



FARNHAM TOWN COUNCIL

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Planning & Licensing Consultative Working Group

Time and date

9.30 am on Monday 29th 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 John Neale

Officer: Jenny de Quervain

1. Apologies for Absence

Apologies were received from Councillors Gray and Martin.

2. Disclosure of Interests

None were received.

3. Applications considered for key/larger developments

Amendments received 24/06/20 – part of The Woolmead development
Relocation of telephone box adjacent to bus stop on South Street

WA/2020/0564 Farnham Castle

Officer: Ruth Dovey

Provision of a public payphone kiosk.

PUBLIC FOOTWAY, LAND OUTSIDE 16 SOUTH STREET, FARNHAM

Farnham Town Council maintains its strong objection to the proposed payphone kiosk on South Street being unnecessary clutter and having a negative impact on the street scene on the edge of the Town Centre Conservation Area, contrary to Farnham Neighbourhood Plan policy FNP2, FNP4 and FCAMP. Relocating the proposed payphone kiosk to the south of the bus stop is not a more acceptable position, it will cause obstruction to pedestrians and bus passengers with the frequent

bus services at this stop. It has been confirmed by the Officer that the Woolmead permission does not require the reinstatement of the removed payphone kiosks however, BT would like one retained. The reinstatement of a payphone kiosk can be kept to the Berkeley Homes Woolmead site, if retention is necessary.

Amendments received 22/06/20

7 of the 24 dwellings to be affordable units; Submission of Transport Assessment and framework Travel Plan; Updated ecology report to reflect further site assessment end of Feb 2020; Information on existing use of site.

WA/2020/0558 Farnham Firgrove

Officer: Rachel Kellas

Proposal: Outline application with all matters reserved for erection of 24 apartments with underground parking following demolition of existing bungalow The Old Mission Hall (revision of WA/2018/1879) (as amplified by Transport Assessment, Travel Plan, updated ecology report, and amendment to proposed housing to include 7 of the 24 dwellings as affordable units).
THE OLD MISSION HALL, HOOKSTILE LANE, FARNHAM

This location is not a housing site allocation in policy FNPI4 of the Farnham Neighbourhood Plan adopted 3 April 2020. Farnham Town Council maintains its objection to the entrance being inadequate for the potential number of vehicle movements on a single lane track for 24 dwellings. The site is maybe better suited to light industry. Access on to the highway has limited visibility due to the railway bridge and is within a severely congested area, adjacent to a pedestrian crossing, in the vicinity of 3 busy junctions, on an A-road.

Councillor Earwaker left the meeting 09.55.

4. Applications considered

Farnham Bourne

WA/2020/0854 Farnham Bourne

Officer: Gemma Paterson

Erection of extensions and alterations to elevations (revision of WA/2020/0199).
9 BOURNE FIRS, LOWER BOURNE GU10 3QD

Farnham Town Council notes the previously approved plans 7580D-02b in application WA/2020/0199 have been altered in this application to include a larger porch to the front of the property and two storey extension to the rear. Provided that the two storey extension has no negative impact on the neighbour's amenity at no. 8 and the front dormer windows over the garage be Conditioned obscured glazing (windows of the en-suite and family bathroom) to protect the neighbour's amenity at no. 9 and strictly adhere to the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI6 Extensions, Residential Extensions SPD and LPP1 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.

NMA/2020/0080 Farnham Bourne

Officer: Joanna Patrick

Amendment to WA/2018/1741 for removal of an external chimney.

LAND ON SOUTH EAST SIDE CENTRE COORDINATES 484492 144581

GOLD HILL, FARNHAM

Provided that the removal of the chimney is acceptable within Waverley Borough Council's criteria for non-material, Farnham Town Council has no objections.

CA/2020/0074 Farnham Bourne

Officer: Steve Tester

GREAT AUSTINS CONSERVATION AREA

REMOVAL OF TREE

4 SWINGATE ROAD, FARNHAM GU9 8JJ

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 FNP5. If removal is necessary, a replacement is required.

