



FARNHAM TOWN COUNCIL



Notes

Planning & Licensing Consultative Working Group

Time and date

9.30 am on Monday 6th January, 2020

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 George Hesse
Councillor Michaela Martin

Officers: Jenny de Quervain

1. Apologies for Absence

Apologies were received from Councillor Neale.

2. Disclosure of Interests

3. Applications for larger developments

Defer to 20/01/20

PC/2019/0031 Farnham Moor Park

Officer: Rachel Kellas

Consultation from a neighbouring authority for reserved matters application pursuant to outline application 16/P/00222, permitted on 26/01/2018, to consider appearance, landscaping, layout and scale in respect of the erection of 254 dwellings.

LAND AT MANOR FARM, THE STREET, TONGHAM GU10 1DG
Guildford Borough Council

4. Applications considered

Applications Considered

Farnham Bourne

WA/2019/2011 Farnham Bourne

Officer: Philippa Staddon

Change of use and alterations to "New Stables" (building A) to provide a residential holiday let. REDHILL HOUSE, TILFORD ROAD, LOWER BOURNE GU9 8HS

Farnham Town Council has no objections subject to the alterations to "New Stables" being confirmed compliant with the Farnham Design Statement and Farnham Neighbourhood Plan Policy FNP16, Residential Extensions SPD and Local Plan Part I Policy CCI and CC2. "New Stables" to be conditioned ancillary to Redhill House to prevent it becoming an independent dwelling in the future by way of another 'change of use' application.

WA/2019/2012 Farnham Bourne

Officer: Philippa Staddon

Change of use and alterations to "Store Barn" (building B) to provide a residential holiday let. REDHILL HOUSE, TILFORD ROAD, LOWER BOURNE GU9 8HS

Farnham Town Council has no objections subject to the alterations to "Store Barn" being confirmed compliant with the Farnham Design Statement and Farnham Neighbourhood Plan Policy FNP16, Residential Extensions SPD and Local Plan Part I Policy CCI and CC2. "New Stables" to be conditioned ancillary to Redhill House to prevent it becoming an independent dwelling in the future by way of another 'change of use' application.

WA/2019/2016 Farnham Bourne

Officer: Daniel Holmes

Erection of extensions and alterations following demolition of existing detached garage/outbuilding.

21 DENE LANE, LOWER BOURNE GU10 3PW

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, Residential Extensions SPD and Local Plan Part I Policy CCI and CC2, materials be in keeping with existing and no negative impact on the neighbours' amenity.

CA/2019/0193 Farnham Bourne

Officer: Mr A Clout

GREAT AUSTINS CONSERVATION AREA

WORKS TO TREES

10 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.

TM/2019/0211 Farnham Bourne

Officer: Mr A Clout

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

14 BOURNE FIRS, FARNHAM GU10 3QD

Farnham Town Council, subject to the Arboricultural Officer's comments, welcomes the maintenance of trees to extend their life and associated amenity. Farnham Town Council objects to the removal of trees, replacements required if removal is necessary.

Farnham Castle

WA/2019/2020 Farnham Castle

Officer: Philippa Staddon

Alterations to elevations and roof space including erection of dormer windows to provide additional habitable accommodation and relevant demolition of an existing unlisted outbuilding in a Conservation Area.

CEDAR COURT, CASTLE HILL, FARNHAM

Farnham Town Council objects to the alterations and erection of dormer windows and roof lantern on the main roof not being compliant with the Farnham Design Statement and Farnham Neighbourhood Plan Policy FNP2 and FNPI6 and Residential Extensions SPD and having a negative impact with overlooking and light pollution from its elevated position below the outer curtain wall of Scheduled Monument of Farnham Castle.

Farnham Town Council has no objections to the demolition of the unlisted garages subject to sufficient parking provision within the boundary of Cedar Court.

CA/2019/0194 Farnham Castle

Officer: Mr A Clout

FARNHAM CONSERVATION AREA

WORKS TO TREES

MERRIOTT HOUSE, 26 WEST STREET, FARNHAM GU9 7DR

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

Councillor Beaman departed at 10.25am

Farnham Hale and Heath End

WA/2019/2015 Farnham Hale and Heath End

Officer: Daniel Holmes

Certificate of Lawfulness under Section 192 for the erection of a porch.

5 WEST AVENUE, FARNHAM GU9 0RH

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

WA/2019/2017 Farnham Hale and Heath End

Officer: Philippa Staddon

Erection of extensions together with alterations to outbuildings.

THE MANOR HOUSE, NUTSHELL LANE, UPPER HALE GU9 0HG

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, Residential Extensions SPD and Local Plan Part I Policy CC1 and CC2, materials be in keeping with existing and no negative impact on the neighbours' amenity.

