL, FARNHAM GU9 0AD

Farnham Town Council objects to the size and scale of the proposed development of 9 flats following the demolition of 1 dwelling, not being compliant with the Farnham Design Statement and Farnham Neighbourhood Plan policies FNPI and FNP2 Town Centre Conservation Area. The development would have a significant effect on the scheduled monument of Farnham Castle and its numerous Grade I elements close to the site. The access is dangerous with no visibility in either direction for entering the carriageway, no pedestrian access from the highway and no safe crossing points.

4. **Applications Considered**

Farnham Bourne

WA/2019/1787 Farnham Bourne

Officer: Ruth Dovey

Erection of an extension.

BIRCHWOOD, 7 VALE CLOSE, LOWER BOURNE GU10 3HR

Farnham Town Council has no objections subject to the extension being confirmed compliant with the Farnham Design Statement and Farnham Neighbourhood Plan Policy FNPI6, materials be in keeping with existing and no negative impact on the neighbour's amenity.

WA/2019/1786 Farnham Bourne

Officer: Louise Fuller

Erection of extensions and alterations; erection of garage and demolition of existing garage.

HEATHFIELD HOUSE, LONGDOWN ROAD, LOWER BOURNE GU10 3JS

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

WA/2019/1812 Farnham Bourne

Officer: Miss C Woodhatch

Erection of detached garage together with provision of new access and closure of existing access.

11 FRENHAM VALE, LOWER BOURNE GU10 3HN

Farnham Town Council objects to the erection of a detached garage to the front of the property on being compliant with the Farnham Design Statement and Farnham Neighbourhood Plan policy FNPI. The height of the proposed garage will have a negative impact on the street scene and green boundary.

NMA/2019/0171 Farnham Bourne

Officer: Amy Willson

Amendment to WA/2019/1386 for addition of door and alterations to elevations.

56 BURNT HILL ROAD, FARNHAM GU10 3LY

Farnham Town Council has no objections subject to the amendments being confirmed compliant with the Farnham Design Statement and Farnham Neighbourhood Plan Policy FNP16 and materials be in keeping with existing.

CA/2019/0176 Farnham Bourne

Officer: Mr A Clout

GREAT AUSTINS CONSERVATION AREA

WORKS TO AND REMOVAL OF TREES

Farnham Town Council, subject to the Arboricultural Officer's comments, objects to the removal of trees especially in the Great Austins Conservation Area covered by Farnham Neighbourhood Plan Policy FNP5. If removal is necessary, replacement required.

CA/2019/0175 Farnham Bourne

Officer: Mr A Clout

GREAT AUSTINS CONSERVATION AREA

WORKS TO 3x CEDAR TREES

ST THOMAS ON THE BOURNE, FRENHAM ROAD FARNHAM GU9 8HA

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

CA/2019/0170 Farnham Bourne

Officer: Mr A Clout

GREAT AUSTINS CONSERVATION AREA

REMOVAL OF TREES

TIMBERS, GREENHILL ROAD FARNHAM GU9 8JN

Farnham Town Council, subject to the Arboricultural Officer's comments, objects to the removal of trees especially in the Great Austins Conservation Area covered by Farnham Neighbourhood Plan Policy FNP5. If removal is necessary, replacement required.

TM/2019/0190 Farnham Bourne

Officer: Steve Tester

APPLICATION FOR REMOVAL OF TREE SUBJECT OF TREE PRESERVATION ORDER 06/11

THE YARNE, 38 FORD LANE FARNHAM GU10 4SF

Farnham Town Council leave to the Arboricultural Officer.

Farnham Castle

WA/2019/1490 Farnham Castle Officer: Ruth Dovey

Application under Regulation 3, change of use from community space (D1) to office/ welfare area for carpark staff (B1a) together with replacement of windows and doors.

COMMUNAL ROOM, CHANTRY'S COURT, THE CHANTRY'S FARNHAM

Farnham Town Council objects to the inappropriate use of the community space and parking for commercial vehicles within the residential area. The location has limited parking provision and priority should be given to residents.

