



# FARNHAM TOWN COUNCIL



## Notes

### Planning & Licensing Consultative Working Group

---

#### Time and date

9.30 am on Monday 15th June, 2020

#### Place

Via Zoom video conferencing

---

#### Planning & Licensing Consultative Working Group Members Present:

Councillor Brian Edmonds (Lead Member)  
Councillor Roger Blishen  
Councillor Alan Earwaker  
Councillor John "Scotty" Fraser  
Councillor John Neale

Officers: Jenny de Quervain

#### 1. Apologies for Absence

Apologies were received from Councillors Beaman, Gray, Hesse and Martin.

#### 2. Disclosure of Interests

None were received.

#### 3. Applications considered for key/larger developments

##### **Farnham Moor Park**

##### **WA/2019/2097 Farnham Moor Park**

Officer: Ruth Dovey

Application under Regulation 3 for the permanent use of the Riverside 3 car park. This application is accompanied by an Environmental Statement (further information as addendum to EIA provided 27/05/2020) - Copies of the addendum can be obtained from AECOM RIVERSIDE 3 CAR PARK, MIKE HAWTHORN DRIVE, FARNHAM

**Farnham Town Council notes that the land in the applicant's control (see Location Plan - 60617441 PA02) includes the service road through the Riverside Industrial Park. The creation of a new vehicle and pedestrian access via Riverside Industrial Park would mitigate the negative impact on Mike Hawthorn Drive residents with the additional road and foot traffic to Riverside 3 Car Park. As located in flood zone 3 and prone to flooding, the installation of a constructed car park with an upper**

deck should be considered. Farnham Town Council welcomes the proposed reduced car parking charges for long stay car parking for people working in the town centre.

#### 4. Applications considered

##### **Farnham Bourne**

###### **NMA/2020/0074 Farnham Bourne**

Officer: Joanna Patrick

Amendment to WA/2019/0246 for minor internal and external changes. All proposed changes are marked and listed on each drawing for ease of reference.

BARN, WAVERLEY COURT FARM, MONKS WALK FARNHAM GU9 8HT

**Farnham Town Council objects to the number of changes as a non-material amendment. Significant changes have been made to the windows, hard and soft landscaping beyond Waverley Borough Council's criteria of non-material and moving away from the agricultural design of the development.**

###### **WA/2020/0798 Farnham Bourne**

Officer: Carl Housden

Erection of an extension and associated works.

3 UNDERHILL LANE, FARNHAM GU10 3NF

**Provided that the extension strictly adheres to the Farnham Design Statement and Farnham Neighbourhood Plan policy FNP16 Extensions, Residential Extensions SPD and LPPI policy CC1 and CC2 and materials be in keeping with existing, Farnham Town Council has no objections. Space must be available on-site for construction vehicles and materials, COVID-19 Site Operating Procedures must be followed and WBC construction hours adhered to.**

###### **TM/2020/0089 Farnham Bourne**

Officer: Steve Tester

APPLICATION FOR REMOVAL OF TREE SUBJECT OF TREE PRESERVATION ORDER 15/15 DALWOOD, 4 GOLD HILL FARNHAM GU10 3JH

**Farnham Town Council, subject to the Arboricultural Officer's comments, objects to the removal of trees especially in an area covered by Farnham Neighbourhood Plan policy FNP8 South Farnham Arcadian Areas. The proposed replacement Red Oak would be acceptable if removal is necessary.**

##### **Farnham Castle**

###### **WA/2020/0796 Farnham Castle**

Officer: Jess Sullivan

Certificate of Lawfulness under Section 191 for alterations to approved scheme WA/2011/1949 including repairs to brickwork and alterations to windows, zinc cladding and gate. The alterations were substantially completed more than 4 years before the date

THE FORGE, 5 UPPER CHURCH LANE, FARNHAM GU9 7PW

**Provided that the alterations are deemed lawful, Farnham Town Council has no objections.**

## **Farnham Firgrove**

### **WA/2020/0790 Farnham Firgrove**

Officer: Daniel Holmes

Erection of extensions including raising pitch of roof and dormer window.

