



FARNHAM TOWN COUNCIL



Notes

Planning & Licensing Consultative Working Group

Time and date

9.30 am on Monday 1st June, 2020

Place

Via Zoom video conferencing

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 Michaela Martin
Councillor John Neale

Officers: Jenny de Quervain

1. Apologies for Absence

Apologies were received from Councillor Gray.

2. Disclosure of Interests

None were received.

3. Applications considered for key/larger developments

Farnham Bourne

WA/2020/0755 Farnham Bourne

Officer: Olivia Gorham

Alterations to existing barn to provide 5 dwellings together with landscaping and associated works to provide parking and amenity space.

STORAGE BARN AT WAVERLEY COURT FARM, MONKS WALK, FARNHAM

Surrey Highways consultation is vital to ensure the suitability of Monks Walk for the additional vehicle movements generated by 5 dwellings and visitors in this rural location.

Provided that the County Highways Authority assess the local road and access and the alterations strictly adhere to the Farnham Design Statement and Farnham Neighbourhood Plan policy FNPI, FNPI0, FNPI3, FNP30 and LPP1 policy RE2, RE3 and CCI and CC2, landscape designations AONB and AGLV and provision is made for sustainable transportation including electric charging points for vehicles and bicycles, 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.

4. Applications considered

Farnham Bourne

WA/2020/0706 Farnham Bourne

Officer: Daniel Holmes

Erection of extension (revision of WA/2019/1071).

CHRISTMAS COTTAGE, 57 BURNT HILL ROAD, LOWER BOURNE GU10 3NA

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/2020/0713 Farnham Bourne

Officer: Olivia Gorham

Erection of extensions and alterations including raising ridge height (revision of WA/2019/0453).

36 BURNT HILL ROAD, LOWER BOURNE GU10 3LZ

Provided that the extensions 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 and no trees are damaged by the proposed works, 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/2020/0764 Farnham Bourne

Officer: Daniel Holmes

Erection of a dwelling with new vehicular access and associated works following demolition of existing detached garage.

LAND ADJACENT TO 1 GROVELANDS, LOWER BOURNE GU10 3RQ

Farnham Town Council objects to the subdivision of plots not being compliant with the Farnham Design Statement and Farnham Neighbourhood Plan policy FNPI and having a negative impact on the streetscene and the neighbour's amenity. The host dwelling is orientated end-on to the road resulting in the front elevation overlooking the proposed new dwelling, with limited space to the proposed new side elevation. The area is characterised by larger plots allowing space between dwellings, this site will appear cramped with two dwelling on one plot. The proposed additional dwelling cannot be justified by a previously approved large residential extension on the northern side.

WA/2020/0766 Farnham Bourne

Officer: Carl Housden

Erection of extension to outbuilding and associated works.

3 PARKLANDS CLOSE, FARNHAM GU9 8AZ

Provided that the extension strictly adheres to 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 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.

TM/2020/0076 Farnham Bourne

Officer: Steve Tester

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

17 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.

TM/2020/0077 Farnham Bourne

Officer: Steve Tester

APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 26/00

1 AND 2 CEDARWAYS, FARNHAM GU9 8SW

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

TM/2020/0079 Farnham Bourne

Officer: Steve Tester

APPLICATION FOR WORKS TO AND REMOVAL OF TREES SUBJECT OF TREE PRESERVATION ORDER FAR2

MANATOBA, DENE CLOSE, FARNHAM GU10 3PP

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.

Farnham Castle

WA/2020/0705 Farnham Castle

Officer: James Sackley

Listed Building consent for replacement windows.

2, 3, 4, 5, 6 & 7 MCDONALDS ALMSHOUSES, WEST STREET, FARNHAM GU9 7AE

Provided that the replacement windows are approved by the Heritage Buildings Officer, Farnham Town Council has no objections.

WA/2020/0726 Farnham Castle

Officer: Ruth Dovey

Certificate of Lawfulness under Section 192 for minor alterations to front entrance.

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

Provided that the signage is not internally illuminated, Farnham Town Council has no objections. Internally illuminated signage would be contrary to the Shop Front Design Guide SPD, and with being adjacent to the Town Centre Conservation area, FCAMP and Farnham Neighbourhood Plan policy FNP2 and FNP3.

WA/2020/0759 Farnham Castle

Officer: Mr Chris Turner

Erection of a dwelling following demolition of existing barn and ancillary building.

BARN, 11 OLD PARK LANE, FARNHAM

The west elevation has been mislabelled as 'east' in the Design and Access Statement.

Farnham Town Council objects to the size and scale of the proposed new dwelling and the excessive overlooking of the neighbouring property to the west. The small replacement 'barn' dwelling (WA/2018/0791) approved at appeal states 'A window is proposed in the west elevation at first floor level from which direct views of the neighbouring garden would be possible. I therefore agree that a condition should be imposed regarding the form of that window and to impose a condition to restrict the insertion of windows (other than the one permitted) in that elevation, in order to protect the living conditions of the neighbouring residents.' In this application, the excessive number of windows in the west elevation is contrary to the inspector's condition imposed on the allowed application. The division line of the proposed plots has been moved compared with the extant consent, locating the much larger proposed dwelling (previously allowed footprint of 6m x 12.6m compared to 12.7m x 13.9m in this application) closer to the neighbouring property.