WA/2019/1778 Farnham Castle

Officer: Philippa Staddon

Erection of garage following demolition of existing garage, erection of wall following partial demolition of existing wall, erection of extension following demolition of existing conservatory, internal alterations.

OLD PARK HOUSE, ALTON ROAD, FARNHAM GU10 5ER

Farnham Town Council has no objections subject to the extension and alterations being confirmed compliant with the Farnham Design Statement and Farnham Neighbourhood Plan Policy FNP16, materials be in keeping with existing and no obstruction or discharge of rainwater on to footpath 11 (Farnham).

WA/2019/1756 Farnham Castle

Officer: Philippa Staddon

Erection of extensions and alterations following demolition of existing extension.

11 OLD PARK LANE FARNHAM GU9 0AJ

Farnham Town Council has no objections subject to the extensions and alterations being confirmed compliant with the Farnham Design Statement and Farnham Neighbourhood Plan Policy FNP16 and no negative impact on the neighbour's amenity.

Defer to meeting on 9 December 2109, Cllr Hesse following up with Officer

NMA/2019/0165 Farnham Castle

Officer: Amy Willson

New entrance door for flats 7-12 to replace the existing window pane at front, in addition to a change of Bin collection strategy with bins collected/dropped in/from a new location during collection time by managing company.

2 – 3 THE BOROUGH, FARNHAM GU9 7NA

Farnham Town Council has no objections subject to the new entrance door being compliant, especially materials and colour, with the Farnham Design Statement, Farnham Neighbourhood Plan Policy FNP2, FCAMP and Shopfront Design Guide supplementary planning guides.

CA/2019/0169 Farnham Castle

Officer: Mr A Clout

FARNHAM CONSERVATION AREA

WORKS TO TREES

38, RED LION LANE FARNHAM GU9 7QN

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

CA/2019/0165 Farnham Castle

Officer: Mr A Clout

FARNHAM CONSERVATION AREA

WORKS TO TREES

FARNHAM CASTLE, CASTLE HILL FARNHAM GU9 0AG

Note. Removal of branches and dead branches overhanging the Mote.

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

WA/2019/1729 Farnham Castle

Officer: Mr Chris Turner

Listed Building consent to display non illuminated fascia and projecting signs.

HALIFAX PLC, 8 WEST STREET, FARNHAM GU9 7DN

Farnham Town Council has no objections subject to the fascia being compliant with the Farnham Design Statement, Farnham Neighbourhood Plan Policy FNP2, FCAMP and Shopfront Design Guide supplementary planning guides.

WA/2019/1728 Farnham Castle

Officer: Mr Chris Turner

Display of non illuminated fascia and projecting signs.

HALIFAX PLC, 8 WEST STREET, FARNHAM GU9 7DN

Farnham Town Council has no objections subject to the fascia being compliant with the Farnham Design Statement, Farnham Neighbourhood Plan Policy FNP2, FCAMP and Shopfront Design Guide supplementary planning guides.

CA/2019/0167 Farnham Castle

Officer: Mr A Clout

FARNHAM CONSERVATION AREA

WORKS TO TREES

RUSTLINGS, CASTLE HILL FARNHAM GU9 7JG

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

WA/2019/1791 Farnham Castle

Officer: Louise Fuller

Display of illuminated signs to replace existing signs.

NATIONWIDE, TOWN HALL BUILDINGS, THE BOROUGH, FARNHAM GU9 7NT

Farnham Town Council objects to internally illuminated signage in the Town Centre Conservation Area covered by Farnham Neighbourhood Plan Policy FNP2, the Farnham Conservation Area Management Plan and the Shopfront Design Guide SPD.

WA/2019/1792 Farnham Castle

Officer: Louise Fuller

Listed Building consent to display illuminated signs and alterations to shopfront.

