



# FARNHAM TOWN COUNCIL

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## Notes

### Planning & Licensing Consultative Working Group

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#### Time and date

9.30 am on Monday 18th May, 2020

#### Place

Via Zoom video conferencing

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#### 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 George Hesse  
Councillor John Neale

Officers: Jenny de Quervain

#### 1. Apologies for Absence

Apologies were received from Councillors Gray and Martin.

#### 2. Disclosure of Interests

Jenny de Quervain declared a pecuniary interest to WA/2020/0622 and WA/2020/0623. Castle Ward Councillors and group members agreed the response to these planning applications.

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

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

##### **NMA/2020/0061 Farnham Weybourne and Badshot Lea**

Officer: Joanna Patrick

Amendment to WA/2018/1230 for alterations to landscaping plans to include substation.  
GREEN LANE FARM, GREEN LANE, BADSHOT LEA

**Farnham Town Council objects to this application as a Non-Material Amendment as it includes a new structure on the site and alterations to landscaping with the access to the sub-station. This application must be resubmitted as a full application to be properly determined.**

#### **WA/2020/0651 Farnham Weybourne and Badshot Lea**

Officer: Philippa Staddon

Outline application with all matters reserved for the erection of 5 dwellings with detached garages, associated works including vehicle access.

LAND COORDINATES 486010 148400, CROWN LANE, BADSHOT LEA

**Farnham Town Council objects to the erection of 5 dwellings in Crown Lane, Badshot Lea.**

The location is outside the **Built Up Area Boundary** and not an allocated site for development through policy **FNPI4** of the **Farnham Neighbourhood Plan**, contrary to policy **FNPI**, **FNPI0** protect and enhance the countryside, **FNPI1** prevent coalescence, **Farnham/Aldershot Strategic Gap** retained policy **C4**, and countryside beyond the green belt policy **RE1**. The proposed 5 dwellings would have a negative impact on the character of the countryside and an urbanising effect of the open area. There are currently 5 homes in **Crown Close** therefore this development would double the number of dwellings along this section of **Crown Lane**.

**Crown Lane** is narrow and unlit with no pedestrian footway limiting the sustainability of the location as all movement will be by car. Due to the lanes width, no space is available for the addition of a footway and the lane is becoming an increasingly important part of the local cycle network though approximately one third of its length is so narrow that it is impossible for a car and a cyclist to pass.

The application highlights its objective as providing bungalows for retired people wanting to downsize however, the site is detached from the village and the severe limitations of **Crown Lane** mean that pedestrian access is dangerous. The proposed erection of 5 dwellings must be refused planning permission being unacceptable development in this location, contrary to several policies.

#### **4. Applications considered**

##### **Farnham Bourne**

#### **WA/2020/0626 Farnham Bourne**

Officer: James Sackley

Erection of extensions and alterations.

10 DOUGLAS GROVE, LOWER BOURNE GU10 3HP

**Subject to the extensions and alterations being confirmed compliant with 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 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/2020/0633 Farnham Bourne**

Officer: Philippa Staddon

Erection of detached garage building.

FOREST HOUSE, 15 OLD FRENHAM ROAD, LOWER BOURNE GU10 3HD

**Subject to the detached garage being confirmed compliant with the Farnham Design Statement and Farnham Neighbourhood Plan policy FNPI6 Extensions, Residential Extensions SPD and LPP1 policy CCI and CC2 and having no negative impact on the trees and green boundary, 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/2020/0668 Farnham Bourne**

Officer: Philippa Staddon

Erection of extensions; alterations to driveway and landscaping.

25 MIDDLE BOURNE LANE, LOWER BOURNE GU10 3NH

**Allowed at appeal 18 February 2020. The appealed scheme has been resubmitted as two separate planning applications so the existing property avoids CIL charges applied to the combined planning application. Farnham Town Council objects to this approach however it is legal and there are no policies to prevent it.**

**WA/2020/0669 Farnham Bourne**

Officer: Philippa Staddon

Erection of a dwelling and associated works.

LAND AT 25 MIDDLE BOURNE LANE, LOWER BOURNE GU10 3NH

**Allowed at appeal 18 February 2020. The appealed scheme has been resubmitted as two separate planning applications so the existing property avoids CIL charges applied to the combined planning application. Farnham Town Council objects to this approach however it is legal and there are no policies to prevent it.**

**WA/2020/0676 Farnham Bourne**

Officer: Jess Sullivan

Erection of detached garage.

26 - 28 DOGFLUDD HOUSE, FRENHAM ROAD, LOWER BOURNE GU10 3PA

**Farnham Town Council objects to the proposed detached double garage being cramped, reducing parking and space for turning to access the A287 in forward gear and having a negative impact on the streetscene, not being compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI6 or Residential Extensions SPD - the garage design does not complement the character of the house or the street. Part of the dwelling is a Building of Local Merit and benefits from garaging in a coach house style building, now partially converted to accommodation (WA/2017/2101).**

**Farnham Castle**

Combined application

**WA/2020/0622 Farnham Castle**

Officer: James Sackley

Alterations to elevations.

