



FARNHAM TOWN COUNCIL

E

Notes

Planning & Licensing Consultative Working Group

Time and date

9.30 am on Monday 9th December, 2019

Place

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

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 Michaela Martin
Councillor John Neale

Officers: Jenny de Quervain

1. Apologies for Absence

Apologies were received from Councillor Hesse.

2. Disclosure of Interests

Councillor Martin declared a non pecuniary interest in knowing the owner of the property in application WA/2019/1849.

3. Applications for larger developments

Defer to 23/12/19

WA/2019/1905 Farnham Weybourne and Badshot Lea

Officer: Rachel Kellas

Outline Application for residential development of up to 140 dwellings with all matters reserved except for access.

LAND AT LOWER WEYBOURNE LANE FARNHAM

4. Applications Considered

Farnham Bourne

WA/2019/1215 Farnham Bourne

Officer: Carl Housden

Erection of a dwelling and detached garage (as amended by plans received 22/11/2019).
(Amended description)

LAND AT 8 KILN LANE, LOWER BOURNE

Farnham Town Council maintains its objections to the erection of a dwelling of this size and scale, its negative impact on the neighbour's amenity and an unsuitable access from Winston Walk not being compliant with the Farnham Design Statement and Farnham Neighbourhood Plan Policy FNPI.

WA/2019/1832 Farnham Bourne

Officer: Carl Housden

Erection of extension and alterations following demolition of existing conservatory.

2 VICARAGE CLOSE, FARNHAM GU9 8EU

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 and materials be in keeping with existing.

WA/2019/1834 Farnham Bourne

Officer: Mr Chris Turner

Erection of extensions and alterations.

55 FRENHAM ROAD, LOWER BOURNE GU10 3QE

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 materials be in keeping with existing.

CA/2019/0179 Farnham Bourne

Officer: Mr A Clout

GREAT AUSTINS CONSERVATION AREA

WORKS TO AND REMOVAL OF TREES

8 GREENHILL ROAD, FARNHAM GU9 8JW

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/2019/0183 Farnham Bourne

Officer: Mr A Clout

GREAT AUSTINS CONSERVATION AREA

WORKS TO TREE

1 LITTLE AUSTINS ROAD, FARNHAM GU9 8JR

Farnham Town Council, subject to the Arboricultural Officer's comments, welcomes the maintenance of trees to extend their life and associated amenity especially in the Great Austins Conservation Area covered by Farnham Neighbourhood Plan Policy FNP5. The method of tree maintenance was questioned, is pollarding appropriate for a Sweet Chestnut?

TM/2019/0203 Farnham Bourne

Officer: Steve Tester

APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 04/12

LATIMER HOUSE, FORD LANE FARNHAM GU10 4SF

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.

Farnham Castle

Deferred from 25/11/19

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 questions the changes to the original bins storage and waste collection. Rubbish bins, recycling bins and food waste bins would require a large amount of storage space to service 12 residential flats. At no point must the bins obstruct the pavement. Farnham Town Council has no objections subject to the new entrance door to the front of the building being confirmed compliant, especially the materials and colour, with the Farnham Design Statement, Farnham Neighbourhood Plan Policy FNP2, FCAMP and Shopfront Design Guide supplementary planning guides.

CA/2019/0177 Farnham Castle

Officer: Mr A Clout

FARNHAM CONSERVATION AREA

WORKS TO AND REMOVAL OF TREES

THE RECTORY, UPPER CHURCH LANE FARNHAM GU9 7PW

Farnham Town Council, subject to the Arboricultural Officer's comments, objects to the removal of trees especially in the Town Centre Conservation Area covered by Farnham Neighbourhood Plan Policy FNP2. As removal is necessary, replacement with Lime trees is acceptable.

WA/2019/1878 Farnham Castle

Officer: Liz Amott

Erection of extensions and alterations.

187 THE CHANTRY, FARNHAM GU9 7AH

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

WA/2019/1857 Farnham Castle

Officer: Louise Fuller

Use of public highway to place external tables and chairs and A boards in association with adjacent public house.