NATIONWIDE, TOWN HALL BUILDINGS, THE BOROUGH, FARNHAM GU9 7NT

Farnham Town Council objects to internally illuminated signage in the Town Centre Conservation Area covered by Farnham Neighbourhood Plan Policy FNP2, the Farnham Conservation Area Management Plan and the Shopfront Design Guide SPD.

WA/2019/1781 Farnham Castle

Officer: Mr Chris Turner

Listed Building consent for internal and external alterations.

THE BUSH HOTEL, THE BOROUGH FARNHAM GU9 7NN

Farnham Town Council has no objections subject to the internal and external alterations being confirmed compliant with the Farnham Design Statement and Farnham Neighbourhood Plan Policy FNP16, materials be in keeping with existing and approved by the Heritage Officer. We would expect to see a standard planning application in conjunction with a Listed Building consent application.

NMA/2019/0164 Farnham Castle

Officer: Amy Willson

Amendment to WA/2017/0137 for rearrangement to the car ports associated with units 7, 8 and 9 so that they are slightly closer to the dwellings they serve.

KNOWLE FARM, 19 OLD PARK LANE, FARNHAM GU9 0AN

Farnham Town Council has no objections to the rearrangement of the carports to units 7,8 and 9 to be positioned closed to the dwelling they serve.

Councillor Beaman left the meeting at 10.30am.

Farnham Hale and Heath End

WA/2019/1726 Farnham Hale and Heath End

Officer: Philippa Staddon

Erection of extensions and alterations.

30 WEST AVENUE, FARNHAM GU9 0RB

Concern is raised with the potential overlooking from enlarged windows and roof lights. Farnham Town Council has no objections subject to the issue of overlooking being addressed and the extensions and alterations being confirmed compliant with the Farnham Design Statement and Farnham Neighbourhood Plan policy FNPI6.

WA/2019/1810 Farnham Hale and Heath End

Officer: Carl Housden

Erection of extension and alterations.

33 ALMA LANE, FARNHAM GU9 0LW

Farnham Town Council has no objections subject to the extension and alterations being confirmed compliant with the Farnham Design Statement and Farnham Neighbourhood Plan Policy FNPI6, materials be in keeping with existing and no negative impact on the neighbours' amenity.

WA/2019/1782 Farnham Hale and Heath End

Officer: Philippa Staddon

Certificate of Lawfulness under Section 192 for alterations to roof space to form habitable accommodation including two side dormers.

BURLAWN, HEATH LANE, FARNHAM, GU9 0PR

Farnham Town Council has no objections subject to the alterations being confirmed compliant with the Farnham Design Statement and Farnham Neighbourhood Plan Policy FNPI6, materials be in keeping with existing and no negative impact on the neighbours' amenity.

TM/2019/0188 Farnham Hale and Heath End

Officer: Steve Tester

APPLICATION FOR WORKS TO TREE SUBJECT TO TREE PRESERVATION ORDER 33/99

6 FAIRVIEW GARDENS FARNHAM GU9 0NG

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

Farnham Firgrove

WA/2019/1775 Farnham Firgrove

Officer: Mr Chris Turner

Erection of extensions and alterations following demolition of existing conservatory.

3 LONGLEY ROAD, FARNHAM GU9 8LZ

Farnham Town Council has no objections subject to the extensions and alterations being confirmed compliant with the Farnham Design Statement and Farnham Neighbourhood Plan Policy FNPI6 and no negative impact on the neighbours' amenity.

WA/2019/1796 Farnham Firgrove

Officer: Carl Housden

Erection of extension and alterations together with alterations to existing garage to form habitable accommodation.

3 YORK ROAD, FARNHAM GU9 8JX

Farnham Town Council has no objections subject to the extension and alterations

being confirmed compliant with the Farnham Design Statement and Farnham Neighbourhood Plan Policy FNPI6, materials be in keeping with existing and no negative impact on the neighbours' amenity.

WA/2019/1740 Farnham Firgrove

Officer: Louise Fuller

Erection of extensions and alterations including provision of habitable accommodation at first floor.

