



FARNHAM TOWN COUNCIL

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Notes

Planning & Licensing Consultative Working Group

Time and date

9.30 am on Monday 2nd March, 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 Roger Blishen
Councillor Alan Earwaker
Councillor John "Scotty" Fraser
Councillor George Hesse
Councillor Michaela Martin
Councillor John Neale

Officers: Jenny de Quervain

1. Apologies for Absence

Apologies were received from Councillors Beaman, Earwaker and Gray.

2. Disclosure of Interests

None were received.

3. Applications for larger/keys developments

Applications for Larger/Key Developments Considered

Farnham Bourne

SO/2020/0003 Farnham Bourne

Officer: Mr Chris Turner

Request for Screening Opinion for change of use from forestry to mixed forestry and filming.
LAND AT BOURNE WOOD, TILFORD ROAD, FARNHAM

Farnham Town Council questions the change of use from forestry to mixed forestry and filming and would like to see the Screening of Opinion. Detailed concerns have

been raised by The Bourne Residents Association and included in Farnham Town Council's comments, see below:

Tony Patterson on behalf of The Bourne Residents' Association (TBRA)

TBRA was closely involved in the debates around the original planning application by the Forestry Commission (FC), now Forestry England, in 2013/14. Although TBRA members had varying views about the use of public land for filming use, TBRA decided that it did not (and does not) oppose in principle the use of BW as a filming location. We did however believe that there were a number of legal, environmental and social conditions that should be applied to such use, and we were fully supportive of Waverley Borough Council (WBC) when they insisted on the conditions to the 2014 planning permission.

The use of BW for filming has been relatively infrequent over the last 5 years, and from feedback from FC, it is apparent that they believe that some of the conditions set by WBC have proved onerous and an obstruction to film usage particularly for smaller projects who may only want to use the woods for periods from a few hours to a week.

The planning permission for BW lapsed earlier this year, and we have been advised that FC are proposing to put forward a brand new planning application rather than request extension of the current permission. We are concerned that FC will put forward an argument to considerably loosen the controls around film use of BW to the detriment of the local community and we wish to make some comments, even at this early stage, to ensure our community is heard and listened to before and during the planning process.

We are convinced that the future use of BW for filming should, at a minimum, respect the following conditions.

The most important conditions are those that refer to time – whether that is the daily restriction on working hours, the restriction on night time filming, the annual 6 month limit on film use, or the 5 year limit placed on the validity of the planning permission. Such a potentially damaging use of a key part of the local social infrastructure must be controlled and reviewed regularly by the responsible Authority. The previously applied timings are acceptable to us, although some of the contradictions in the 2014 conditions should be cleared up.

There should be no long term damage to the environment of BW. There is some evidence that the woods have been impacted by film use over the last 20 years – increased width of paths used by vehicles, increased areas of 'hard standing', and some changes to the type of plants in the bowl area may be examples of this.

Access to the woods should be impacted as little as possible for those local residents who use the woods for exercise or fresh air. There have been instances in the last 5 years where Public Footpaths and bridle paths have been obstructed by filming equipment, and the signposting of alternate routes for walkers has been very limited.

For neighbours, the main issues are noise, light and traffic. With the limited use of the woods in the last five years, these impacts have not been great, but helicopter use, lorry traffic, explosions and night filming have caused some concerns. In the future, the use of drones for filming, which was not foreseen in the 2014 conditions, may or may not improve the first of these.

There are two other matters we would like to suggest are covered in any planning permission.

Firstly, that Forestry England should be required to recognise that they are fully responsible for ensuring that any conditions that are put in place by WBC are followed. It is just not enough

that the film companies are required by contract to do so. FC should put in place a management process to ensure they measure and ensure compliance by the film companies. Too often it has been suggested or stated to us that the film company is responsible, and that FC can or will do nothing.

Secondly, FC are keen to claim significant benefits to the local economy. We have been unable to identify any significant benefits to local businesses – one of the pluses for BW is that it is in easy commuting range of London and the major studios around the capital. Hence, catering provision for instance is always imported and not bought locally, and no significant use of local hotels has been identified. We believe that there should be some local benefits to balance the loss of amenity, and additional Section 106 or Community Infrastructure Levy agreements and payments would be appropriate.

We do recognise the onerous nature of some of the 2014 conditions in an industry that works on short lead times, and we believe that changes could be made to those, particularly for smaller and less intrusive film projects.

We hope that the above initial suggestions will be seen in a favourable and positive light during the preplanning discussions between WBC and FC, and may result in fewer disagreements and arguments when the planning application is filed in a month or two's time.

