



FARNHAM TOWN COUNCIL

D Notes

Planning & Licensing Consultative Working Group

Time and date

9.30 am on Monday 10th August, 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 Michaela Gray
Councillor George Hesse
Councillor Michaela Martin
Councillor John Neale

Officers: Jenny de Quervain

1. Apologies for Absence

None were received.

2. Disclosure of Interests

Councillor Martin declared a non pecuniary interest to WA/2020/1108 due to vicinity.

3. Applications considered for key/larger developments

See attached Farnham Town Council's objection to the Veolia Energy Recovery Facility.

4. Applications Considered

Farnham Bourne

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 maintains its objections 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 and Farnham Neighbourhood Plan policy FNPI and Local Plan BE6. The proposal does not fit the pattern of development and would be cramped on the site.

Amendments received

WA/2020/0382 Farnham Bourne

Officer: James Sackley

Erection of detached garage following demolition of existing.

GREENWAYS, 40 BURNT HILL ROAD, LOWER BOURNE GU10 3LZ

Farnham Town Council welcomes the reduction in height and the retaining of the Beech tree, roots must be protected during construction. Concern is still raised over the limited space between the proposed detached garage and the neighbour's boundary for construction and maintenance of the stained timber weatherboarding walls and clay tile roof. Space must be available onsite for construction vehicles and materials. Green boundaries to be maintained.

WA/2020/1062 Farnham Bourne

Officer: James Sackley

Erection of garden pavilion with chimney flue.

WALDEN, LITTLE AUSTINS ROAD, FARNHAM GU9 8JR

Farnham Town Council objects to the inappropriate development of a pavilion with chimney flue in the Great Austins Conservation Area being contrary to the Farnham Design Statement and Farnham Neighbourhood Plan policy FNP5 and not compliant with policy FNP8 with the built form on the boundary. This proposal does not enhance the Great Austins Conservation Area and would have an adverse effect on its setting and amenities of the adjoining neighbour.

WA/2020/1084 Farnham Bourne

Officer: James Sackley

Application under Section 73 to remove Condition 5 of WA/2020/0077 restricts windows to obscured glazing to allow clear glazing.

1 LITTLE AUSTINS ROAD, FARNHAM GU9 8JR

Farnham Town Council strongly objects to the removal of Condition 5 in place to protect the amenity of the neighbour. The condition would not have been included if it were not necessary prevent overlooking of the neighbouring property.

WA/2020/1094 Farnham Bourne

Officer: Philippa Staddon

Application under Section 73 to vary Conditions 7 & 9 of WA/2017/0470 (relating to a noise management plan and the audibility of sound equipment) to allow changes which allow the playing of music externally with some restrictions.

THE FOX, 21 FRENHAM ROAD, LOWER BOURNE GU10 3PH

Farnham Town Council strongly objects to the variation of Conditions 7 & 9 at The Fox. Conditions are in place to protect the amenity of the surrounding residents and need to be maintained. The pub is already operating outside these conditions with the inappropriate use of the outdoor facilities.

WA/2020/1095 Farnham Bourne

Officer: Olivia Gorham

Erection of a dwelling following demolition of existing bungalow.

DACKELWOOD, OLD FRENHAM ROAD, LOWER BOURNE GU10 3PU

Deferred to 24th August 2020.

CA/2020/0122 Farnham Bourne

Officer: Steve Tester

GREAT AUSTINS CONSERVATION AREA

REMOVAL OF TREE

22 LANCASTER AVENUE, FARNHAM GU9 8JY

Farnham Town Council leaves to the Arboricultural Officer. If removal is necessary, replacement is required and should be safeguarded with a Tree Preservation Order, especially in a Conservation Area covered by policy FNP5. In response to a climate emergency, the loss of green infrastructure is unacceptable and not compliant with LPP1 policy CCI and NE2.

