



FARNHAM TOWN COUNCIL

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Notes

Planning & Licensing Consultative Working Group

Time and date

9.30 am on Monday 7th September, 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 Martin

Officers: Jenny de Quervain

1. Apologies for Absence

Apologies were received from Councillors Hesse, Gray and Neale.

2. Disclosure of Interests

Councillor Martin declared a non pecuniary interest as a Town Council representative for the New Ashgate Gallery.

Officer declares a non pecuniary interest to WA/2020/1237 due to vicinity.

3. Applications Considered

Farnham Bourne

WA/2020/1195 Farnham Bourne

Officer: Lara Davison

Certificate of Lawfulness under Section 192 for alterations to roof space to provide 2 bedrooms and shower room.

BROADBANKS, 62B FRENHAM ROAD, LOWER BOURNE GU10 3QA

Provided that the alterations strictly adhere to the Farnham Design Statement and Farnham Neighbourhood Plan policy FNPI 6 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 approved construction hours** adhered to.

WA/2020/1214 Farnham Bourne

Officer: Carl Housden

Erection of extension to garage.

BOURNE VIEW, LODGE HILL ROAD, LOWER BOURNE GU10 3RD

Farnham Town Council questions the lack of space between the proposed extension and boundary fence. The structure appears to be against the fence with no space available for construction or maintenance, further clarification must be sort.

WA/2020/1215 Farnham Bourne

Officer: Jess Sullivan

Erection of extension and alterations to elevations including dormer window.

27 LODGE HILL ROAD, LOWER BOURNE GU10 3QW

Farnham Town Council objects to the bulk of the proposed extensions and the negative impact on the neighbours' amenity, being out of character with the scale and size and street scene – though only partially visible from the road, the adjoining dwelling will have full view of the unbalanced extension, not being compliant with Farnham Neighbourhood Plan policy FNPI 6 and Residential Extensions SPD.

WA/2020/1268 Farnham Bourne

Officer: Jess Sullivan

Erection of detached garage (revision of WA/2020/0676)

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

In this revised application the proposed garage has been reduced to a single garage and brought forward in line with the existing garage/coach house building, already partially converted to accommodation, though with two sets of garage doors remain to the front elevation. Farnham Town Council maintains its objections to the proposed detached garage being cramped in the space to the side of the existing built form, reducing parking and space for turning to access the A287 in forward gear and having a negative impact on the street scene, not being compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI 6 and Residential Extensions SPD. Another garage alongside the existing is overdevelopment and detracts from the character of the Building of Local Merit and coach house, space around buildings is important and enhances the street scene.

TM/2020/0165 Farnham Bourne

Officer: Steve Tester

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

8 KILN LANE, FARNHAM GU10 3LR

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.

TM/2020/0172 Farnham Bourne

Officer: Steve Tester

APPLICATION FOR REMOVAL OF TREE SUBJECT OF TREE PRESERVATION ORDER 17/05

3 TATTINGSTONE CLOSE, FARNHAM GU10 3QY

Farnham Town Council leave to the Arboricultural Officer.

TM/2020/0176 Farnham Bourne

Officer: Steve Tester

APPLICATION FOR REMOVAL OF TREES SUBJECT OF TREE PRESERVATION ORDER 50/99
10 DOUGLAS GROVE, FARNHAM GU10 3HP

Farnham Town Council leave to the Arboricultural Officer.

Farnham Castle

Councillor Martin declared a non pecuniary interest as a Town Council representative for the New Ashgate Gallery

WA/2020/1196 Farnham Castle

Officer: Jess Sullivan

Installation of 2 fixed sculptures in the courtyard outside the New Ashgate Gallery.

NEW ASHGATE GALLERY, WAGGON YARD, LOWER CHURCH LANE, FARNHAM GU9 7PS

Farnham Town Council welcomes opportunities to enhance the Town Centre Conservation Area and public realm with the installation of 2 fixed sculptures, subject to approval of the Heritage Officer. A condition for continued maintenance by the New Ashgate Gallery should be applied.

Officer declares a non pecuniary interest to WA/2020/1237 due to vicinity

WA/2020/1237 Farnham Castle

Officer: Carl Housden

Erection of extensions and alterations.

CASTLE FIELD, 1 OLD PARK LANE, FARNHAM GU9 0AH

Located in an elevated position, in a semi-rural location outside the Built-up Area Boundary and in an Area of Strategic Visual Importance, the design will cause light pollution from the excessive glazing across three storeys to the rear of the property and additional windows to both side elevations. Provided that the extensions and alterations strictly adhere to the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI10 and FNPI16, Residential Extensions SPD and LPP1 polices RE1, RE3, CC1 and CC2 and the excessive light pollution can be minimised to protect wildlife and neighbours' amenity in this semi-rural location, 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/2020/1258 Farnham Castle

Officer: Lara Davison

Installation of replacement non-illuminated fascia sign and hanging sign.