CA/2020/0079 Farnham Bourne

Officer: Steve Tester

OLD CHURCH LANE CONSERVATION AREA

WORKS TO AND REMOVAL OF TREES

THE WHITE HOUSE, 2A VICARAGE HILL, FARNHAM GU9 8HG

Farnham Town Council welcomes the maintenance of trees to extend their life and associated amenity but, subject to the Arboricultural Officer's comments, objects to the removal of trees especially in a Conservation area covered by Farnham Neighbourhood Plan policy FNP5. If removal is necessary, a replacement is required.

CA/2020/0080 Farnham Bourne

Officer: Steve Tester

GREAT AUSTINS CONSERVATION AREA

WORKS TO AND REMOVAL OF TREES

4 MIDDLE AVENUE FARNHAM GU9 8JL

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 FNP5. If removal is necessary, a replacement is required.

CA/2020/0081 Farnham Bourne

Officer: Steve Tester

GREAT AUSTINS CONSERVATION AREA

REMOVAL OF TREES

6 MIDDLE AVENUE FARNHAM GU9 8JL

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 FNP5. If removal is necessary, a replacement is required.

TM/2020/0095 Farnham Bourne

Officer: Steve Tester

APPLICATION FOR WORKS TO TREE SUBJECT TO TREE PRESERVATION ORDER 28/03
10 ANNANDALE DRIVE, FARNHAM GU10 3JD

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

Farnham Castle

WA/2020/0872 Farnham Castle

Officer: James Sackley

Use of land for siting of benches, plant pots, bins and an A board in connection with the public house formalising 20 years established use.

THE HOP BLOSSOM, 50 LONG GARDEN WALK, FARNHAM GU9 7HX

Farnham Town Council has no objections to the formalising of the use of the pavement subject to the licensing restrictions being adhered to and no drinks outside after 21.00. Clutter should be kept to a minimum, for example A-boards, to minimise obstructions to pedestrians accessing Long Garden Walk.

WA/2020/0875 Farnham Castle

Officer: Daniel Holmes

Erection of extension.

50 HAZELL ROAD, FARNHAM GU9 7BP

Provided that the extension strictly adheres to the Farnham Design Statement and Farnham Neighbourhood Plan policy FNPI 6 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.

CA/2020/0071 Farnham Castle

Officer: Steve Tester

FARNHAM CONSERVATION AREA

REMOVAL OF TREE

WICKHAM HOUSE, 40 WEST STREET, FARNHAM GU9 7DX

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 FNP2. If removal is necessary, a replacement is required.

CA/2020/0078 Farnham Castle

Officer: Steve Tester

FARNHAM CONSERVATION AREA

REMOVAL OF TREE

17 CASTLE STREET FARNHAM GU9 7JA

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 FNP2. Removal is not necessary.

CA/2020/0082 Farnham Castle

Officer: Steve Tester

FARNHAM CONSERVATION AREA

WORKS TO AND REMOVAL OF TREES

BORELLI MEWS FARNHAM GU9 7YZ

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 FNP2. If removal is necessary, a replacement is required.

Farnham Firgrove

CA/2020/0072 Farnham Firgrove

Officer: Steve Tester

GREAT AUSTINS CONSERVATION AREA

REMOVAL OF TREE

TREBOR AVENUE FARNHAM GU9 8JH

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 FNP5. If removal is necessary, a replacement is required.

Farnham Moor Park

WA/2020/0860 Farnham Moor Park

Officer: Philippa Staddon

Erection of a dwelling.

LAND ADJACENT 9 DOLLIS DRIVE, FARNHAM

Note. Previously approved single storey dwelling WA/2017/2384 and 2 storey dwelling WA/2019/0664 – exempt from £30k CIL charge as a 'self-build'.

Farnham Town Council strongly objects to this application. This is a restrictive site with no more than a wide grass verge for the proposed 3 storey dwelling. Two applications, WA/2107/2384 for a single storey, 1-bedroom dwelling and WA/2019/0664 for a 2 storey dwelling, have been previously approved on this site. The applicant has classed the development as a 'self-build' and claiming exemption of £30,062.85 Community Infrastructure Levy charges on WA/2019/0664.