We will continue to communicate with both the FC and our Councillors to ensure the views of our members are understood and taken into account as the planning process moves forward. We will also ensure we are represented and speak at any public meetings.

Farnham Castle

WA/2020/0116 Farnham Castle

Officer: Philippa Staddon

Erection of timber screening and associated works.

UNIVERSITY FOR THE CREATIVE ARTS, FALKNER ROAD, FARNHAM GU9 7DS

Farnham Town Council noted the limited description does not cover the extent of the application. Farnham Town Council supports the improvements in the Courtyard, especially accessibility for all students. The additional landscaping in the Courtyard, and at the adjacent new residential buildings, is sufficient to replace the large tree which had out grown the space, caused difficulties with surface roots and roots penetrating the sewage pipes.

WA/2020/0156 Farnham Castle

Officer: Mr Chris Turner

Application under Section 73 to vary Conditions 2 and 3 of WA/2017/0016 (conditions restrict use to 3 years) to allow temporary permission for an additional two years.

FARNHAM TOWN FOOTBALL CLUB, MEAD LANE, FARNHAM GU9 7DY

Farnham Town Council supports the temporary extension subject to a full application being submitted shortly to allow time for the planning process and should be on the basis that facilities will be accessible to the wider community.

WA/2020/0159 Farnham Castle

Officer: Mr Chris Turner

Continued use of an existing hard-standing parking area for a temporary period.

FARNHAM TOWN FOOTBALL CLUB, MEAD LANE, FARNHAM GU9 7DY

Farnham Town Council would like clarification on the subletting of the car parking as the football ground is subject to a lease from Waverley Borough Council.

Farnham Town Council has no objections to the temporary use of the area for

parking for a 2 year period but it must be condition to be returned to grass and with additional landscaping incorporated.

Farnham Weybourne and Badshot Lea

WA/2020/0187 Farnham Weybourne and Badshot Lea

Officer: Mr Chris Turner

Erection of a Multi Use Games Area (MUGA) with flood lighting.

FARNHAM HEATH END SCHOOL, HALE REEDS, FARNHAM GU9 9BN

Farnham Town Council supports the provision of the MUGA at Heath End School subject to the flood lighting hours being restricted to the agree times and the lighting being switched off when not in use to protect the neighbours amenity.

4. Applications Considered

Farnham Bourne

WA/2020/0115 Farnham Bourne

Officer: Carl Housden

Erection of extensions and alterations to dwelling; erection of a detached garage and studio following demolition of existing outbuilding.

BYCORNER, 4 LODGE HILL CLOSE LOWER BOURNE GU10 3PJ

Farnham Town Council objects to the size and scale of the extensions and alterations to the dwellinghouse being overdevelopment and not compliant with the Farnham Design Statement and Farnham Neighbourhood Plan Policy FNPI6, Residential Extensions SPD. The garage with accommodation over adds to the overdevelopment of the site. The loss of trees is unacceptable in an area characterised by its trees.

WA/2020/0123 Farnham Bourne

Officer: Mr Chris Turner

Erection of extension to form habitable accommodation over garage and alterations to elevations.

62 MIDDLE BOURNE LANE, LOWER BOURNE GU10 3NJ

Farnham Town Council objects to the size and scale of the proposed extensions and alterations being overdevelopment and not being compliant with the Farnham Design Statement and Farnham Neighbourhood Plan Policy FNPI6, Residential Extensions SPD, the proposal is for accommodation on both the ground and first floor

WA/2020/0166 Farnham Bourne

Officer: Daniel Holmes

Erection of extension and alterations.

KINGSWOOD HOUSE, LODGE HILL ROAD, LOWER BOURNE GU10 3RD

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. Space must be available on-site for construction vehicles and materials.

WA/2020/0199 Farnham Bourne

Officer: Ed Hill

Erection of extensions and amendments to elevation.

9 BOURNE FIRS, FARNHAM GU10 3QD

Farnham Town Council objects to the extensions and amendments to the elevations having a negative impact on the neighbours' amenity and not being compliant with the Farnham Design Statement and Farnham Neighbourhood Plan Policy FNPI6, Residential Extensions SPD.

WA/2020/0215 Farnham Bourne

Officer: Philippa Staddon

Erection of a dwelling and associated works following partial relevant demolition of existing unlisted dwelling within a conservation area.

3 GREAT AUSTINS, FARNHAM GU9 8JG

Farnham Town Council objects to the inappropriate development and subdivision of plots not being compliant with the Great Austins Conservation Area covered by policy FNP5, the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI and Local Plan BE6.