36 EDWARD ROAD, FARNHAM GU9 8NP

**Farnham Town Council objects to the two storey side extension, large flat roof dormers and the raising of the pitch roof not being compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI6 Extensions and Residential Extensions SPD, having a negative impact of the neighbours' amenity. The bulky extensions and extensive flat roof dormers are much larger than the previously approved application WA/2017/0867 valid until 10 July 2020.**

### **WA/2020/0799 Farnham Firgrove**

Officer: Philippa Staddon

Erection of extension.

30 ARTHUR CLOSE, FARNHAM GU9 8PE

**Provided that the extension strictly adheres to the Farnham Design Statement and Farnham Neighbourhood Plan policy FNPI6 Extensions, Residential Extensions SPD and LPP1 policy CCI and CC2, materials be in keeping with existing and has no negative impact on the neighbour's amenity, Farnham Town Council has no objections. Space must be available on-site for construction vehicles and materials, COVID-19 Site Operating Procedures must be followed, and WBC construction hours adhered to.**

### **WA/2020/0806 Farnham Firgrove**

Officer: Jess Sullivan

Erection of extensions; demolition of garage and associated works.

43 THE FAIRFIELD, FARNHAM GU9 8AG

**Provided that the extensions strictly adhere to the Farnham Design Statement and Farnham Neighbourhood Plan policy FNPI6 Extensions, Residential Extensions SPD and LPP1 policy CCI and CC2, materials be in keeping with existing, has no negative impact on the neighbour's amenity and sufficient parking within the boundary of the property, Farnham Town Council has no objections. Space must be available on-site for construction vehicles and materials, COVID-19 Site Operating Procedures must be followed, and WBC construction hours adhered to.**

### **WA/2020/0849 Farnham Firgrove**

Officer: Mr Chris Turner

Application under Section 73 to vary Condition 3 of WA/2018/0191 restricting use of outbuilding to allow it to be used as an ancillary annex.

28 WEYDON HILL ROAD, FARNHAM GU9 8NX

**Farnham Town Council strongly objects to the proposed removal of Condition 3. Condition 3 is in place to stop inappropriate development and alternative use of ancillary accommodation and would be contrary to LPP1 policy TDI, Farnham Neighbourhood Plan policy FNPI and FNPI6 and the Farnham Design Statement. Permission was granted for a garden room and store which has now been divided to include a home office, separate bathroom, utility sink area and communal area beyond its original intended use.**

## **Farnham Hale and Heath End**

### **NMA/2020/0076 Farnham Hale and Heath End**

Officer: Joanna Patrick

Amendment to WA/2020/0680 for: Two additional velux roof windows in the front elevation to provide more light to the attic and staircase.

41 WHITMORE GREEN FARNHAM GU9 9AF

**Farnham Town Council objects to the changes as a non-material amendment. The addition of windows is beyond Waverley Borough Council's criteria of non-material.**

Amendments received 12/06/20

### **WA/2020/0680 Farnham Hale and Heath End**

Officer: Jess Sullivan

Erection of extension and alterations to elevations.

41 WHITMORE GREEN, FARNHAM GU9 9AF

**Farnham Town Council objects to the extensions to the flat roof dormer not being compliant with Residential Extensions SPD and Farnham Neighbourhood Plan policy FNPI 16 but has no objection on the additional roof lights to the front of the property.**

### **WA/2020/0793 Farnham Hale and Heath End**

Officer: James Sackley

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

24 WHITE COTTAGE CLOSE, FARNHAM GU9 0NL

**Farnham Town Council objects to the full width extension on the boundary with both adjoining properties and the negative impact on the neighbours' amenity not being compliant with Residential Extensions SPD and Farnham Neighbourhood Plan policy FNPI 16 Extensions.**

### **WA/2020/0809 Farnham Hale and Heath End**

Officer: Carl Housden

Erection of extension.

36 UPPER HALE ROAD, FARNHAM GU9 0NS

**Provided that the extension strictly adheres to the Farnham Design Statement and Farnham Neighbourhood Plan policy FNPI 16 Extensions, Residential Extensions SPD and LPP1 policy CCI and CC2, materials be in keeping with existing and has no negative impact on the neighbour's amenity, Farnham Town Council has no objections. Space must be available on-site for construction vehicles and materials, COVID-19 Site Operating Procedures must be followed, and WBC construction hours adhered to.**

### **WA/2020/0841 Farnham Hale and Heath End**

Officer: Ruth Dovey

Erection of detached dwelling with associated works following demolition of existing garage.