The site was well-kept with a boundary fence and gate, these have been removed over time and rental occupation, hence the site being 'unkept and is unsightly'. The negative impact on the neighbours' amenity can no longer be disregarded with this proposed 3 storey dwelling. 'The test is whether having regard to the changes, the current proposal is materially more harmful than the approved scheme and is acceptable in its own right' was the basis of the approval for WA/2019/0664 over WA/2017/2384.

This enlarged proposal will cause overlooking and is now dominate in the street scene regardless of still being subordinate to the 4 storey no. 9 Dollis Drive. The second parking spaces to meet recommended guidance for the number of bedrooms has taken away most of the amenity space for future occupants and will be difficult to access due to the existing on-street parking opposite and it being a very congested location. This development is not compliant with Farnham Neighbourhood Plan policy FNPI or FNPI6 and does not fit unobtrusively into the street scene.

WA/2020/0861 Farnham Moor Park

Officer: Carl Housden

Erection of extensions with alterations to elevations and fenestrations.

SUMMERWOOD, 4 GREENACRES FARNHAM GU10 1QH

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, 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/2020/0864 Farnham Moor Park

Officer: Philippa Staddon

Erection of a garage and change of use of land from agriculture to residential (Use Class C3) to serve the barn granted under PRA/2016/0002.

LAND AT KILNSIDE FARMHOUSE, MOOR PARK LANE, FARNHAM GU10 1NS

Farnham Town Council objects to the erection of a garage and change of use from agriculture to residential. No access has been formalised to allow for residential development in this location, only served by bridleways BW123 and BW124. The development is outside the Built-up Area Boundary and is not compliant with Farnham Neighbourhood Plan policy FNPI1, having a negative impact on the public realm and an urbanising effect on the semi-rural location.

WA/2020/0867 Farnham Moor Park

Officer: Jess Sullivan

Erection of extensions; erection of detached outbuilding following demolition of existing.

16 CROOKSBURY ROAD, FARNHAM GU10 1QE

The outbuilding must have no negative impact on the neighbour's amenity with its location to the boundary fence and be conditioned ancillary to the dwelling house. 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, have no negative impact on the neighbours' amenity 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.

WA/2020/0879 Farnham Moor Park

Officer: Carl Housden

Erection of detached garage and new vehicular access.

HEATHERDALE HOUSE, 5 COMPTON WAY, FARNHAM GU10 1QY

Farnham Town Council objects to the relocation of the vehicular access and amount of the green boundary required to be removed for adequate visibility splay, having a negative impact on the character of the area and street scene contrary to Farnham Neighbourhood Plan policy FNP8 South Farnham Arcadian Areas. It is vital to have input from the CHA as the proposed access is on a bend closer to a junction on this narrow lane, its relocation will be a danger to motorists.

Farnham Shortheath and Boundstone

WA/2020/0924 Farnham Shortheath and Boundstone

Officer: Carl Housden

Certificate of Lawfulness under Section 192 for alterations to roof space to provide habitable accommodation including roof lights and dormer window.

107 GREENFIELD ROAD, FARNHAM GU9 8TH

Farnham Town Council objects to flat roof dormers and the enlarging of the main roof not being compliant with Residential Extensions SPD and Farnham Neighbourhood Plan FNP16, these alterations do not fit unobtrusively with the street scene.

TM/2020/0096 Farnham Shortheath and Boundstone

Officer: Steve Tester

APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 45/99

10 GLYNSWOOD, FARNHAM GU10 4TN

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

TM/2020/0097 Farnham Shortheath and Boundstone

Officer: Steve Tester

APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER WA64

2 SHORTHEATH BEACON, 95 SHORTHEATH ROAD FARNHAM GU9 8RZ

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/2020/0762 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

Sample materials have been requested by WBC. It is noted that access is still to be consulted upon. Provided that the new dwelling strictly adheres to Farnham Neighbourhood Plan policy FNPI and LPPI policy CC1 and CC2, 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/2020/0857 Farnham Weybourne and Badshot Lea

Officer: James Sackley

Certificate of Lawfulness under Section 192 for erection of detached single storey outbuilding.