WA/2020/0767 Farnham Castle

Officer: Carl Housden

Erection of extension following demolition of existing (revision of WA/2019/1587).

2 RIDGEWAY COTTAGES, RUNWICK LANE, RUNWICK GU10 5EE

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 FNP16 Extensions, Residential Extensions SPD.

NMA/2020/0066 Farnham Castle

Officer: Joanna Patrick

Amendment to WA/2018/0830 for Reconfiguration of proposed car parking layout.

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

In accordance with Waverley Borough Council's list of what 'we will not consider' https://www.waverley.gov.uk/info/200350/submit_an_application/796/changes_to_existing_planning_permission this application cannot be determined as a non-material amendment. Farnham Town Council asks if the 14 lost parking spaces can be made up in another area elsewhere on the campus site? Farnham Town Council notes the scheme includes an additional 126 bicycle parking facilities on top of the existing 60 to encourage sustainable transportation to the University's town centre location.

Farnham Firgrove

WA/2020/0728 Farnham Firgrove

Officer: Carl Housden

Erection of single storey extensions.

12 ARTHUR ROAD, FARNHAM GU9 8PB

Provided that the extension strictly adheres to 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 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/2020/0733 Farnham Firgrove

Officer: Philippa Staddon

Erection of detached garage with new vehicular access and associated works.

ROWAN TREE COTTAGE, 1 RIDGEWAY HILL ROAD, FARNHAM GU9 8LS

Farnham Town Council objects to the location of the proposed detached garage and its negative impact on the neighbours' amenity. It is positioned too close to the southwest boundary with proposed 'new planting'. 800mm is insufficient space for a new hedgerow and maintenance of the hedge and garage. Farnham Town Council objects to the proposed 1800mm high garden wall and any loss of the existing green boundary. Clarification should be sought for the exact location of the boundary line as drawings labelled 'exact unknown'. Building outside of the exact boundary line will encroach on the narrow track and restrict access to other residential garages and the rear access of other properties.

WA/2020/0760 Farnham Firgrove

Officer: Mr Chris Turner

Application under Section 73 to vary Condition 1 of WA/2018/0817 (approved plan numbers) to allow alterations to design.

54 UPPER WAY, FARNHAM GU9 8RF

Provided that the alterations strictly adhere to the Farnham Design Statement and Farnham Neighbourhood Plan policy FNPI6 Extensions, Residential Extensions SPD and LPPI policy CCI and CC2 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.

Farnham Moor Park

Combined application

WA/2020/0703 Farnham Moor Park

Officer: Carl Housden

Erection of an extension.

BOURNE PLACE, 5 MOOR PARK LANE, FARNHAM GU9 9JB

Provided that the extension strictly adheres to the Farnham Design Statement and Farnham Neighbourhood Plan policy FNPI6 Extensions, Residential Extensions SPD and LPPI policy CCI and CC2 and is approved by the Heritage Buildings Officer, 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/2020/0704 Farnham Moor Park

Officer: Carl Housden

Listed Building consent for erection of an extension.

BOURNE PLACE, 5 MOOR PARK LANE, FARNHAM GU9 9JB

Provided that the extension strictly adheres to the Farnham Design Statement and Farnham Neighbourhood Plan policy FNPI6 Extensions, Residential Extensions SPD and LPPI policy CCI and CC2 and is approved by the Heritage Buildings Officer, 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/2020/0731 Farnham Moor Park

Officer: Jess Sullivan

Erection of extensions.

THE SPINNEY, 17 CROOKSBURY ROAD, FARNHAM GU10 1QB

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 LPP1 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.

WA/2020/0772 Farnham Moor Park

Officer: Daniel Holmes

Erection of 3 dwellings with access and associated works.

REAR OF 9 UPPER SOUTH VIEW, FARNHAM GU9 7JW

Farnham Town Council strongly objects to the proposed erection of 3 dwellings in the garden of 9 Upper South View being contrary to the Farnham Design Statement and Farnham Neighbourhood Plan policy FNPI in density, orientation, overlooking and having a negative impact on the neighbours' amenity on Upper South View and High Park Road. Upper South View is narrow and congested with limited parking. The proposed access to the rear of 9 Upper South View is through the small area of demolished single garage, encroaching on the emergency access gate and public footpath to the historic Farnham Park.

The proposal for the adoption of the private land of the old garage area as public highway to make access improvements is unacceptable and will impact further on the limited access and on-street parking for Upper South View residents and other users of the Zone A parking bays. The site borders the historic Farnham Park, AHLV and AGLV, all related policies (HA1, HE9, HE12, NE1, RE1 and RE3) should be considered as the visual aspect from the park will be impacted. The garden and park boundary has had a close boarded fence erected the entire length of the garden and a large amount of vegetation removed from the site. The example that the northern part of Sumner Road reflects the proposed layout cannot be compared it is an old quarry site several metres below the sightline to and from Farnham Park.