WICKHAM HOUSE, 40 WEST STREET FARNHAM GU9 7DX

**Subject to approval of the Heritage Buildings Officer and being confirmed compliant with the Town Centre Conservation Area, Farnham Neighbourhood Plan policy FNP2, FCAMP and Farnham Design Statement, Farnham Town Council has no objections to the proposed external and internal alterations and reinstatement of the configuration of the Grade II listed building.**

#### **WA/2020/0623 Farnham Castle**

Officer: James Sackley

Listed Building consent for external and internal alterations.

WICKHAM HOUSE, 40 WEST STREET, FARNHAM GU9 7DX

**Subject to approval of the Heritage Buildings Officer and being confirmed compliant with the Town Centre Conservation Area, Farnham Neighbourhood Plan policy FNP2, FCAMP and Farnham Design Statement, Farnham Town Council has no objections to the proposed external and internal alterations and reinstatement of the configuration of the Grade II listed building.**

#### **WA/2020/0649 Farnham Castle**

Officer: Carl Housden

Erection of extensions and alterations to elevations including dormer window.

10 LARKFIELD ROAD, FARNHAM GU9 7DB

**Farnham Town Council is concerned about the sloping roof appearing to overhang the boundary with 8 Larkfield Road. A drawing states 'gutter not to exceed the boundary line' however, the existing ground floor wall appears to be already on the boundary line.**

**Subject to the gutter being within the boundary line of the property and not having a negative impact on the neighbour's amenity, the extensions and alterations being confirmed compliant with the Farnham Design Statement and Farnham Neighbourhood Plan policy FNPI6 Extensions, Residential Extensions SPD and LPP1 policy CCI and CC2 and materials being 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.**

#### **Farnham Firgrove**

##### **WA/2020/0624 Farnham Firgrove**

Officer: Carl Housden

Erection of extension; erection of double garage following demolition of existing  
MUNCASTER LODGE, 3 HILLARY CLOSE, FARNHAM GU9 8QZ

**Subject to the extensions and double detached garage being confirmed compliant with the Farnham Design Statement and Farnham Neighbourhood Plan policy FNPI6 Extensions, Residential Extensions SPD and LPP1 policy CCI and CC2 and no negative impact on the neighbours' 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.**

#### **Farnham Hale and Heath End**

##### **WA/2020/0671 Farnham Hale and Heath End**

Officer: Daniel Holmes

Erection of extensions.

50 KNIGHTS ROAD, FARNHAM GU9 9DA

**Subject to the extensions being confirmed compliant with 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 no negative impact on the neighbours' 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/2020/0678 Farnham Hale and Heath End**

Officer: Olivia Gorham

Certificate of Lawfulness under Section 192 for provision of three parking spaces; alterations to elevations including glazed doors and dormer window.

4 KNIGHTS ROAD, FARNHAM GU9 9BX

**Farnham Town Council objects to the size and scale of the flat roof dormer not being compliant with Residential Extensions SPD and Farnham Neighbourhood Plan policy FNP16. No application has been made for a dropped kerb required to allow access for 3 parking spaces. The loss of the entire green boundary to the front of the property is unacceptable.**

**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 FNP16.**

**Farnham Moor Park**

**WA/2020/0550 Farnham Moor Park**

Officer: Philippa Staddon

Application under Section 73a to vary Condition 3 of FAR248/73 to remove agricultural occupancy condition from Kilnside Farmhouse, Moor Park Lane, Farnham (follows invalid application WA/2020/0438).

KILNSIDE FARMHOUSE, MOOR PARK LANE, FARNHAM GU10 1NS

**Concerns have been raised about the restricted access to the property. Farnham Town Council has no objections subject to the access on a bridleway (BW124) being suitable for the potential increase in vehicle movements.**

**WA/2020/0672 Farnham Moor Park**

Officer: Carl Housden

Erection of extensions and alterations.

15 ABBOTS RIDE, FARNHAM GU9 8HY

**Subject to the extensions and alterations being confirmed compliant with the Farnham Design Statement and Farnham Neighbourhood Plan policy FNP16 Extensions, Residential Extensions SPD and LPP1 policy CCI and CC2, materials be in keeping with existing and no negative impact on the neighbours' 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.**

**TM/2020/0068 Farnham Moor Park**

Officer: Steve Tester

APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 34/06 HOPE COTTAGE 17 STONEYFIELDS, FARNHAM GU9 8DU

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

## **Farnham Shortheath and Boundstone**

### **WA/2020/0631 Farnham Shortheath and Boundstone**

Officer: Jess Sullivan

Erection of extensions.