CA/2020/0123 Farnham Bourne

Officer: Steve Tester

GREAT AUSTINS CONSERVATION AREA

WORKS TO TREE

ASHLEIGH HOUSE 6 LITTLE AUSTINS ROAD FARNHAM GU9 8JR

Farnham Town Council, subject to the Arboricultural Officer's comments, welcomes the maintenance of trees to extend their life and associated amenity especially in a Conservation Area covered by policy FNP5. In response to a climate emergency, it is vital to retain green infrastructure in line with LPP1 policy CCI and NE2.

CA/2020/0124 Farnham Bourne

Officer: Steve Tester

GREAT AUSTINS CONSERVATION AREA

WORKS TO TREES

ASHLEIGH HOUSE 6 LITTLE AUSTINS ROAD FARNHAM GU9 8JR

Farnham Town Council, subject to the Arboricultural Officer's comments, welcomes the maintenance of trees to extend their life and associated amenity especially in a Conservation Area covered by policy FNP5. In response to a climate emergency, it is vital to retain green infrastructure in line with LPP1 policy CCI and NE2.

TM/2020/0124 Farnham Bourne

Officer: Steve Tester

APPLICATION FOR REMOVAL OF TREES SUBJECT OF TREE PRESERVATION ORDER 26/05

6 VALE WOOD DRIVE FARNHAM GU10 3HW

Farnham Town Council leaves to the Arboricultural Officer. If removal is necessary, replacements are required and should be safeguarded with Tree Preservation Orders. In response to a climate emergency, the loss of green infrastructure is unacceptable and not compliant with LPP1 policy CCI and NE2.

TM/2020/0125 Farnham Bourne

Officer: Steve Tester

APPLICATION FOR REMOVAL OF TREES SUBJECT OF TREE PRESERVATION ORDER 26/05

7 VALE WOOD DRIVE FARNHAM GU10 3HW

Farnham Town Council leaves to the Arboricultural Officer. If removal is necessary, replacements are required and should be safeguarded with Tree Preservation Orders. In response to a climate emergency, the loss of green infrastructure is unacceptable and not compliant with LPP1 policy CCI and NE2.

TM/2020/0138 Farnham Bourne

Officer: Steve Tester

APPLICATION FOR REMOVAL OF TREE SUBJECT OF TREE PRESERVATION ORDER 26/03
CHATTERWOOD 7 ELDON DRIVE FARNHAM GU10 3JE

Farnham Town Council leaves to the Arboricultural Officer. If removal is necessary, replacement is required and should be safeguarded with a Tree Preservation Order. In response to a climate emergency, the loss of green infrastructure is unacceptable and not compliant with LPP1 policy CCI and NE2.

TM/2020/0139 Farnham Bourne

Officer: Steve Tester

APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 08/13
3 PARKLANDS CLOSE, FARNHAM GU9 8AZ

Farnham Town Council, subject to the Arboricultural Officer's comments, welcomes the maintenance of trees to extend their life and associated amenity. In response to a climate emergency, it is vital to retain green infrastructure in line with LPP1 policy CCI and NE2.

TM/2020/0145 Farnham Bourne

Officer: Steve Tester

APPLICATION FOR WORKS TO AND REMOVAL OF TREES SUBJECT TO TREE
PRESERVATION ORDER WA280 VICTORIA RESERVOIR FRENHAM ROAD FARNHAM
GU9 8HA

Farnham Town Council leaves to the Arboricultural Officer. In response to a climate emergency, the loss of green infrastructure is unacceptable and not compliant with LPP1 policy CCI and NE2.

Farnham Castle

**WA/2020/0336 and combined application WA/2020/0355 and WA/2020/356
Farnham Castle**

Officer: Olivia Gorham

Installation of a replacement shopfront and internal alterations.

4 THE BOROUGH, FARNHAM GU9 7NA

Farnham Town Council welcomes the amendments to these applications. Non-illuminated signage is compliant with Farnham Neighbourhood Plan Policy FNP2, FCAMP and Shopfront Design Guide supplementary planning guides for the Town Centre Conservation Area.