7 ST DAVIDS CLOSE, FARNHAM GU9 9DR

Provided that the outbuilding is condition ancillary and has 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 Wrecclesham and Rowledge

WA/2020/0851 Farnham Wrecclesham and Rowledge

Officer: Carl Housden

Erection of extensions following demolition of existing.

LITTLE GORSEDENE, THE LONG ROAD, ROWLEDGE GU10 4EB

Farnham Town Council strongly objects to the two storey extensions not being compliant with Farnham Neighbourhood Plan policy FNPI6 in scale and height to existing building and the adjoining buildings, partly owned by the neighbours' with flying freehold over the property. The form does not fit unobtrusively, the spacing between the buildings does not respect the character of the property and it is attached without permission to the neighbouring property. The neighbours' privacy, daylight, sunlight and outlook will all be negatively impacted by the bulky extensions. The omissions of windows, boundary lines and misleading ownership within this application make it impossible to grant planning permission.

WA/2020/0859 Farnham Wrecclesham and Rowledge

Officer: Philippa Staddon

Erection of a chalet bungalow.

LAND AT 24 ROSEMARY LANE, ROWLEDGE GU10 4DD

Previously approved chalet bungalow at this location through planning application WA/2017/1232.

Provided that the access on the corner of Fullers Road and Rosemary Lane is approved by the County Highways Authority and new dwelling strictly adheres to the Farnham Design Statement and Farnham Neighbourhood Plan policy FNPI and LPP1 policy CCI and CC2, 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/2020/0896 Farnham Wrecclesham and Rowledge

Officer: James Sackley

Erection of extensions and alterations to elevations including dormer window.

22 MEADOW WAY, ROWLEDGE GU10 4DY

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, 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.

CA/2020/0075 Farnham Wrecclesham and Rowledge

Officer: Steve Tester

WRECCLESHAM CONSERVATION AREA

WORKS TO AND REMOVAL OF TREES

41 THE STREET, FARNHAM GU10 4QS

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, especially in a Conservation area covered by Farnham Neighbourhood Plan policy FNP6. If removal is necessary, a replacement is required.

5. Appeals

Appeal reference APP/R3650/W/20/3249930

WA/2018/2196 Land at Green Lane Farm, Green Lane, Badshot Lea, Farnham

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

Farnham Town Council's response submitted via PINS portal 30th June 2020:

Farnham Town Council strongly objects to the proposed inappropriate development on Land at Green Lane Farm, PINS reference APP/R3650/W/20/3249930, and raises the following points to be included in this appeal:

- 1) The Revised Farnham Neighbourhood Plan (rFNP) was formally adopted by Waverley Borough Council on 3 April 2020, with 95.5% support at referendum on 12 March 2020, as the Plan which must be used to determine planning applications in the area covered by Farnham Town Council.
- 2) The Secretary of State's dismissal of Land at Hawthorns, Bells Piece, Farnham, Surrey GU9 9RL, appeal reference 3211033 (see attached), notes that:
 - a) The rFNP was made in the last two years
 - b) The rFNP contains policies and allocations to meet its identified housing requirement
 - c) The local planning authority can demonstrate at least a three-year supply of deliverable housing sites
- 3) Land at Green Lane Farm is not an allocated site for development in the Revised Farnham Neighbourhood Plan Policy FNPI4: Housing Site Allocations.
- 4) The Revised Farnham Neighbourhood Plan includes sufficient site allocations to meet the entire housing requirement set out the Waverley Borough Council's Local Plan Part 1 (WLPPI Policy ALH1: The Amount and Location of Housing).
- 5) The proposed site is land outside the Built-up Area Boundary of the Revised Farnham Neighbourhood Plan, see attached Map A.
- 6) Being outside the Built-up Area Boundary and land located between settlements, development would be contrary to Revised Farnham Neighbourhood Plan Policy FNPI10: Protect and Enhance the Countryside and Policy FNPI11: Preventing Coalescence.
- 7) Unauthorised use of land see Waverley Borough Council's Enforcement Notice service on 24 June 2020 (see attached notice) with a breach of planning control 'Without planning, permission, the material change of use of the Land from use for agriculture to a use for the commercial storage of vehicles and the laying of hardstanding to facilitate the commercial storage of vehicles.'
- 8) The access and scale of the proposed development will have an urbanising effect and negative visual impact on the character and street scene with the loss of the hedgerow, change in road layout, proposed traffic island and an excessive amount of signage and barriers required in an attempt to mitigate multiple road hazards for motorists and pedestrians.