115 UPPER WEYBOURNE LANE, FARNHAM GU9 9DD

**Provided that the County Highways Authority is satisfied with the revised access to both dwelling, sufficient off-street parking is available for both properties and that the proposed dwelling strictly adheres to the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI, LPP1 policy CCI and CC2 and all materials in keeping with the streetscene, Farnham Town Council has no objections to the erection of the detached dwelling following the demolition of the existing garage. The loss of the green boundaries should be minimised across the site, planting a hedge for the new boundary with 115 Upper Weybourne Lane rather than dividing**

with a close-boarded fence to support green infrastructure policy NE2 in LPPI. Space must be available on-site for construction vehicles and materials, COVID-19 Site Operating Procedures must be followed and WBC construction hours adhered to.

### **Farnham Moor Park**

Amended description 10/06/2020

Erection of extensions and replacement of roadside boundary with 1.8 metre high brick wall

#### **WA/2020/0731 Farnham Moor Park**

Officer: Jess Sullivan

Erection of extensions and replacement of roadside boundary with 1.8 metre high brick wall (amended description 10/06/2020)

THE SPINNEY, 17 CROOKSBURY ROAD, FARNHAM GU10 1QB

**Farnham Town Council maintains its objection to the roadside boundary 1.8m high brick wall, now detailed in the amended description of WA/2020/0731.**

**Farnham Town Council strongly objects to the proposed brick wall on the boundary with Crooksbury Road in this application. Located in land Outside the Built-up Area Boundary, in a semi-rural area, the extensive built form on the boundary would be inappropriate development, contrary to the Farnham Design Statement and Farnham Neighbourhood Plan policy FNPI, FNPI0, FNPI6 and LPPI policy RE2, RE3 landscape character policy AGLV and AONB. The enclosing of the green boundary would be contrary to natural environment policy NE2 with an excessive impact on biodiversity, wildlife habitat and wildlife corridors. The sound deflected from the wall would have a negative impact on the neighbour.**

#### **WA/2020/0785 Farnham Moor Park**

Officer: James Sackley

Erection of extension and alterations.

11 THOROLD ROAD, FARNHAM GU9 7JY

**Provided that the extension and alterations strictly adhere to the Farnham Design Statement and Farnham Neighbourhood Plan policy FNPI6 Extensions, Residential Extensions SPD and LPPI policy CC1 and CC2, materials be in keeping with existing and has no negative impact on the neighbour's amenity, Farnham Town Council has no objections. Space must be available on-site for construction vehicles and materials, COVID-19 Site Operating Procedures must be followed, and WBC construction hours adhered to.**

#### **WA/2020/0801 Farnham Moor Park**

Officer: Gemma Paterson

Erection of a two storey dwelling and associated works following demolition of existing dwelling. 23 ABBOTS RIDE, FARNHAM GU9 8HY

**Farnham Town Council objects to the size and scale of the proposed replacement two storey dwelling not being in keeping with the character of the streetscene, causing light pollution from the excessive front first floor glazing, having a negative impact on the neighbours' amenity, not being compliant with the Farnham Design Statement and Farnham Neighbourhood Plan FNPI.**

#### **WA/2020/0804 Farnham Moor Park**

Officer: Mr Chris Turner

Relocation of loose boxes and construction of a sandschool with fencing.

KILNSIDE FARM, MOOR PARK LANE, FARNHAM GU10 1NS

**Farnham Town Council strongly objects to the proposed stabling and sandschool on land adjacent to Kilnside Farm adjoining flood zone 3. The land is outside the Built-**

up Area Boundary of the Farnham Neighbourhood Plan and the nature and appearance of the proposal would have an urbanising impact on the river bank, failing to enhance the landscape value or to protect the intrinsic character and beauty of the countryside. This development would be contrary to policy FNPI New Development and Conservation, FNPI0 Protect and Enhance the Countryside, FNPI3 Protect and Enhance Biodiversity, on the edge of a Biodiversity Opportunity Area and in an area of High Landscape Value and Sensitivity, LPP1 policy Countryside beyond the Green Belt RE1 and Area of Great Landscape Value RE3, NE1 Biodiversity and Geological Conservation and NE2 Green and Blue Infrastructure.