Amendments received

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

Farnham Town Council maintains its objections to the size and scale of the proposed new dwelling and the excessive overlooking of the neighbouring property to the west. The amount of glazing has not been reduced in this application. 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. Some reduction has been made in the width of the proposed dwelling but to the east, the side least

impacting the neighbouring properties. This application is not compliant with FNPI.

WA/2020/1082 Farnham Castle

Officer: James Sackley

Alterations to elevations to replace existing doors and provide additional door following relevant demolition of part of an unlisted building in a conservation area.

FARNHAM DELIVERY OFFICE, 107 WEST STREET, FARNHAM GU9 7LQ

Farnham Town Council has no objections to the replacement doors and the addition of a single door to provide Royal Mail Group staff access to West Street.

WA/2020/1090 Farnham Castle

Officer: Mr Chris Turner

Erection of extensions and alterations to elevations including raising pitch of roof to create two storey dwelling.

43 CRONDALL LANE, FARNHAM GU9 7BG

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 match 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 approved construction hours adhered to.

WA/2020/1097 Farnham Castle

Officer: Carl Housden

Construction of a new vehicular access and track.

GROVERS FARM RUNWICK LANE FARNHAM

Farnham Town council has no objection to the construction of a new vehicle access subject to the approval of Surrey Highways.

Combine application

WA/2020/1102 Farnham Castle

Officer: Lara Davison

Erection of extensions with new fenestration; erection of outbuilding; alterations to boundary walls.

11 MIDDLE CHURCH LANE, FARNHAM GU9 7PP

Farnham Town Council objects to the proposed two storey extension being overbearing and having a negative impact on the neighbours' amenity not being compliant with Farnham Neighbourhood Plan policy FNPI6 and Residential Extensions SPD. The boundary walls and garden room structure will add to the overdevelopment of the restrictive site in the Town Centre Conservation Area covered by policy FNP2. This is a small dwelling and a mix of housing types needs to be retained in the town.

WA/2020/1103 Farnham Castle

Officer: Lara Davison

Listed Building consent for erection of extensions following demolition of existing; new fenestration; internal alterations; erection of outbuilding; alterations to boundary walls.

11 MIDDLE CHURCH LANE, FARNHAM GU9 7PP

Farnham Town Council objects to the proposed two storey extension being overbearing and having a negative impact on the neighbours' amenity not being compliant with Farnham Neighbourhood Plan policy FNPI6 and Residential Extensions SPD. The boundary walls and garden room structure will add to the

overdevelopment of the restrictive site in the Town Centre Conservation Area covered by policy FNP2. This is a small dwelling and a mix of housing types needs to be retained in the town.

CA/2020/0113 Farnham Castle

Officer: Steve Tester

FARNHAM CONSERVATION AREA
WORKS TO AND REMOVAL OF TREES
6 ST GEORGES YARD FARNHAM GU9 7LW

Farnham Town Council, subject to the Arboricultural Officer's comments, welcomes the maintenance of trees to extend their life and associated amenity, especially in a Conservation Area covered by policy FNP2. In response to a climate emergency, it is vital to retain green infrastructure in line with LPP1 policy CCI and NE2.

TM/2020/0128 Farnham Castle

Officer: Steve Tester

APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER FAR45
BOWER HOUSE, DIPPENHALL ROAD, FARNHAM GU10 5EB

Farnham Town Council, subject to the Arboricultural Officer's comments, welcomes the maintenance of trees to extend their life and associated amenity. In response to a climate emergency, it is vital to retain green infrastructure in line with LPP1 policy CCI and NE2.

Farnham Firgrove

WA/2020/1087 Farnham Firgrove

Officer: Philippa Staddon

Erection of extensions and alterations to elevations.
11 RIDGWAY ROAD, FARNHAM GU9 8NN

Provided that the extensions and alterations strictly adhere to the Farnham Design Statement and Farnham Neighbourhood Plan policy FNP16 Extensions, Residential Extensions SPD and LPP1 policy CCI and CC2, materials match 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 approved construction hours adhered to.