- 9) The appellant's Transport Statement – RM01-CM-Transport State Final 2018-10-11, appendix G includes a road safety audit conducted by Gateway TSP, highlights the dangers in point 5:

5. PROBLEMS IDENTIFIED BY THIS ROAD SAFETY AUDIT

General Matters

5.1 Problem

Embankment may lead to loss of control collisions

Location: northbound approach to railway bridge

There is currently a railing within the hedgerow on the northbound approach to the railway bridge. The exact location of the proposed access is unclear and it is therefore unknown how close to the access the embankment would be. When the footway is installed there may be a change in levels which could lead to an errant vehicle leaving the carriageway and losing control.

Recommendation

The need for safety barrier should be assessed on the approach to the bridge.

- 10) The proposed access is a danger to pedestrians and motorists. Surrey County Council's Road Safety Audit Stage 1 dated July 2019 (see attached, SCC ref 51160H48) lists several problems with the proposed access: risk of overtaking conflicts; risk of right turning conflict; unclear sightline from the proposed development access; restricted footway width; lack of tactile paving within proposed pedestrian refuge; risk of pedestrian conflict (in multiple locations); restricted visibility for and of pedestrians; risk of vehicles striking pedestrian refuge.

Farnham Town Council relies on the Planning Inspectorate to give full weight to the Revised Farnham Neighbourhood Plan in the determination of this appeal. The appellant's significant breach of planning control on this site should not be rewarded with permission for housing. This is not an allocated site for development in the Revised Farnham Neighbourhood Plan adopted on 3 April 2020, a Plan with sufficient allocations to meet its housing needs and that of the local planning authority, with at least a three-year supply of deliverable housing. This location is inappropriate for development being outside the built-up area boundary, between settlements, urbanising the area with extensive changes to the character of the land and street scene and an access hazardous to pedestrians and motorists.

Other FTC documents included:

Land at Hawthorns Bells Piece 3211033;

Map A rFNP BUAB 2020;

Green Lane Farm Enforcement Notice served 24-6-20;

SCC ref 51160H48

6. Licensing Applications

For information only:

Variation

Lidl, Dogflud Way, Farnham

Lidl will maintain their original licence of 08:00-23:00 Monday to Saturday and 10:00-22:30 Sunday, Good Friday 08:00-22:30, Christmas Day 12:00-15:00 and 19:00-22:30.

Due to the store size, Lidl is not permitted to open extended hours on Sundays or open on Christmas Day, regardless of having these hours included.

New

Blue Bear Bookshop, 3 Town Hall Buildings, The Borough, Farnham

Following the hearing on 15th June 2020, sale of alcohol permitted on/off the premises.

Sale of Alcohol: (on/off the premises) 11:00 to 23:00 Monday to Sunday; Opening hours 07:00 to 23:30.

Non-standard timings – those hours were not granted.

Regulated Entertainment (Films): 11:00 to 23:00 Monday to Sunday, subject to the following conditions: a) Films shall be shown in the basement area only and by way of pre-sold/ticketed events.

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. Concern were raised at 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.

Awaiting the outcome from WBC.

7. Date of next meeting

13th July 2020.

The meeting ended at 10.55 am

Notes written by Jenny de Quervain