Farnham Castle

WA/2020/0207 Farnham Castle

Officer: Daniel Holmes

Erection of extension.

20 BYWORTH ROAD, FARNHAM GU9 7BT

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 LPPI Policy CCI and CC2 and no negative impact on the neighbours' amenity. Space must be available on-site for construction vehicles and materials.

Farnham Firgrove

WA/2020/0111 Farnham Firgrove

Officer: Carl Housden

Erection of extensions and alterations.

7 ARTHUR CLOSE, FARNHAM GU9 8PE

Farnham Town Council objects to the two storey extension and its negative impact on the neighbours' amenity not being compliant with Farnham Neighbourhood Plan Policy FNPI6 and Residential Extensions SPD.

WA/2020/0126 Farnham Firgrove

Officer: Philippa Staddon

Alterations to elevations.

GREENBANKS, 9 LONGLEY ROAD, FARNHAM GU9 8LZ

Farnham Town Council has no objections subject to the alterations being confirmed compliant with the Farnham Design Statement and Farnham Neighbourhood Plan Policy FNPI6, Residential Extensions SPD and LPPI Policy CCI and CC2. Space must be available on-site for construction vehicles and materials.

WA/2020/0163 Farnham Firgrove

Officer: Giles Maltby

Erection of a single storey extension.

127 WEYDON HILL ROAD, FARNHAM GU9 8NZ

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 LPPI Policy CCI and CC2 and no

negative impact on the neighbours' amenity. Space must be available on-site for construction vehicles and materials.

WA/2020/0164 Farnham Firgrove

Officer: Giles Maltby

Erection of extension and alterations following demolition of existing extension.

63 BRIDGEFIELD, FARNHAM GU9 8AW

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, Residential Extensions SPD and LPP1 Policy CCI and materials be in keeping with existing. Space must be available on-site for construction vehicles and materials.

WA/2020/0186 Farnham Firgrove

Officer: Carl Housden

Erection of extension and associated works following demolition of existing conservatory.

8, ST JOHNS ROAD FARNHAM GU9 8NT

Farnham Town Council has no objections subject to the extension and associated works being confirmed compliant with the Farnham Design Statement and Farnham Neighbourhood Plan Policy FNP16, Residential Extensions SPD and LPP1 Policy CCI and CC2 and no negative impact on the neighbours' amenity. Space must be available on-site for construction vehicles and materials.

WA/2020/0189 Farnham Firgrove

Officer: Philippa Staddon

Erection of single storey extension.

68 TILFORD ROAD, FARNHAM GU9 8DW

Farnham Town Council has no objections subject to the extension being confirmed compliant with the Farnham Design Statement and Farnham Neighbourhood Plan Policy FNP16, Residential Extensions SPD and LPP1 Policy CCI and CC2, no negative impact on the neighbours' amenity and materials be in keeping with existing. Space must be available on-site for construction vehicles and materials.

WA/2020/0191 Farnham Firgrove

Officer: Philippa Staddon

Certificate of Lawfulness under Section 192 for erection of dormers and roof lights.

68 TILFORD ROAD, FARNHAM GU9 8DW

Farnham Town Council objects to flat roof dormers not being compliant with the Residential Extensions SPD.

Councillor Neale left the meeting 11.00am

Farnham Hale and Heath End

WA/2020/0130 Farnham Hale and Heath End

Officer: Ed Hill

Erection of extensions following demolition of garage.

4 YOLLAND CLOSE, FARNHAM GU9 0PE

Farnham Town Council has no objections subject to the extensions being confirmed compliant with the Farnham Design Statement and Farnham Neighbourhood Plan Policy FNP16, Residential Extensions SPD and LPP1 Policy CCI and CC2, no negative impact on the neighbour's amenity and materials be in keeping with existing. Space must be available on-site for construction vehicles and materials.

WA/2020/0194 Farnham Hale and Heath End

Officer: Carl Housden
Erection of extensions.

THE RED HOUSE, 84 UPPER WEYBOURNE LANE, FARNHAM GU9 9DE

Farnham Town Council has no objections subject to the extensions being confirmed compliant with the Farnham Design Statement and Farnham Neighbourhood Plan Policy FNPI6, Residential Extensions SPD and LPPI Policy CCI and CC2, no negative impact on the neighbour's amenity and materials be in keeping with existing. Space must be available on-site for construction vehicles and materials.

Farnham Moor Park

Withdrawn 20/02/20

WA/2020/0119 Farnham Moor Park

Officer: Giles Maltby

Certificate of Lawfulness under Section 192 for erection of dormers and roof lights.
37 ADAMS PARK ROAD, FARNHAM GU9 9QG

WA/2020/0132 Farnham Moor Park

Officer: Carl Housden

Erection of extensions; office conversion to home office; infill of courtyard.