WA/2020/1093 Farnham Firgrove

Officer: Ruth Dovey

Erection of an extension & alterations to provide a boxing gym; construction of a children's outside play area, new pedestrian access and landscaping.
BRAMBLETON HALL, TALBOT ROAD, FARNHAM GU9 8RR

Farnham Town Council seeks to protect cultural facilities and community buildings through Farnham Neighbourhood Plan policy FNP29 and welcomes the enhancing of buildings and additional services being offered to the community. This proposal encourages sustainable travel but does not address the parking issues in this residential area and the siting of a storage container is inappropriate. A more appropriate storage building is required for this residential location and use of on-street parking in the area should be discouraged.

Farnham Hale and Heath End

Amendments received

WA/2019/1915 Farnham Hale and Heath End

Officer: Ruth Dovey

Outline application for the erection of detached dwelling with all matters reserved.

LAND AT 9 WELLINGTON LANE, FARNHAM GU9 9BA

Farnham Town Council maintains its objections to the erection of a dwelling at land at 9 Wellington Lane not being compliant with the Farnham Design Statement and Farnham Neighbourhood Plan Policy FNPI. This is restrictive site on a very congested 'rat-run' with part one-way access and a children's nursery to the north-west, access to The Fairway to the south-west and a two-way section to the south-east. The elevated position of the proposed dwelling will have a negative impact on the neighbours' amenity on Wellington Lane and Upper Weybourne Lane to the rear. The loss of the stone walls and digging out of sections of the front gardens to create parking spaces will have a negative impact on the character of this section of the lane and be hazardous to road users on the blind bend of the 'rat run'.

WA/2020/1088 Farnham Hale and Heath End

Officer: Daniel Holmes

Erection of extensions and new detached outbuilding.

OAK TREE COTTAGE, 2 WOOD ROAD, FARNHAM GU9 0PQ

Farnham Town Council objects to the proposed garage and its negative impact on the street scene not being compliant with the Farnham Design Statement, Farnham neighbourhood Plan FNPI for new development, FNPI6 and Residential Extensions SPD.

TM/2020/0140 Farnham Hale and Heath End

Officer: Steve Tester

APPLICATION FOR REMOVAL OF TREE SUBJECT OF TREE PRESERVATION ORDER 33/99

9 WHITE COTTAGE CLOSE, FARNHAM GU9 0NL

Farnham Town Council leaves to the Arboricultural Officer. If removal is necessary, replacement is required and should be safeguarded with a Tree Preservation Order. In response to a climate emergency, the loss of green infrastructure is unacceptable and not compliant with LPP1 policy CCI and NE2.

Farnham Moor Park

WA/2020/1055 Farnham Moor Park

Officer: Lara Davison

Erection of extension.

9 OLD COMPTON LANE, FARNHAM GU9 8BS

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 match 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 approved construction hours adhered to.

WA/2020/1083 Farnham Moor Park

Officer: Carl Housden

Erection of a detached dwelling (revision of WA/2002/0024).

LAND AT 21 ROMAN WAY, FARNHAM GU9 9RF

This application is a revision of WA/2020/0024 not a 2002 application.

Farnham Town Council maintains its strong objection to the erection of a detached dwelling in the garden of 21 Roman Way not being compliant with the Farnham

Design Statement and Farnham Neighbourhood Plan Policy FNPI, having a negative impact the neighbours' amenity with overlooking and not in keep with the street scene. The properties benefit from larger gardens given the age of the development and must not be 'in-filled' with additional smaller dwellings.

Councillor Martin declared a non pecuniary interest to WA/2020/1108.
Councillor Martin left the meeting during discussions of this application.

WA/2020/1108 Farnham Moor Park

Officer: Philippa Staddon

Change of use of agricultural barn to provide 1 dwelling with alterations.