THE WHEATSHEAF, 19 WEST STREET, FARNHAM GU9 7DR

Farnham Town Council requests the use of the public highway be allocated through a pavement licence from Surrey County Council and not through the planning process. A minimum of 1.2m needs to be available beyond the obstruction to the kerb. To reduce public nuisance, use of outdoor furniture should be time limited in the evening and drinks should be supplied in non-breakable vessels to prevent

breakages on the pavement.

WA/2019/1903 Farnham Castle

Officer: Philippa Staddon

Erection of structure adjacent to mobile home at Potts Farm.

MOBILE HOME, POTTS FARM, RUNWICK LANE, RUNWICK

Farnham Town Council objects to retrospective planning applications. A permanent structure is inappropriate development in this location.

Farnham Firgrove

WA/2019/1867 Farnham Firgrove

Officer: Olivia Gorham

Erection of two storey extension and alterations.

36 EDWARD ROAD, FARNHAM GU9 8NP

Farnham Town Council objects to the erection of the two storey extension not being compliant with the Residential Extensions SPD, the Farnham Design Statement and Farnham Neighbourhood Plan policy FNPI6 in bulk and size and scale and having a negative impact on the neighbours' amenity.

WA/2019/1898 Farnham Firgrove

Officer: Mr Chris Turner

Erection of extensions and alterations and creation of new vehicular access.

37 SHEEPHOUSE, FARNHAM, GU9 8LR

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 neighbour's amenity.

WA/2019/1869 Farnham Firgrove

Officer: Louise Fuller

Erection of extension and alterations following demolition of existing extension (revision of WA/2019/0679).

7 ST GEORGES ROAD, FARNHAM GU9 8NA

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.

Farnham Hale and Heath End

WA/2019/1831 Farnham Hale and Heath End

Officer: Philippa Staddon

Erection of extension and alterations.

THE FOUR SEASONS, ROWHILLS, FARNHAM GU9 9AU

Farnham Town Council objects to retrospective planning applications. The cumulative effect of the extensions could be viewed as overdevelopment.

WA/2019/1881 Farnham Hale and Heath End

Officer: Liz Amott

Erection of extension and alterations.

1 ELM CRESCENT FARNHAM GU9 0QW

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 and no negative impact on the neighbour's amenity.

WA/2019/1868 Farnham Hale and Heath End

Officer: Louise Fuller

Certificate of Lawfulness under Section 192 for alterations to existing hardstanding.

35 FARNBOROUGH ROAD, FARNHAM GU9 9AQ

Farnham Town Council has no objections subject to sufficient parking being available within the boundary of the property, no part of the verge or pavement is obstructed by vehicles and vehicles access the A-road in forward gear only.

WA/2019/1897 Farnham Hale and Heath End

Officer: Liz Amott

Erection of an extension.

8D BROOKLANDS CLOSE, FARNHAM GU9 9BT

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 no negative impact on the neighbour's amenity.

Farnham Moor Park

WA/2019/1849 Farnham Moor Park

Officer: Ruth Dovey

Application under Regulation 3 of the Town and Country Planning General Regulations 1992 for Change of Use of land from D2 to D1 to convert community space into nursery and erection of bin stores and associated works.

COMMUNITY CENTRE, HADRIANS, FARNHAM

Farnham Town Council objects to the community space having insufficient parking to serve staff and families of the proposed nursery. The parking indicated on the plan is residential parking for the adjacent housing and cannot be reallocated without having a negative impact on the residents' amenity and add to inappropriate on street parking.

Cllr Martin declared a non-pecuniary interest in knowing the applicant and did not participate.

WA/2019/1854 Farnham Moor Park

Officer: Carl Housden

Change of use from office (Use Class B1) to 2 flats (Use Class C3) with alterations to elevations.

74 - 84 EAST STREET, FARNHAM

Farnham Town Council has no objections subject to the change of use to residential being confirmed compliant with the Farnham Design Statement and Farnham Neighbourhood Plan Policy FNPI6 and sufficient parking provision within the curtilage.