MOOR PARK FARM, GUILDFORD ROAD, RUNFOLD GU10 INT

Farnham Town Council has no objections subject to the extensions being confirmed compliant with the Farnham Design Statement and Farnham Neighbourhood Plan Policy FNPI6, Residential Extensions SPD and LPPI Policy CCI and CC2 and materials be in keeping with existing. Space must be available on-site for construction vehicles and materials.

WA/2020/0165 Farnham Moor Park

Officer: Ed Hill

Erection of single storey extensions to rear of property and single storey adjoining garage to the side elevation

20, UPPER SOUTH VIEW FARNHAM GU9 7JW

Farnham Town Council has no objections subject to the extensions and single garage being confirmed compliant with the Farnham Design Statement and Farnham Neighbourhood Plan Policy FNPI6, Residential Extensions SPD and LPPI Policy CCI and CC2, no negative impact on the neighbours' amenity and materials be in keeping with existing. Space must be available on-site for construction vehicles and materials.

WA/2020/0212 Farnham Moor Park

Officer: Ruth Dovey

Erection of retaining walls and associated changes to land levels (revision of WA/2019/1909).

18 MOOR PARK LANE, FARNHAM GU9 9JB

Farnham Town Council objects to retrospective planning applications. Farnham Town Council objects to the extensive excavation at the site not being compliant with the Local Plan and Farnham Neighbourhood Plan Policy FNPI, development should respect the contours of a site. Question is raised as to the legal boundary of the property and the negative impact of the changes to it on the highway, bridleway and footpath.

DW/2020/0006 Farnham Moor Park

Officer: Daniel Holmes

The erection of a single storey rear extension which would extend beyond the rear wall of the original house by 6m, for which the height would be 3.4m, and for which the height of the eaves would be 2.5m.

25 GUILDFORD ROAD, FARNHAM GU9 9PU

Farnham Town Council objects to the size and scale of the extension on the mid terrace property and its negative impact on the neighbours' amenity not being compliant with the Farnham Design Statement and Farnham Neighbourhood Plan Policy FNPI6, Residential Extensions SPD. Construction vehicles and materials could not be contained within the site due to there being no access to the rear of the property.

Farnham Shortheath and Boundstone

WA/2020/0114 Farnham Shortheath and Boundstone

Officer: Carl Housden

Application under Section 73 to vary Condition 1 of WA/2019/0482 (approved plan numbers) to allow resiting of the dwelling and alterations to design and layout.

4 BOURNE DENE, WRECCLESHAM GU10 4RF

Farnham Town Council has no objections subject to the alterations being confirmed compliant with the Farnham Design Statement and Farnham Neighbourhood Plan Policy FNPI6, Residential Extensions SPD and LPPI Policy CCI and CC2, no negative impact on the neighbours' amenity and materials be in keeping with existing. Space must be available on-site for construction vehicles and materials.

WA/2020/0120 Farnham Shortheath and Boundstone

Officer: Philippa Staddon

Erection of garage and ancillary room.

18B THORN ROAD, WRECCLESHAM GU10 4TU

Farnham Town Council has no objections subject to the garage being confirmed compliant with the Farnham Design Statement and Farnham Neighbourhood Plan Policy FNPI6, Residential Extensions SPD and LPPI Policy CCI and CC2 and no negative impact on the neighbour's amenity. Space must be available on-site for construction vehicles and materials.

WA/2020/0129 Farnham Shortheath and Boundstone

Officer: Ed Hill

Erection of extensions.

ROWANS, SHORTHEATH ROAD, FARNHAM GU9 8SH

Farnham Town Council has no objections subject to the extensions being confirmed compliant with the Farnham Design Statement and Farnham Neighbourhood Plan Policy FNPI6, Residential Extensions SPD and LPPI Policy CCI and CC2, no negative impact on the neighbours' amenity and materials be in keeping with existing. Space must be available on-site for construction vehicles and materials.

WA/2020/0209 Farnham Shortheath and Boundstone

Officer: Ed Hill

Alterations to existing driveway.

33 BURNT HILL ROAD, WRECCLESHAM GU10 4RU

Farnham Town Council has no objections to the alterations to the driveway.

WA/2020/0172 Farnham Shortheath and Boundstone

Officer: Daniel Holmes

Erection of extension and alterations.

