



FARNHAM TOWN COUNCIL

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Notes

Planning & Licensing Consultative Working Group

Time and date

9.30 am on Monday 23rd 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 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 Councillors Beaman and Hesse.

2. Disclosure of Interests

None were received.

3. Applications for larger developments

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

Farnham Town Council maintains its objections to development at Land at Lower Weybourne Lane. This is not an approved site in the Farnham Neighbourhood Plan, it is outside the Built Up Area Boundary, contrary to policies FNPI for new development, FNP10 protect and enhance the countryside, FNP11 preventing

coalescence between the local areas of Weybourne and Badshot Lea and Farnham and Aldershot Strategic Gap RE3 and not compliant with FNP30. The proposed entrance is in a section of Lower Weybourne Lane in flood zone 2. The junction at the top and bottom of Lower Weybourne Lane are both unsuitable for the additional traffic movement generated by 140 dwellings. This application site, for the same number of dwellings, was refused by the Secretary of State on 28 March 2019 (WA/2014/0391).

WA/2019/1926 Farnham Moor Park

Officer: Patrick Arthurs

Outline application, with access to be determined, for the erection of up to 146 dwellings including 54 affordable dwellings; together with the provision of Suitable Alternative Natural Greenspace (SANG) and other associated works.

LAND WEST OF AND OPPOSITE OLD COMPTON LANE, WAVERLEY LANE, FARNHAM
Farnham Town Council maintains its objections to development at Land West of and Opposite Old Compton Lane, Waverley Lane. This is not an approved site in the Farnham Neighbourhood Plan, it is outside the Built Up Area Boundary, contrary to policies FNPI for new development, FNPI10 protect and enhance the countryside and not compliant with FNP30. The proposed site is in an area of High Landscape Sensitivity and High Landscape Value making it unsuitable for development. The access being undetermined is unacceptable in this application. Waverley Lane is unsuitable for the additional traffic movement generated by 146 dwellings.

4. Applications Considered

Farnham Bourne

WA/2019/1971 Farnham Bourne

Officer: Carl Housden

Erection of a dwelling and associated works following demolition of existing dwelling and garage. WOODBURY, 19 VICARAGE LANE, THE BOURNE GU9 8HN

Farnham Town Council objects to the replacement dwelling being out of character and not compliant with the Farnham Design Statement and Farnham Neighbourhood Plan Policy FNPI and having a negative impact on FNP7, being adjacent to the Old Church Lane Conservation Area, and FNP8 as within the South Farnham Arcadian Area. Local Plan Part I Policies CCI and CC2 must be adhered to.

WA/2019/1983 Farnham Bourne

Officer: Philippa Staddon

Erection of extensions and alterations following demolition of existing porch.

JASMINE LODGE, LITTLE AUSTINS ROAD, FARNHAM GU9 8JR

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 FNP5 and FNPI6 and no negative impact on the neighbours' amenity.

Farnham Castle

WA/2019/1927 Farnham Castle

Officer: Ruth Dovey

Listed Building consent for internal and external alterations including display of adverts.

30 LION AND LAMB YARD, FARNHAM GU9 7LL

Farnham Town Council has no objections subject to the alterations 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 and approval from the Heritage Officer.

WA/2019/1972 Farnham Castle

Officer: Carl Housden

Erection of a detached garage and studio.

LOWNDES END, LONG GARDEN WALK WEST, FARNHAM GU9 7HX

Farnham Town Council has no objections subject to the detached garage and studio being confirmed compliant with the Farnham Design Statement and Farnham Neighbourhood Plan Policies FNP2 and FNP16 and no negative impact on the neighbours' amenity. The detached garage must be Conditioned ancillary to Lowndes End. Access on to Long Garden Walk must be in forward gear to ensure the safety of pedestrians with limited the visibility at the junction with Lowndes Passage.

Farnham Firgrove

WA/2019/1907 Farnham Firgrove

Officer: Mr Chris Turner

Certificate of Lawfulness under Section 192 for alterations to roof space to provide habitable accommodation including dormer windows.

18 ST GEORGES ROAD, FARNHAM GU9 8NB

Farnham Town Council objects to flat roof dormers not being compliant with the Farnham Design Statement, Farnham Neighbourhood Plan Policy FNP16 or Residential Extension SPD.

WA/2019/1911 Farnham Firgrove

Officer: Mr Chris Turner

Erection of two storey extensions and alterations following demolition of existing detached garage.

23 WAVERLEY LANE, FARNHAM GU9 8BB

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 neighbours' amenity.

WA/2019/1917 Farnham Firgrove

Officer: Ruth Dovey

Application under Section 73 to vary Condition 1 of WA/2017/2273 (approved plans) to allow repositioning of approved garage/carport.

19 LANCASTER AVENUE, FARNHAM

Farnham Town Council has no objections subject to the maintaining of the green boundary being Conditioned to protect the street scene.

