



FARNHAM TOWN COUNCIL



Notes

Planning & Licensing Consultative Working Group

Time and date

9.30 am on Monday 20th 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
Councillor John Neale

Officers: Jenny de Quervain, Sara Jones

1. Apologies for Absence

None were received.

2. Disclosure of Interests

None were received.

3. Applications for larger developments

Deferred from 06/01/20

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

In the absence of an EIA, Farnham Town Council objects to the lack of provision for infrastructure, in particular access to the major road network at the junction with the A3 and the suitability of The Street with on street parking reducing the road to single lane. Monitoring of air quality is essential given the amount of vehicles queuing to access the A3.

Farnham Castle

WA/2019/0770 Farnham Castle

Officer: Ruth Dovey

Revised Design and Access Statement, Masterplan and highways access plan to address inconsistencies between previously amended documents. Outline application with all matters reserved except access for the erection of up to 350 dwellings (including 105 affordable) with associated landscaping public open space and infrastructure (as amended by plans received 13/12/2019).

LAND NORTH OF COXBRIDGE FARM, WEST STREET, FARNHAM

Farnham Town Council designates this site for development in the Farnham Neighbourhood Plan. Confirmation of sufficient infrastructure for 350 dwellings is required, in particular Thames Water provision for sewage.

4. Applications Considered

Farnham Bourne

WA/2019/2071 Farnham Bourne

Officer: Carl Housden

Erection of extension and alterations following demolition of existing extension.

85 BURNT HILL ROAD, LOWER BOURNE GU10 3LH

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, Residential Extensions SPD and LPP1 Policy CCI and CC2, materials be in keeping with existing and no negative impact on the neighbours' amenity.

TM/2020/0002 Farnham Bourne

Officer: Mr A Clout

APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 06/18

PENDRAGON HALL 13 GARDENERS HILL ROAD FARNHAM GU10 4RL

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

TM/2020/0003 Farnham Bourne

Officer: Mr A Clout

APPLICATION FOR REMOVAL OF TREE SUBJECT OF TREE PRESERVATION ORDER 09/08

21 LODGE HILL ROAD, FARNHAM GU10 3QW

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

TM/2020/0005 Farnham Bourne

Officer: Mr A Clout

APPLICATION FOR REMOVAL AND WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 19/10

RIDGE HOUSE, OLD FRENHAM ROAD FARNHAM GU10 3HE

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

Farnham Castle

WA/2019/2049 Farnham Castle

Officer: Carl Housden

Certificate of Lawfulness under Section 192 for erection of an extension.

2 MELVILLE TERRACE, FOX YARD, FARNHAM GU9 7EY

Farnham Town Council has no objections subject to the extension being confirmed compliant with the Farnham Design Statement and Farnham Neighbourhood Plan Policy FNP2 and FNPI6, Residential Extensions SPD and LPP1 Policy CCI and CC2, materials be in keeping with existing and no negative impact on the neighbours' amenity.

Farnham Firgrove

WA/2019/2030 Farnham Firgrove

Officer: Liz Amott

Alterations to doors and windows.

11A RIDGWAY ROAD, FARNHAM GU9 8NN

The description does not represent the full extent of this application. Farnham Town Council has no objections subject to the alterations to doors and windows and the conversion of the garage being confirmed compliant with the Farnham Design Statement and Farnham Neighbourhood Plan Policy FNPI6, Residential Extensions SPD and LPP1 Policy CCI and CC2. Sufficient parking must be available within the boundary of the property with the loss of the garage.

WA/2019/2036 Farnham Firgrove

Officer: Carl Housden

Erection of single storey extension including a car port.

12 ARTHUR ROAD, FARNHAM GU9 8PB

Farnham Town Council has no objections subject to the extension being confirmed compliant with the Farnham Design Statement and Farnham Neighbourhood Plan Policy FNPI6, Residential Extensions SPD and LPP1 Policy CCI and CC2, materials be in keeping with existing and no negative impact on the neighbour's amenity.

Farnham Hale and Heath End

WA/2019/2027 Farnham Hale and Heath End

Officer: Carl Housden

Application under Section 73 to vary Condition 1 of WA/2019/1128 (approved plan numbers) to alter floor plans and elevations.

LITTLE BROOK, BROOKSIDE, FARNHAM GU9 0NY

Farnham Town Council has no objections subject to the changes being confirmed compliant with the Farnham Design Statement and Farnham Neighbourhood Plan Policy FNPI6, Residential Extensions SPD and LPP1 Policy CCI and CC2, materials be in keeping with existing and no negative impact on the neighbours' amenity.

WA/2019/2070 Farnham Hale and Heath End

Officer: Liz Amott

Erection of extensions and alterations.

3 BROOKLANDS ROAD, FARNHAM GU9 9BP

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 LPP1 Policy CCI and CC2, materials be in keeping with existing and no negative impact on the neighbours' amenity.

WA/2019/2076 Farnham Hale and Heath End

Officer: Carl Housden

Erection of single storey extensions together with first floor roof dormer extension and alterations.

1 ELM ROAD, FARNHAM GU9 0QD

Farnham Town Council objects to the rear flat roof dormer not being compliant with the Farnham Design Statement, Farnham Neighbourhood Plan Policy FNPI6 and Residential Extensions SPD, having a negative impact on the neighbours' amenity with overlooking and light pollution with the extensive amount of glazing.