KILNSIDE FARMHOUSE, MOOR PARK LANE, FARNHAM

Farnham Town Council objects to an additional dwelling in this semi-rural location outside the built-up area boundary, only accessible via bridleways 123 and 124, intersecting the historic North Downs Way and Greensands Way, neither suitable for the increased vehicle movement and having a negative impact on the public realm, not being compliant with the Farnham Design Statement and Farnham Neighbourhood Plan FNPI and FNPI0. The number of residential development applications in this area is progressively in conflict with LPP1 policy RE3 in an area of AGLV and buffer to the AONB. This area has been recommended for inclusion in the AONB.

Councillor Martin re-joined the meeting.

WA/2020/1117 Farnham Moor Park

Officer: Carl Housden

Erection of extension to existing chalet bungalow to provide two dwellings and alterations including creation of new access.

19 GREENSANDS, ST JAMES TERRACE, FARNHAM GU9 7JT

Farnham Town Council strongly objects to the overdevelopment of 19 St James Terrace to create two dwellings on the site of this chalet bungalow. This location is on a section of single lane road and will be impacted by additional vehicle movement from two dwellings. The neighbours' amenity with impacted negatively with overlooking, the proposal is not in keeping with the street scene, being bulky in appearance. The site is on the boundary of the historic Farnham Park, AHLV and AGLV, all related polices (HA1, HE9, HE12, NE1, RE1 and RE3) should be considered as the visual aspect from the park will be impacted along with the street scene.

TM/2020/0127 Farnham Moor Park

Officer: Steve Tester

APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 34/06
4 HOLLAND CLOSE, FARNHAM GU9 8DT

Farnham Town Council, subject to the Arboricultural Officer's comments, welcomes the maintenance of trees to extend their life and associated amenity. In response to a climate emergency, it is vital to retain green infrastructure in line with LPP1 policy CCI and NE2.

Farnham Shortheath and Boundstone

WA/2020/1092 Farnham Shortheath and Boundstone

Officer: Philippa Staddon

Erection of 2 detached dwellings following demolition of existing dwelling and detached outbuilding.

8 BURNT HILL WAY, WRECCLESHAM GU10 4RN

Farnham Town Council strongly objects to the 'in-fill' development not appropriate in an area defined by space the space between dwellings on being compliant with the Farnham Design Statement and Farnham Neighbourhood Plan FNPI, not responding to heritage and character, density and layout or integrate into the landscape. A large extension has little impact on the character of a plot compared to subdivision for two detached dwellings. The unmade track is not suitable for increase traffic movement and with two 4-bedroom dwellings and 6 car parking spaces, this movement could be significant. The five-year housing land supply is completely irrelevant with the revised Farnham Neighbourhood Plan being made in April 2020.

WA/2020/1114 Farnham Shortheath and Boundstone

Officer: James Sackley

Erection of extensions and alterations to elevations.

18 BURNT HILL ROAD, WRECCLESHAM GU10 4RX

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 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 approved construction hours adhered to.

TM/2020/0126 Farnham Shortheath and Boundstone

Officer: Steve Tester

APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 05/09

OAK LODGE 7 SANDROCK HILL ROAD FARNHAM GU10 4NR

Farnham Town Council, subject to the Arboricultural Officer's comments, welcomes the maintenance of trees to extend their life and associated amenity. In response to a climate emergency, it is vital to retain green infrastructure in line with LPP1 policy CCI and NE2.

TM/2020/0141 Farnham Shortheath and Boundstone

Officer: Steve Tester

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

MAYARO, 15 BOUNDSTONE ROAD FARNHAM GU10 4TH

Farnham Town Council, subject to the Arboricultural Officer's comments, welcomes the maintenance of trees to extend their life and associated amenity. In response to a climate emergency, it is vital to retain green infrastructure in line with LPP1 policy CCI and NE2.

Farnham Weybourne and Badshot Lea

WA/2020/1072 Farnham Weybourne and Badshot Lea

Officer: Jess Sullivan

Erection of extensions.