Farnham Shortheath and Boundstone

WA/2019/1880 Farnham Shortheath and Boundstone

Officer: Louise Fuller

Erection of a garage and store with hobby room above and associated works.

LYNBANK, SUNNYDELL LANE, WRECCLESHAM GU10 4RB

Farnham Town Council has no objections subject to the garage and store being confirmed compliant with the Farnham Design Statement and Farnham Neighbourhood Plan Policy FNPI6, no negative impact on the neighbour's amenity and being conditioned ancillary to the dwelling.

TM/2019/0195 Farnham Shortheath and Boundstone

Officer: Steve Tester

APPLICATION FOR REMOVAL OF TREES SUBJECT TO TREE PRESERVATION ORDER 02/17
PEAR TREE COTTAGE, 45 SHORTHEATH ROAD FARNHAM GU9 8SH

Farnham Town Council, subject to the Arboricultural Officer's comments, objects to the removal of trees. If removal is necessary, replacements required.

TM/2019/0198 Farnham Shortheath and Boundstone

Officer: Steve Tester

APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 04/99
5 LONGHOPE DRIVE, FARNHAM GU10 4SN

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

TM/2019/0196 Farnham Shortheath and Boundstone

Officer: Steve Tester

APPLICATION FOR WORKS TO AND REMOVAL OF TREES SUBJECT OF TREE
PRESERVATION ORDER 14/00

2 SANDROCK HILL ROAD, FARNHAM GU10 4NS

Farnham Town Council leaves to the Arboricultural Officer.

WA/2019/1874 Farnham Shortheath and Boundstone

Officer: Philippa Staddon

Erection of extension and alterations following demolition of existing conservatory.

RAMSFORD HOUSE, 54 SHORTHEATH ROAD FARNHAM GU9 8SQ

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

WA/2019/1882 Farnham Shortheath and Boundstone

Officer: Liz Amott

Erection of extension and alterations.

108 GREENFIELD ROAD, FARNHAM GU9 8TQ

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

Farnham Upper Hale

WA/2019/1866 Farnham Upper Hale

Officer: Louise Fuller

Erection of extensions and alterations to bungalow to form a two storey dwelling.

14 FOLLY LANE NORTH, FARNHAM GU9 0HX

Farnham Town Council objects to the extensions and alterations to the bungalow to form a two storey dwelling and its negative impact on the neighbours' amenity, the light pollution from the extensive glazing and not being compliant with the Farnham Design Statement and Farnham Neighbourhood Plan Policy FNPI6.

Farnham Weybourne and Badshot Lea

WA/2019/1826 Farnham Weybourne and Badshot Lea

Officer: Philippa Staddon

Certificate of Lawfulness under Section 191 for use of building and adjoining land for ancillary residential purposes incidental to Pondarosa.

PONDAROSA, 63A BADSHOT LEA ROAD, BADSHOT LEA GU9 9LP

Farnham Town Council objects to retrospective planning applications.

Farnham Weybourne and Badshot Lea

Deferred to 23/12/19

WA/2019/1865 Farnham Weybourne and Badshot Lea

Officer: Mr Chris Turner

Change of use from Public House (use class A4) to children's nursery (use class D1) together with extension and alterations; resurfacing of garden area to form children's play area and associated works.

THE ELM TREE PUBLIC HOUSE, 14 WEYBOURNE ROAD, FARNHAM GU9 9ES

WA/2019/1883 Farnham Weybourne and Badshot Lea

Officer: Philippa Staddon

Erection of extensions and alterations following demolition of existing garage.

11 ST DAVIDS CLOSE, FARNHAM GU9 9DR

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, all materials be in keeping with existing, no negative impact on the neighbour's amenity and sufficient parking being available within the boundary of the property.

Farnham Wrecclesham and Rowledge

WA/2019/1818 Farnham Wrecclesham and Rowledge

Officer: Daniel Holmes

Application under Section 73A to vary Condition 2 of WA/2018/0185 (restricts use to a holiday let) to allow letting for up to 2 years at a time.