This is a rural location accessed via bridleway 123 and 124, intersecting the historic North Downs Way and Greensands Way, neither suitable for the potential increase in vehicle movement. The conversion of agricultural and equestrian buildings needs to be limited in this area to stop the urbanisation of the countryside and to restrict inappropriate use of these bridleways by motorised vehicles.

#### **Farnham Weybourne and Badshot Lea**

##### **TM/2020/0081 Farnham Weybourne and Badshot Lea**

Officer: Steve Tester

APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 01/02 29 WOODBOURNE, FARNHAM GU9 9EE

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

#### **Farnham Wrecclesham and Rowledge**

##### **CA/2020/0066 Farnham Wrecclesham and Rowledge**

Officer: Steve Tester

WRECCLESHAM CONSERVATION AREA

REMOVAL OF A CONIFER TREE

21 POTTERY COURT, FARNHAM GU10 4QW

**Farnham Town Council, subject to the Arboricultural Officer's comments, objects to the removal of trees especially in a Conservation area covered by Farnham Neighbourhood Plan policy FNP6. If removal is necessary, a replacement is required.**

##### **TM/2020/0090 Farnham Wrecclesham and Rowledge**

Officer: Steve Tester

APPLICATION FOR REMOVAL OF TREE SUBJECT OF TREE PRESERVATION ORDER 09/01

11 GREYSTEAD PARK, FARNHAM GU10 4NB

**Farnham Town Council, subject to the Arboricultural Officer's comments, objects to the removal. The proposed replacement Turkish Hazel, as it forms a tree rather than a bush, would be acceptable if removal is necessary.**

##### **WA/2020/0784 Farnham Wrecclesham and Rowledge**

Officer: Carl Housden

Erection of dwelling and associated works (revision of WA/2020/0256).

LAND COORDINATES 483477 143666 GARDENERS HILL ROAD, LOWER BOURNE

**Farnham Town Council objects to the erection of a dwelling in this location.**

**Located outside the Built-up Area Boundary of the Farnham Neighbourhood Plan, development would be contrary to FNPI, FNPI0 and FNPI1, the Farnham Design Statement and LPP1 policy RE1. The access is inappropriate for the additional**

vehicle movements for a permanent residential dwelling and would have a negative impact on the neighbours' amenity with increased vehicle movement.

**WA/2020/0800 Farnham Wrecclesham and Rowledge**

Officer: Mr Chris Turner

Alterations to elevations.

36A THE STREET, WRECCLESHAM GUI0 4PR

**Provided that there is no negative impact on the neighbours' amenity with overlooking, Farnham Town Council has no objections to the 2 roof lights.**

**WA/2020/0811 Farnham Wrecclesham and Rowledge**

Officer: Daniel Holmes

Erection of extensions; alterations to elevations and fenestrations

53A BOUNDSTONE ROAD, ROWLEDGE GUI0 4AT

**Provided that the extension and alterations strictly adhere to the Farnham Design Statement and Farnham Neighbourhood Plan policy FNPI6 Extensions, Residential Extensions SPD and LPP1 policy CCI and CC2, materials be in keeping with existing and has no negative impact on the neighbour's amenity, Farnham Town Council has no objections. Space must be available on-site for construction vehicles and materials, COVID-19 Site Operating Procedures must be followed, and WBC construction hours adhered to.**

**WA/2020/0837 Farnham Wrecclesham and Rowledge**

Officer: Jess Sullivan

Certificate of Lawfulness under Section 192 for erection of extension.