4 LABURNUM ROAD, FARNHAM GU9 9DU

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 match 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 approved construction hours adhered to.

WA/2020/1118 Farnham Weybourne and Badshot Lea

Officer: Lara Davison

Alterations to elevations with dormer window and roof lights.

3A ORCHARD ROAD, BADSHOT LEA GU9 9LH

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

WA/2020/1119 Farnham Weybourne and Badshot Lea

Officer: Jess Sullivan

Erection of extension and conversion of garage into habitable accommodation.

7 OAKLAND AVENUE, FARNHAM GU9 9DX

Provided that the extension and garage conversion strictly adhere to the Farnham Design Statement and Farnham Neighbourhood Plan policy FNPI6 Extensions, Residential Extensions SPD and LPPI policy CCI and CC2, materials match 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 approved construction hours adhered to.

WA/2020/1120 Farnham Weybourne and Badshot Lea

Officer: Philippa Staddon

Erection of a new dwelling.

LAND AT 151, LOWER WEYBOURNE LANE, BADSHOT LEA GU9 9LL

Farnham Town Council objected to the previous application at the location WA/2019/2043 for a proposed new vehicular access being inappropriate and having a negative impact on the amenities of other residents and the local school's demand for on-street parking. Farnham Town Council strongly objects to a proposed additional dwelling at this location not being compliant with Farnham Neighbourhood Plan FNPI, negatively impacting the amenity of the neighbouring properties and the future occupants. A previously approved application for a large extension does not make a new dwelling acceptable on this restrictive site, the use of an extension cannot be compared with impact of a separate dwelling.

TM/2020/0150 Farnham Weybourne and Badshot Lea

Officer: Steve Tester

APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 01/02

10 COPSE AVENUE FARNHAM GU9 9ED

Farnham Town Council, subject to the Arboricultural Officer's comments, welcomes the maintenance of trees to extend their life and associated amenity. In response to a climate emergency, it is vital to retain green infrastructure in line with LPPI policy CCI and NE2.

Farnham Wrecclesham and Rowledge

Amendments received

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

The Design & Access & Planning Statement contradicts itself stating on page 2 'The existing property is a detached family home'. This is not representative of the existing dwelling as it is then stated on page 3 'The existing property is a one storey building'.

Farnham Town Council maintains its objections to the size and scale and negative impact on the adjoining neighbours' amenity. By virtue of a first floor extension over the entire one-bedroom dwelling, the bulk is significant to create a four-bedroom dwelling. The application includes differing forms and shapes not in keeping with the spacing and character of the adjacent properties, especially the tower feature of proposed bedroom 3 with its oddly angled one window as the previous windows overlooked the property to the south. A similar angled feature is now shown to the northeast in an attempted to minimise the impact on the property to the east. The bulk of the two-storey element to the north has been reduced and aligned with the west building line, again in an attempt to address overlooking and negative impact on an adjacent property's first floor window which now appears in the plans. Although the property is not visible from the main road, the street scene from the lane will be impacted. Perhaps a four-bedroom dwelling is too ambitious for the limited footprint of the existing one-bedroom dwelling.

NMA/2020/0110 Farnham Wrecclesham and Rowledge

Officer: Joanna Patrick

Amendment to WA/2020/0540 for change of Fair-faced Brickwork to Plain Tile hanging to match neighbouring building due to non-availability of brick.

21A ST PETERS GARDENS FARNHAM GU10 4QX

If deemed acceptable as an NMA, Farnham Town Council has no objections to tile hanging, materials in keeping with the street scene and compliant with the Farnham Design Statement and Farnham Neighbourhood Plan policy FNPI6.

TM/2020/0131 Farnham Wrecclesham and Rowledge

Officer: Steve Tester

APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 03/11
1 HOLLIS WOOD DRIVE, FARNHAM GU10 4JT

Farnham Town Council, subject to the Arboricultural Officer's comments, welcomes the maintenance of trees to extend their life and associated amenity. In response to a climate emergency, it is vital to retain green infrastructure in line with LPPI policy CCI and NE2.