WA/2019/2078 Farnham Hale and Heath End

Officer: Daniel Holmes

Erection of extensions and alterations.

OAK TREE COTTAGE, 2 WOOD ROAD, FARNHAM GU9 0PQ

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 LPP1 Policy CCI and CC2. Materials must be keeping with existing and no negative impact on the neighbour's amenity.

Farnham Moor Park

WA/2019/2050 Farnham Moor Park

Officer: Carl Housden

Erection of extension and alterations.

15 HIGH PARK ROAD, FARNHAM GU9 7JJ

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, Residential Extensions SPD and LPP1 Policy CCI and CC2, materials be in keeping with existing and no negative impact on the neighbour's amenity.

WA/2019/2069 Farnham Moor Park

Officer: Daniel Holmes

Erection of extensions and alterations; conversion of garage into habitable accommodation.

FOXWOOD HOUSE, 19 CROOKSBURY ROAD, FARNHAM GU10 1QD

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, Residential Extensions SPD and LPP1 Policy CCI and CC2. Sufficient parking must be available within the boundary of the property with the loss of the garage.

WA/2019/2081 Farnham Moor Park

Officer: Carl Housden

Erection of a detached car port and log/bin store.

MONASTERY CLOCK, OLD COMPTON LANE, FARNHAM GU9 8EG

Farnham Town Council has no objections to the erection of a detached car port

subject to it being conditioned ancillary to the dwellinghouse Monastery Clock and no loss of green boundary.

Farnham Shortheath and Boundstone

WA/2019/2032 Farnham Shortheath and Boundstone

Officer: Liz Amott

Certificate of Lawfulness under Section 192 for the erection of extension following demolition of existing conservatory.

30 GREEN LANE, FARNHAM GU9 8PY

Farnham Town Council has no objections subject to the extension being confirmed compliant with the Farnham Design Statement and Farnham Neighbourhood Plan Policy FNPI6, Residential Extensions SPD and LPP1 Policy CCI and CC2, materials be in keeping with existing and no negative impact on the neighbour's amenity.

WA/2019/2056 Farnham Shortheath and Boundstone

Officer: Carl Housden

Erection of first floor extension and alterations.

114 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, Residential Extensions SPD and LPP1 Policy CCI and CC2, materials be in keeping with existing and no negative impact on the neighbour's amenity.

Farnham Upper Hale

WA/2019/2075 Farnham Upper Hale

Officer: Daniel Holmes

Erection of extensions and alterations.

FOXHILL, 51B ALMA LANE, FARNHAM GU9 0LT

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 LPP1 Policy CCI and CC2, materials be in keeping with existing and no negative impact on the neighbour's amenity. Sufficient parking must be available within the boundary of the property with the loss of the garage.

Farnham Weybourne and Badshot Lea

WA/2019/2043 Farnham Weybourne and Badshot Lea

Officer: Philippa Staddon

Extensions and alterations; new vehicular access and associated works.

151 LOWER WEYBOURNE LANE, BADSHOT LEA GU9 9LL

Farnham Town Council objects to the proposed new vehicular access. The property has a garage, parking and vehicle access to the rear. The reduction of on-street parking is not acceptable and would have a negative impact on the amenity of residents who do not access to off-street parking. The frontage on Lower Weybourne Lane is in the immediate vicinity of a school using the available on-street parking at drop-off and pick-up times. The extension must be confirmed compliant with the Farnham Design Statement and Farnham Neighbourhood Plan Policy FNPI6, Residential Extensions SPD and LPP1 Policy CCI and CC2, materials be in keeping with existing and have no negative impact on the neighbour's amenity.

DW/2020/0001 Farnham Weybourne and Badshot Lea

Officer: Carl Housden

The erection of a single storey rear extension which would extend beyond the rear wall of the original house by 3.5m, for which the height would be 3.7m, and for which the height of the eaves would be 2.6m.

67 LOWER WEYBOURNE LANE, FARNHAM GU9 9HW

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 LPP1 Policy CCI and CC2, materials be in keeping with existing and no negative impact on the neighbours' amenity.

Farnham Wrecclesham and Rowledge

WA/2019/2038 Farnham Wrecclesham and Rowledge

Officer: Daniel Holmes

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

6 KEABLE ROAD, WRECCLESHAM GU10 4PW

Farnham Town Council has no objections subject to the extensions and alterations being confirmed lawful and compliant with the Farnham Design Statement and Farnham Neighbourhood Plan Policy FNPI6, Residential Extensions SPD and LPP1 Policy CCI and CC2 and negative impact on the neighbour's amenity, in particular overlooking to the rear of 4 Keable Road.

5. Other Applications

Farnham Moor Park

WA/2019/2022 Farnham Moor Park

Officer: Daniel Holmes

Consultation on a County Matter; Details of a Bat Habitat Creation Scheme submitted pursuant to Condition 8 of planning permission ref: WA/2018/0016 dated 6 November 2018.

LAND AT RUNFOLD SOUTH QUARRY, GUILDFORD ROAD, RUNFOLD
SUEZ

Farnham Town Council defers to the Runfold Quarry Community Liaison Group.

6. Appeals

For information, comments submitted to PINS.

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.

7. Licensing Applications

Shell Waitrose Folly Hill

Minor Variation

This application is to change the internal layout of the premises. No other changes are requested to the licensable activities.

8. Date of next meeting

3rd February 2020.

The meeting ended at 11.15 am

Notes written by Jenny de Quervain