WA/2019/1967 Farnham Firgrove

Officer: Liz Amott

Erection of extensions and alterations following demolition of existing conservatory.

54 FIRGROVE HILL, FARNHAM GU9 8LQ

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 Hale and Heath End

WA/2019/1915 Farnham Hale and Heath End

Officer: Ruth Dovey

Outline application for the erection of detached dwelling with all matters reserved.

LAND AT 9 WELLINGTON LANE, FARNHAM GU9 9BA

Farnham Town Council objects to erection of a dwelling at Land at 9 Wellington Lane not being compliant with the Farnham Design Statement and Farnham Neighbourhood Plan Policy FNPI. This is restrictive site has no vehicle access or parking provision on a very congested 'rat-run' with part one-way access and a children's nursery to the north-west, access to The Fairway to the south-west and a two-way section to the south-east. The elevated position of the proposed dwelling with have a negative impact on the neighbours' amenity on Wellington Lane and Upper Weybourne Lane to the rear.

Farnham Moor Park

WA/2019/1906 Farnham Moor Park

Officer: Mr Chris Turner

Erection of a stable building.

LAND EAST OF BRIDLEWAY 186 CENTRED COORDINATES 486985 147072

CROOKSBURY ROAD, FARNHAM

Farnham Town Council objects to erection of a building at this location not being compliant with Farnham Neighbourhood Plan Policies FNPI and FNPI0 outside the built up area boundary, being inappropriate development in size, scale and materials in a countryside setting. Access for additional vehicles is not acceptable on a bridle way.

Application invalid

WA/2019/1909 Farnham Moor Park

Officer: Ruth Dovey

Erection of retaining walls.

18 MOOR PARK LANE, FARNHAM GU9 9JB

WA/2019/1910 Farnham Moor Park

Officer: Liz Amott

Erection of first floor extensions.

CREIGHTON, 7 TONGHAM ROAD, RUNFOLD GU10 1PH

Farnham Town Council objects to the first floor extension not being compliant with the Farnham Design Statement and Farnham Neighbourhood Plan Policy FNPI6, having a negative impact on the street scene and the neighbour's amenity with the bulk being against boundary of the property.

WA/2019/1968 Farnham Moor Park

Officer: Liz Amott

Erection of a two storey extension (revision of WA/2019/0746).

41 BROOMLEAF ROAD, FARNHAM GU9 8DQ

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 neighbours' amenity.

Farnham Shortheath and Boundstone

WA/2019/1912 Farnham Shortheath and Boundstone

Officer: Philippa Staddon

Erection of a building with temporary residential use to then be converted into a double garage (revision of WA/2019/0907).

OAK RIDGE, 2 VINE LANE, WRECCLESHAM GU10 4TD

Farnham Town Council objects to retrospective planning applications. A previous application WA/2019/0907 was withdrawn at this location for the temporary use of the garage as accommodation. It is not appropriate for the garage to be used for short term accommodation or commercial letting.

WA/2019/1956 Farnham Shortheath and Boundstone

Officer: Liz Amott

Erection of a garden building.

PIPPINS, VINE WAY, WRECCLESHAM GU10 4TB

Farnham Town Council has no objections subject to the garden building being confirmed compliant with the Farnham Design Statement and Farnham Neighbourhood Plan Policy FNPI6, no negative impact on the neighbours' amenity and being conditioned ancillary to the dwelling house Pippins.

WA/2019/1957 Farnham Shortheath and Boundstone

Officer: Carl Housden

Certificate of Lawfulness under Section 192 for erection of a single storey rear extension and alterations.

THE FRANCHISE, 9B GREEN LANE, FARNHAM GU9 8PT

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 neighbours' amenity.

Farnham Weybourne and Badshot Lea

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

Farnham Town Council objects to the change of use from Public House (Class A4) to Children's Nursery (Class D1). Vehicle and pedestrian access to the site is dangerous, a traffic management plan is required given the vicinity to the junction with Upper Weybourne Road and Lower Weybourne Lane and William Cobbett School, Heath End School and All Hallows Catholic School. No comments have yet been received from Surrey Highways on vehicle access and safe pedestrian access to the site. The application is not compliant with Farnham Neighbourhood Plan Policy FNP30, air quality is of concern and should be measured at this location. Parking provision of 28 spaces is being retained, is this sufficient as the capacity of the nursery has not been specified and staffing numbers are proposed at 14, taking half

of the existing car parking spaces. Further information is required to fully evaluate the suitability of this location for a children's nursery.

WA/2019/1950 Farnham Weybourne and Badshot Lea

Officer: Liz Amott

Erection of a porch.

22 NEWCOME ROAD, FARNHAM GU9 9DJ

Farnham Town Council has no objections subject to the materials being in keeping with existing and no negative impact on the neighbour's amenity.

5. Date of next meeting

6th January 2020.

The meeting ended at 11.15 am

Notes written by Jenny de Quervain