5. Public speaking at Waverley Planning Committee

There were none for this meeting.

6. Date of next meeting

24th August 2020.

The meeting ended at 11.05 am

Notes written by Jenny de Quervain

Date of next meeting 24 August 2020

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Minute Item PL3/19



Farnham
Town Council

Iain Lynch

Telephone: 01252 712667

(Calls may be monitored or recorded)

E-mail: town.clerk@farnham.gov.uk

12th August 2020

Strategic Planning
Economy, Transport and Environment Department
Hampshire County Council
The Castle
Winchester, SO23 8UD

Dear Sirs

Planning Application: 33619/007

Farnham Town Council strongly objects to application 33619/007: Development of an Energy Recovery Facility and Associated Infrastructure at the Veolia site on the A31, Alton GU34 4JD and sets out some material impacts in its comments below.

Given Farnham's proximity to the proposed incinerator and County border, Farnham Town Council should have been consulted as a Statutory Consultee on this application. Without formal notification there has been little time to provide an effective response on such a major application.

Consideration of this site cannot be fully assessed without looking at alternative locations. The Environmental Impact Assessment documents state 'whilst the Applicant selected the Site carefully, Veolia has not given any material regard to alternative sites'. As such the EIA is invalid and the application should be refused.

The proposed site in the floodplain of the river Wey, in countryside adjacent the South Downs National Park, is an unacceptable location for an Energy Recovery Facility. The mass of the proposal is excessive for the site and insufficient regard is paid to the amenities and character of the area and its location for the volume of waste proposed and the number of traffic movements is inappropriate.

The unprecedented size and scale of this proposal would result in unacceptable overdevelopment of what is a restrictive site between the railway line and A31. The form and height, at almost 40m high with an 80m flue, is inappropriate in this setting. It is disproportionate to any other commercial buildings in the area, having a detrimental effect both visually and environmentally, being visible from 10km above ground and requiring deep excavation into the water table close to the river Wey. There are concerns about the environmental and biodiversity impacts of this proposal.

Farnham Town Council
Council Offices, South Street, Farnham, Surrey, GU9 7RN
Tel: 01252 712667 Email: customer.services@farnham.gov.uk
www.farnham.gov.uk
Town Clerk – Iain Lynch



The 330,000 tonnes of waste needed to keep the facility running 24 hours a day, 363 days a year will require an excessive number of HGV movements resulting in more road congestion and pollution. The road network is made up of local roads, although A-roads, through several villages and towns including Farnham will be used to access the site.

Farnham already has a major issue with congestion, poor air quality and the convergence of several A-roads, including the A3, A325, A331 and A287 with two going through the historic and built up residential areas.

Surprisingly, the closest motorway junction via an A-road would take HGVs through Farnham to and from the M3. This route would be unacceptable particularly when Hampshire's existing incinerator sites, Portsmouth, Chineham and Marchwood, are all located in the vicinity of motorway junctions limiting the use of local roads. Any such facility should be in a sustainable location next to a major road on the Strategic Road Network.

There is no clarity about the catchment for this site, and with three other facilities west and south of the site the concerns about access through Farnham are valid, particularly when there is already significant additional development taking place in and around Farnham.

Although the incinerator reduces the amount of landfill waste, it will generate thousands of tonnes of CO2 and other emissions given the number of vehicle movements and be contrary to many Town, Borough and County pledges and commitments to carbon reduction. 10,000 tonnes of hazardous by-product will still go into landfill as a result of the processing proposed and this is of concern. Farnham has several areas where air quality exceeds the European Air Quality thresholds and is very concerned that the particulates that will be emitted from the chimneys. This will be to the further detriment of residents in the town as well as to the immediate area given the prevailing wind.

Farnham Town Council strongly objects to this application on these grounds and asks that the application be refused.

Yours faithfully



Iain Lynch
Town Clerk

Sent via email to planning@hants.gov.uk