32 UPPER BOURNE LANE, WRECCLESHAM GU10 4RG

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, no negative impact on the neighbours' amenity and sufficient parking being available with the conversion of the garage. Space must be available on-site for construction vehicles and materials.

WA/2020/0203 Farnham Shortheath and Boundstone

Officer: Giles Maltby

Erection of extensions and alterations following demolition of existing conservatory together with erection of a detached garage.

31 GREENHILL WAY, FARNHAM GU9 8SZ

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 and no negative impact on the neighbour's amenity. Space must be available on-site for construction vehicles and materials.

Farnham Upper Hale

WA/2020/0168 Farnham Upper Hale

Officer: Olivia Gorham

Erection of a dwelling and detached garage following demolition of existing dwelling.

POTTINGER HOUSE, ODIHAM ROAD, FARNHAM GU10 5AD

Farnham Town Council objects to the amount of glazing in the south elevation of the replacement dwelling not being compliant with Farnham Neighbourhood Plan Policy FNPI and the excessive light pollution this would cause and Local Plan Part 1 Policy CCI and CC2.

WA/2020/0184 Farnham Upper Hale

Officer: Giles Maltby

Erection of extensions and alterations following demolition of existing outbuildings.

9, WINGS ROAD FARNHAM GU9 0HN

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. Space must be available on-site for construction vehicles and materials.

WA/2020/0188 Farnham Upper Hale

Officer: Daniel Holmes

Erection of extensions and alterations and associated works together with erection of a detached garage.

13 FARNHAM PARK DRIVE, FARNHAM GU9 0HS

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. Space must be available on-site for construction vehicles and materials.

WA/2020/0205 Farnham Upper Hale

Officer: Philippa Staddon

Application under Section 73A to vary Conditions 3 & 5 of WA/2012/1032 (material storage restrictions and approved plan numbers).

TECH RECYCLE HOUSE, ODIHAM ROAD, FARNHAM GU10 5AB

Farnham Town Council has no objections to the change of use from storage to light industry under Class B1c) subject to the amount of storage containers being limited on the site.

WA/2020/0208 Farnham Upper Hale

Officer: Ed Hill

Erection of detached triple bay garage.

3, WINGS ROAD FARNHAM GU9 0HN

Farnham Town Council has no objections to the triple bay garage subject to it being Conditioned ancillary to the dwelling 3 Wings Road.

TM/2020/0026 Farnham Upper Hale

Officer: Steve Tester

APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 02/09
5 DUKES CLOSE FARNHAM GU9 0DR

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

Farnham Weybourne and Badshot Lea

WA/2020/0175 Farnham Weybourne and Badshot Lea

Officer: Ed Hill

Erection of a single storey extension and alterations.

37 BADSHOT PARK, BADSHOT LEA GU9 9JU

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. Space must be available on-site for construction vehicles and materials.

Farnham Wrecclesham and Rowledge

WA/2020/0110 Farnham Wrecclesham and Rowledge

Officer: Olivia Gorham

Certificate of Lawfulness under Section 191 for use as a dwelling for a period in excess of 4 years.

TALL TIMBERS, 32 GARDENERS HILL ROAD, LOWER BOURNE GU10 3HZ

Farnham Town Council accepts the application if deemed lawful.

WA/2020/0112 Farnham Wrecclesham and Rowledge

Officer: Philippa Staddon

Construction of a swimming pool and associated works together with installation of air source heat pumps and enclosures.

HILLSIDE, SUMMERFIELD LANE, FRENHAM GU10 3AN

Farnham Town Council has no objections.

WA/2020/0201 Farnham Wrecclesham and Rowledge

Officer: Giles Maltby

Proposed first floor extension.

ECHO BARN COTTAGE, ECHO BARN LANE, WRECCLESHAM GU10 4NW
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 LPPI Policy CCI and CC2 and materials be in keeping with existing. Space must be available on-site for construction vehicles and materials.

WA/2020/0221 Farnham Wrecclesham and Rowledge

Officer: Carl Housden

Erection of a dwelling following demolition of garage.

LAND REAR OF 15 WRECCLESHAM ROAD, WRECCLESHAM GU9 8TY

Farnham Town Council finds this application misleading, the new dwelling will be on The Hatches, a single unmade lane with limited access. Farnham Town Council has no objections to the new dwelling subject to it being confirmed compliant with the Farnham Design Statement and Farnham Neighbourhood Plan Policy FNPI and LPPI Policy CCI and CC2. Space must be available on-site for construction vehicles and materials given its location on The Hatches.

5. Date of next meeting

16th March 2020.

The meeting ended at 11.50 am

Notes written by Jenny de Quervain