ANNEXE, HILLSIDE FARMHOUSE, SUMMERFIELD LANE, FRENHAM

Farnham Town Council objects to the varying of Condition 2, the condition was to limit the use of the annexe to short term lets promoting tourism in the area under Farnham Neighbourhood Plan policy FNP20.

WA/2019/1836 Farnham Wrecclesham and Rowledge

Officer: Philippa Staddon

Erection of extension.

3 GARDENIA DRIVE, WRECCLESHAM GU10 4BL

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 no negative impact on the neighbour's amenity.

PC/2019/0030 Farnham Wrecclesham and Rowledge

Officer: Philippa Staddon

Consultation from a neighbouring authority for single storey extension to front and side.

THE OAST HOUSE, HOLT POUND LANE, FARNHAM GU10 4JY

Farnham Town Council has no objections.

TM/2019/0197 Farnham Wrecclesham and Rowledge

Officer: Steve Tester

APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 09/01 SQUIRRELS OAK, 8 GREYSTEAD PARK, FARNHAM GU10 4NB

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

5. Appeals

WA/2018/1912 Plot 1, Springfield, 30 Frensham Vale, Lower Bourne

Erection of dwelling with associated parking (as amplified by information received 30/05/2019)

PINS Reference: APP/R3650/W/19/3240797

Applicant: Mr And Mrs C Abraham

Farnham Town Council maintains its strong objections to the erection of a dwelling known as Plot 1 not being compliant with the Farnham Design Statement and Neighbourhood Plan Policy FNPI a), d), e), f), g), FNPI0 and being outside the Built Up Area Boundary. The subdivision of larger plots is unacceptable as it has a detrimental impact on the characteristics of the semi-rural area. The front of the site is in flood zone 3.

WA/2019/0371 Land To The Rear Of 44 & 46 Little Green Lane, Farnham

Erection of a dwelling with new access off Greenhill Close (revision of WA/2018/0238).

PINS Reference: APP/R3650/W/19/3240748

Applicant: Mr Stuart Coles

Farnham Town Council maintains its objections to the erection of a new dwelling with access off Greenhill Close not being compliant with the Farnham Design Statement and Farnham Neighbourhood Plan Policy FNPI a), d), e), g), the orientation is not in keeping with the street scene and is inappropriate garden development.

6. Licensing Applications

Variation

The Slug and Lettuce, Stonegate Pub Co Ltd, 9-11 East Street, Farnham, GU9 7RX

Farnham Town Council objects to the variation of the premise licence under objectives b), c), d). Extending the licensing hours will increase anti-social behaviour in area which is having a large amount of residential accommodation in the Brightwells and Woolmead developments to the north and east of the premise. The stated hours must be subject to a late-night levy to cover the cost of additional policing to mitigate crime and disorder and public nuisance and assist with public safety.

7. Surrey County Council mineral, waste, or Other Applications/Consultations

Farnham Moor Park

WA/2019/1835 Farnham Moor Park

Officer: Daniel Holmes

Consultation on a County Matter; Details of Five Year Aftercare Strategy pursuant to Condition 32 of planning permission ref: WA/2018/0016 dated 6 November 2018.

RUNFOLD SOUTH QUARRY, GUILDFORD ROAD FARNHAM

Farnham Town Council supports the restoration of Runfold South Quarry.

8. Footpaths and Rights of Way

For information only.

Footpath 300 (Farnham) became operational on 19th November 2019.

9. Waverley Borough Council Street Naming Applications

SNN2058A: Land to south of Huxley House, 96 Lodge Hill Road, Lower Bourne GU10 3RJ
Elsmore Ltd has proposed the name Ravenswood Grove.

Farnham Town Council would suggest the name be reduced to Ravenswood. A large number of trees were felled to make way for the 3 dwelling thus removing the 'grove' nature of the site.

10. Date of next meeting

23rd December 2019.

The meeting ended at 11.18 am

Notes written by Jenny de Quervain