WA/2020/0756 Farnham Moor Park

Officer: James Sackley

Erection of detached garage following demolition of existing; alterations to driveway and associated works (revision of WA/2019/2136).

21 ST JAMES TERRACE, FARNHAM GU9 7JT

Farnham Town Council objects to the two storey garage with toilet and shower not being compliant with Farnham Neighbourhood Plan FNPI, FNPI6 and Residential Extensions SPD, having a negative impact on the neighbours' amenity with overlooking, not in keeping with the streetscene or dwelling, being bulky in appearance with a top-heavy mansard roof and several rooflights. The main dwelling already has an extensive rear extension extending 7m from the rear of the property and 5m wide, not shown on the plans in this application, detailed in WA/2019/2110 Certificate of lawfulness under section 191, limiting the space available for such a large two storey structure. The site is on the boundary of the historic Farnham Park, AHLV and AGLV, all related policies (HA1, HE9, HE12, NE1,

RE1 and RE3) should be considered as the visual aspect from the park will be impacted.

TM/2020/0071 Farnham Moor Park

Officer: Steve Tester

APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 10/15 COMBE END, 8 MOOR PARK LANE, FARNHAM GU10 1QS

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

TM/2020/0074 Farnham Shortheath and Boundstone

Officer: Steve Tester

APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 04/99 9 LONGHOPE DRIVE, FARNHAM GU10 4SN

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

Farnham Upper Hale

WA/2020/0348 Farnham Upper Hale

Officer: Philippa Staddon

Erection of two storey dwelling following demolition of existing bungalow with amended vehicular access.

4 BISHOPS ROAD, FARNHAM GU9 0JA

Farnham Town Council maintains its objections to the size and scale of the proposed replacement dwelling on this restrictive site, not being compliant with the Farnham Design Statement and Farnham Neighbourhood Plan Policy FNPI, being overdevelopment, not in keeping with the character of the area or the streetscene and having a negative impact on the neighbours' amenity. The amendments do not overcome that the site is too small for the proposed 4 bedroom dwelling on the site of a 4 room bungalow.

Farnham Weybourne and Badshot Lea

WA/2020/0762 Farnham Weybourne and Badshot Lea

Officer: Philippa Staddon

Approval of reserved matters (appearance, landscaping, layout and scale) following the outline approval of WA/2018/1972) erection of a new dwelling.

LAND AT 1 WATER LANE, FARNHAM

Farnham Town Council objects to the lack of details in this application to make appropriate comments on the appearance of the proposed new dwelling. Further review of the application is being deferred to 15 June 2020 to allow for more details to be submitted.

Farnham Wrecclisham and Rowledge

DW/2020/0022 Farnham Wrecclisham and Rowledge

Officer: Carl Housden

The erection of a single storey rear extension which would extend beyond the rear wall of the original house by 8.00m, for which the height would be 3.53m, and for which the height of the eaves would be 2.60m.

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

Farnham Town Council objects to the size and scale of the proposed extensions not being compliant with Farnham Neighbourhood Plan policy FNP16 and Residential Extensions SPD. The extension extends 8m beyond the wall of the property to the limits of permitted development and is the full width of 11.8m. Extending the ground floor by 94.4m² is excessive for permitted development and should be considered through a full application.

WA/2020/0702 Farnham Wrecclesham and Rowledge

Officer: Jess Sullivan

Listed Building consent for demolition and rebuilding of a chimney stack.

THE ROYAL OAK, 59 THE STREET, WRECCLESHAM GU10 4QS

Provided that the works are approved by the Heritage Buildings Officer and all materials be in keeping with existing, Farnham Town Council has no objections.

CA/2020/0061 Farnham Wrecclesham and Rowledge

Officer: Steve Tester

WRECCLESHAM CONSERVATION AREA

WORKS TO TREES

CEMETERY, SCHOOL HILL, FARNHAM GU10 4PU

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 Wrecclesham Conservation Area covered by Farnham Neighbourhood Plan policy FNP6.

5. Licensing Applications Considered

Variation

Lidl, Dogflud Way, Farnham, GU9 7UD

Farnham Town Council objects to the variation of the premises licence for Lidl, Dogflud Way, Farnham, GU9 7UD. The non-standard timings in relation to bank holidays, in particular Christmas Day, should not be removed. Proposing hours from 07.00-23.00, 7 days a week all year round is excessive for the sale of alcohol. These extended hours has the potential to increase crime and disorder and cause public nuisance, impacting public safety and being harmful to children. The premises is located opposite a skate park used by children and young adults and may be an area susceptible to anti-social behaviour with easy access to alcohol for increased hours, especially on Sundays and bank holidays.

Please can the overall size of the premises be confirmed? Trading hours for large shops over 280m² is restricted on Sundays to 6 consecutive hours between 10.00 and 18.00, therefore a variation for Sunday from 07.00-23.00 would not be lawful. Shops of this size must close on Easter Sunday and Christmas Day, no sales are allowed on Easter Sunday and Christmas Day.

6. Date of next meeting

15th June 2020.

The meeting ended at 11.10 am

Notes written by Jenny de Quervain