Farnham Moor Park

WA/2019/2019 Farnham Moor Park

Officer: Carl Housden

Erection of extensions and alterations including the provision of ancillary accommodation.
THE CHAPTER HOUSE, 13 MONKS WELL, FARNHAM GU10 1RH

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, Residential Extensions SPD and Local Plan Part I Policy CCI and CC2, materials be in keeping with existing and no negative impact on the neighbours' amenity.

Farnham Shortheath and Boundstone

TM/2019/0210 Farnham Shortheath and Boundstone

Officer: Steve Tester

APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 22/10
THORNHILL HOUSE, 21 BURNT HILL WAY, FARNHAM GU10 4RN

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

WA/2019/2007 Farnham Shortheath and Boundstone

Officer: Philippa Staddon

Erection of extensions and alterations.
7 FIRFIELD ROAD, FARNHAM GU9 8SJ

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, Residential Extensions SPD and Local Plan Part I Policy CCI and CC2, materials be in keeping with existing and no negative impact on the neighbour's amenity.

WA/2019/2010 Farnham Shortheath and Boundstone

Officer: Mr Chris Turner

Erection of first floor extensions and alterations.
CHESILBOURNE, 11 GORSE LANE, WRECCLESHAM GU10 4SD

Farnham Town Council objects to the flat roof dormer not being compliant with the Farnham Design Statement, Farnham Neighbourhood Plan Policy FNPI6 and Residential Extensions SPD. Farnham Town Council has no objections to the side extension and alterations subject to these being confirmed compliant with the Farnham Design Statement and Farnham Neighbourhood Plan Policy FNPI6, Residential Extensions SPD, Local Plan Part I Policy CCI and CC2 and no negative impact on the neighbour's amenity.

Farnham Weybourne and Badshot Lea

WA/2019/2004 Farnham Weybourne and Badshot Lea

Officer: Mr Chris Turner

Erection of 4 dwellings together with alterations to elevations of existing dwelling.
9 COPPICE CLOSE, FARNHAM GU9 9DQ

Farnham Town Council strongly objects to the erection of 4 dwelling at 9 Coppice Close. This application is not compliant with the Farnham Design Statement and Farnham Neighbourhood Plan Policy FNP1, is gross overdevelopment of a restrictive site not suitable development. The proposed 3 storey dwellings are not in keeping with the surrounding properties and will have a negative impact of the neighbours' amenity. The parking provision is not sufficient with only 2 spaces

proposed for 4 dwellings. The alterations to the existing dwelling are not compliant with the Farnham Design Statement, Farnham Neighbourhood Plan Policy FNPI6 and the Residential Extensions SPD.

Farnham Wrecclesham and Rowledge

WA/2019/1988 Farnham Weybourne and Badshot Lea

Officer: Daniel Holmes

Erection of a fence.

3 BADSHOT LEA ROAD, BADSHOT LEA GU9 9JR

Farnham Town Council objects to retrospective planning applications. Green infrastructure such as hedgerows should be retained. Maintenance is essential to ensure no obstruction is caused to pedestrians or restriction of sightlines for safe road crossing at this point. The replacement fence is dominate in this prominent location at the start of the village and has a negative impact on the street scene and wildlife.

WA/2019/2014 Farnham Wrecclesham and Rowledge

Officer: Carl Housden

Erection of extensions and alterations.

JAYSWOOD, WRECCLESHAM HILL, WRECCLESHAM GU10 4JN

Farnham Town Council questions the parking provision on the adjacent land. Confirmation of ownership required to demonstrate sufficient parking within the boundary of the property with the alterations and loss of the double garage. Farnham Town Council has no objections subject to the extensions being confirmed compliant with the Farnham Design Statement, Farnham Neighbourhood Plan Policy FNPI6 and the Residential Extensions SPD and Local Plan Part I Policy CCI and CC2.

5. Appeals

PROPOSAL: Erection of a dwelling and associated works (revision of WA/2018/1787)

SITE ADDRESS: Land At Rear Of Trackers, 8 Burnt Hill Road, Wrecclesham

PLANNING INSPECTORATE REFERENCE: APP/R3650/W/19/3225484

Farnham Town Council maintains its objections to the erection of a dwelling at land at rear of Trackers, 8 Burnt Hill Road. The development is not compliant with Farnham Neighbourhood Plan FNPI or the Farnham Design Statement. The light pollution caused by the extensive of glazing will have a negative impact on the neighbours' amenity on Longhope Drive and disrupt the natural pattern of wildlife. The loss of trees is unacceptable given the sylvan nature of the site and contrary to Local Plan Part I Policy CCI and CC2. Submitted to PINS 08/01/20.

6. Date of next meeting

20th January 2020.

At 9.00am, prior to the Planning & Licensing Consultative Group meeting, Councillors are invited to attend a presentation of a proposed development at Land at Harts Yard, between West Street and Long Garden Walk. An extant application for 13 dwellings was granted on 8 June 2015 (WA/2015/0545).

The meeting ended at 10.47 am

Notes written by Jenny de Quervain