TALL TIMBERS, 32 GARDENERS HILL ROAD, LOWER BOURNE GUI0 3HZ

**The History and Constraints list does not include application DW/2020/0022 or WA/2020/0838 at Tall Timbers, 32 Gardeners Hill Road. Farnham Town Council objects to the proposed extension and the cumulative impact of application DW/2020/0022 for a 94m<sup>2</sup> extension to the western elevation and WA/2020/0838 for a 68.2m<sup>2</sup> extension to the northern elevation extension of Tall Timbers. This application is for a 47.4m<sup>2</sup> extension on the southern elevation, giving a total increase of 210m<sup>2</sup> to the dwellinghouse. These 3 separate 'salami slicing' applications evade CIL charges applied to development in zone A for extensions of 100m<sup>2</sup> or more.**

**WA/2020/0838 Farnham Wrecclesham and Rowledge**

Officer: Jess Sullivan

Certificate of Lawfulness under Section 192 for the erection of a single storey side extension.

TALL TIMBERS, 32 GARDENERS HILL ROAD, LOWER BOURNE GUI0 3HZ

**The History and Constraints list does not include application DW/2020/0022 or WA/2020/0837 at Tall Timbers. Farnham Town Council objects to the proposed extension and the cumulative impact of application DW/2020/0022 for a 94m<sup>2</sup> extension to the western elevation and WA/2020 0837 for a 47.4m<sup>2</sup> extension on the southern elevation of Tall Timbers. This application is for a 68.2m<sup>2</sup> extension to the northern elevation giving a total increase of 210m<sup>2</sup> to the dwellinghouse. These 3 separate 'salami slicing' applications evade CIL charges applied to development in zone A for extensions of 100m<sup>2</sup> or more.**

**WA/2020/0842 Farnham Wrecclesham and Rowledge**

Officer: James Sackley

Erection of extension with alterations to elevations and fenestrations.

19 LICKFOLDS ROAD, ROWLEDGE GUI0 4AF

**Provided that the extension and alterations strictly adhere to the Farnham Design**

**Statement and Farnham Neighbourhood Plan policy FNPI6 Extensions, Residential Extensions SPD and LPP1 policy CCI and CC2, materials be in keeping with existing and has no negative impact on the neighbour's amenity, Farnham Town Council has no objections. Space must be available on-site for construction vehicles and materials, COVID-19 Site Operating Procedures must be followed, and WBC construction hours adhered to.**

**WA/2020/0844 Farnham Wrecclesham and Rowledge**

Officer: Daniel Holmes

Erection of extensions and alterations to existing bungalow to form a three storey dwelling. ELBURY, 56 WRECCLESHAM HILL, WRECCLESHAM GU10 4JS

**Provided that sufficient parking is available as the proposed extension creates a 5 bedroom dwelling, the extensions and alterations strictly adhere to the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI6, LPP1 policy CCI and CC2, has no negative impact on the neighbours' amenity with overlooking and light pollution from the 5 large roof lanterns, Farnham Town Council has no objections. Space must be available on-site for construction vehicles and materials, COVID-19 Site Operating Procedures must be followed and WBC construction hours adhered to.**

**5. Appeals**

**WA/2018/2196 Land at Green Lane Farnham**

Outline application for erection of up to 50 dwellings (15 affordable) with access from Badshot Lea Road (only access to be determined).

Appeal reference APP/R3650/W/20/3249930

Written representations to PINS by 2<sup>nd</sup> July 2020

Farnham Town Council's objection is being formulated and will be circulated for review. To be finalised at the planning meeting on Monday 29<sup>th</sup> June 2020.

**6. Licensing Applications**

**Minor Variation**

**Giggling Squid, 67-68 Castle Street, Farnham, GU9 7LN, Chokdee Ltd**

Farnham Town Council objects to the minor variation to allow off-sales delivered to homes and business premises. Concerns were raised of the reliance on third party individuals making deliveries and their ability to deliver adhering to Government Coronavirus Guidance for social distancing when required to make a visual check and 'Challenge 25' to verify ID. The impact on public safety and the protection of children from harm outweighs the convenience of having alcohol delivered to your door with a take-away meal.

Objection emailed 16<sup>th</sup> June 2020 to [licensing.policy@waverley.gov.uk](mailto:licensing.policy@waverley.gov.uk)

**7. Date of next meeting**

29<sup>th</sup> June 2020.

The meeting ended at 11.26 am

Notes written by Jenny de Quervain