4 UPPER WAY, FARNHAM GU9 8RQ

Farnham Town Council has no objections subject to the extensions and alterations being confirmed compliant with the Farnham Design Statement and Farnham Neighbourhood Plan Policy FNPI6, materials be in keeping with existing and no negative impact on the neighbours' amenity.

Farnham Moor Park

DW/2019/0023 Farnham Moor Park

Officer: Louise Fuller

The erection of a single storey rear extension which would extend beyond the rear wall of the original house by 5.386m, for which the height would be 3.671m, and for which the height of the eaves would be 2.849m.

5 WINTON ROAD, FARNHAM GU9 9QW

Farnham Town Council has no objections subject to the extension being confirmed compliant with the Farnham Design Statement and Farnham Neighbourhood Plan Policy FNPI6, materials be in keeping with existing and no negative impact on the neighbour's amenity.

Farnham Shortheath and Boundstone

WA/2019/1817 Farnham Shortheath and Boundstone

Officer: Louise Fuller

Certificate of Lawfulness under Section 192 erection of extension and alterations.

50 BALDREYS, FARNHAM GU9 8RH

Farnham Town Council has no objections subject to the extension being confirmed compliant with the Farnham Design Statement and Farnham Neighbourhood Plan Policy FNPI6 and materials be in keeping with existing.

WA/2019/1776 Farnham Shortheath and Boundstone

Officer: Louise Fuller

Erection of extension and alterations following demolition of existing conservatory.

21 GORSE LANE, WRECCLESHAM GU10 4SD

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

WA/2019/1748 Farnham Shortheath and Boundstone

Officer: Louise Fuller

Erection of extension and alterations.

25 SHORTHEATH ROAD, FARNHAM GU9 8SN

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

Farnham Upper Hale

WA/2019/1749 Farnham Upper Hale

Officer: Philippa Staddon

Alterations to roof space including dormer to provide additional habitable accommodation.
4 WINGS ROAD, FARNHAM GU9 0HW

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

Farnham Wrecclesham and Rowledge

WA/2019/1811 Farnham Wrecclesham and Rowledge

Officer: Carl Housden

Erection of extension and alterations including demolition of existing detached garage.
6 COLESON HILL ROAD, WRECCLESHAM GU10 4QQ

Farnham Town Council has no objections subject to the extension and alterations being confirmed compliant with the Farnham Design Statement and Farnham Neighbourhood Plan Policy FNPI6, materials be in keeping with existing, no negative impact on the neighbours' amenity and sufficient parking being available within the boundary of the property. The area is congested with insufficient parking and vehicles causing obstruction on pavements.

TM/2019/0191 Farnham Wrecclesham and Rowledge

Officer: Mr A Clout

APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 12/99
LAND ADJACENT TO 22 CLARE MEAD, FARNHAM GU10 4BJ

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

TM/2019/0184 Farnham Wrecclesham and Rowledge

Officer: Steve Tester

APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 19/99
5 PEAR TREE LANE FARNHAM GU10 4DW

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

5. Appeals

PROPOSAL: Erection of a dwelling with access from Burnt Hill Way.

SITE ADDRESS: Land To Rear Of Talbot Lodge 24, Burnt Hill Road, Wrecclesham

WAVERLEY REFERENCE: WA/2019/2161

PLANNING INSPECTORATE REFERENCE: APP/R3650/W/19/3239117

PLANNING INSPECTORATE APPEAL START DATE: 12th November 2019

APPLICANT: Mr and Mrs Paul and Shirley Cripps

Farnham Town Council strongly objects to the erection of a dwelling at land to the rear of Talbot Lodge, 24 Burnt Hill Road. The access from Burnt Hill Way is unsuitable being a single track bridleway and is not in line with the Farnham Design Statement or Farnham Neighbourhood Plan FNPI and FNP8, is out of keeping in pattern and density for the semi-rural location and would have a negative impact on the neighbours' amenity.

6. Date of next meeting

9th December 2019.

The meeting ended at 11.30 am

Notes written by Jenny de Quervain