RYE COTTAGE, 33 JUBILEE LANE, FARNHAM GU10 4TA

**Subject to the extensions being confirmed compliant with the Farnham Design Statement and Farnham Neighbourhood Plan policy FNPI6 Extensions, Residential Extensions SPD and LPP1 policy CCI 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.**

## **Farnham Upper Hale**

### **WA/2020/0603 Farnham Upper Hale**

Officer: Gemma Paterson

Erection of a dwelling.

LAND ADJOINING 4 QUEENS ROAD, FARNHAM GU9 0HP

**Farnham Town Council objects to the erection of a dwelling in the garden of 4 Queens Road. Farnham Town Council could not find details of planning permissions for recent alterations to 4 Queens Road and removal of the flint wall to the rear to divide the garden area – the new materials are not in keeping with the character of the area. The subdivision of the restrictive plot is not compliant with the Farnham Design Statement and Farnham Neighbourhood Plan policy FNPI. The host property is utilising an area recently cleared in the garden for parking, insufficient parking has been included for the proposed and existing dwelling and no consideration have been given for the traffic implications and additional vehicle movements on the partially tarmac narrow lane. The proposed dwelling sits in an elevated position close to the boundary of the neighbouring property and will have a negative impact on their amenity and overshadow the existing roof light.**

### **WA/2020/0629 Farnham Upper Hale**

Officer: Daniel Holmes

Erection of extension.

4 THE GLEN, NUTSHELL LANE, UPPER HALE GU9 0FF

**Subject to the extension being confirmed compliant with the Farnham Design Statement and Farnham Neighbourhood Plan policy FNPI6 Extensions, Residential Extensions SPD and LPP1 policy CCI and CC2 and materials 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.**

### **WA/2020/0675 Farnham Upper Hale**

Officer: Carl Housden

Erection of extensions; alterations to elevations including dormer windows.

21 BALL AND WICKET LANE, FARNHAM GU9 0PD

**Subject to the two storey extension and alterations being confirmed compliant with the Farnham Design Statement and Farnham Neighbourhood Plan policy FNPI6 Extensions, Residential Extensions SPD and LPP1 policy CCI and CC2, materials in keeping with existing and 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.

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

##### **WA/2020/0619 Farnham Weybourne and Badshot Lea**

Officer: Ruth Dovey

Use of curtilage building as habitable accommodation for a temporary period.

6 LOWER WEYBOURNE LANE, FARNHAM

**Farnham Town Council questions if the 'craft studio' for 'incidental use' is suitable habitable accommodation for a period of 24 months. The suitability of the outbuilding cannot be assessed without access and given the current COVID-19 restrictions, this is not possible and the planning application cannot be approved.**

##### **WA/2020/0635 Farnham Weybourne and Badshot Lea**

Officer: Daniel Holmes

Erection of extension to form habitable accommodation over garage.

24 BROOK AVENUE, FARNHAM GU9 9HB

**The proposed and existing elevations do not show the close proximity of the adjoining garage of no. 22. The existing garage does not seem structurally suitable for the addition of a first floor extension therefore the application should be resubmitted for a two storey extension. Farnham Town Council objects to the proposed extension being overbearing and having a negative impact on the neighbour's amenity, not being compliant with Residential Extensions SPD and Farnham Neighbourhood Plan policy FNPI 6.**

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

##### **WA/2020/0689 Farnham Wrecclesham and Rowledge**

Officer: Daniel Holmes

Alterations to existing detached garage including pitched roof to form ancillary habitable accommodation.

69 BOUNDSTONE ROAD, ROWLEDGE GUI0 4AT

**Subject to the alterations being confirmed compliant with the Farnham Design Statement and Farnham Neighbourhood Plan policy FNPI 6 Extensions, Residential Extensions SPD and LPP1 policy CC1 and CC2 and the accommodation being conditioned ancillary to 69 Boundstone Road, Farnham Town Council has no objections. Hazardous materials must be removed and deposited of appropriately, 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/2020/0064 Farnham Wrecclesham and Rowledge**

Officer: Steve Tester

APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 08/07

20 LICKFOLDS ROAD, ROWLEDGE GUI0 4AE

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

**5. Other applications considered**

**PC/2020/0010**

Officer: Philippa Staddon

Consultation from a neighbouring authority for refurbishment, extension and amalgamation of Units 3 and 4 Solartron Retail Park to facilitate new enlarged single retail premises (Class A1) to be used as a 'foodstore' and associated works to Unit 2 Solartron Retail Park, service yard and reconfiguration of the car park.

**LAND AT SOLARTRON RETAIL PARK, SOLARTRON ROAD, FARNBOROUGH GU14 7QJ  
Farnham Town Council has no comments on the proposed changes at Solartron Retail Park.**

**6. Date of next meeting**

1<sup>st</sup> June 2020.

The meeting ended at 11.11 am

Notes written by Jenny de Quervain