5A WEST STREET, FARNHAM, GU9 7DN

Situated in the Town Centre Conservation Area, shop fronts and signage need to be compliant with several location specific policies and supplementary planning documents: FCAMP; Shop Front Design Guide; Farnham Neighbourhood Plan policy FNP2. Farnham Town Council strongly objects to the proposed fascia signage of aluminium and wood effect vinyl being of poor quality and design and not in keeping with its location in the Town Centre Conservation Area and its polices and detracts from the character of West Street. The hanging sign and lettering in the doorway would be acceptable with a solid colour fascia with appropriate signwriting for the Town Centre Conservation Area.

WA/2020/1260 Farnham Castle

Officer: Gemma Paterson

Erection of a new dwelling with relocation of the existing vehicular access

LAND AT REAR OF 37 - 38

DOWNING STREET, FARNHAM

Provided that the new dwelling strictly adheres to the Farnham Design Statement, Farnham Neighbourhood Plan policy FNP1 and FNP2, FCAMP with materials and design in the Town Centre Conservation Area and approved by the Heritage Officer, Farnham Town Council has no objections to the new dwelling. It is noted that a north facing first floor window is label obscured glazing, this must be conditioned to protect the amenity of the property opposite. 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/2020/1261 Farnham Castle

Officer: Gemma Paterson

Listed Building consent for erection of a new dwelling with relocation of the existing vehicular access.

LAND AT REAR OF 37 – 38 DOWNING STREET, FARNHAM

Provided that the new dwelling strictly adheres to the Farnham Design Statement, Farnham Neighbourhood Plan policy FNP1 and FNP2, FCAMP with materials and design in the Town Centre Conservation Area and approved by the Heritage Officer, Farnham Town Council has no objections to the new dwelling. It is noted that a north facing first floor window is label obscured glazing, this must be conditioned to protect the amenity of the property opposite. 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.

CA/2020/0143 Farnham Castle

Officer: Steve Tester

FARNHAM CONSERVATION AREA

WORKS TO TREE

4 MELVILLE TERRACE, FOX YARD FARNHAM GU9 7EY

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/2020/1224 Farnham Firgrove

Officer: James Sackley

Erection of extension and alterations to elevations.

Provided that the extension 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 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.

Farnham Hale and Heath End

Amendments received

Amendment of indicative floor plan to show two bedroom rather than three bedroom dwelling

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

More amendments have been received to show the proposal is now only a 2-bedroom dwelling as the previous amendments reduced the car parking to 2 spaces, insufficient for a 3-bedroom dwelling. This application is convoluted, and the number of amendments since the application was validated in November 2019 compounds the fact that it is not a suitable location for the proposed intensification. 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'. Some other properties have excavated areas for parking without planning permission therefore do not set a precedence and enforcement action should be considered.

WA/2020/1187 Farnham Hale and Heath End

Officer: Olivia Gorham

Erection of extension and construction of driveway.

1A ELM GROVE, FARNHAM GU9 0QE

With the loss of the garage, adequate parking must be available within the boundary of the property and sufficient turning space to allow vehicles to exit in forward gear. 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, 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/2020/1189 Farnham Hale and Heath End

Officer: Lara Davison

Alterations to roof space to provide habitable accommodation including dormer windows.

BRACKEN, ROWHILLS, FARNHAM GU9 9AT

Concern has been raised over the potential for overlooking of properties to the rear from the character dormers. Provided that there is no negative impact on the neighbours' amenity with overlooking and that the alterations strictly adhere to the Farnham Design Statement and Farnham Neighbourhood Plan policy FNPI 6 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 approved construction hours adhered to.

WA/2020/1232 Farnham Hale and Heath End

Officer: Jess Sullivan

Certificate of Lawfulness under Section 192 for windows on existing gable and roof lights on existing pitched roof.

THE WILLOWS, UPPER HALE ROAD, FARNHAM GU9 0NX

Provided that the changes strictly adhere to the Farnham Design Statement and Farnham Neighbourhood Plan policy FNPI 6 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 approved construction hours adhered to.

WA/2020/1267 Farnham Hale and Heath End

Officer: Lara Davison

Erection of extension and alterations to elevations.

36 BETHEL LANE, FARNHAM GU9 0QB

Farnham Town Council objects to the extension and alterations to create a four-bedroom property being overdevelopment and having insufficient parking available within the boundary of the property, not compliant with WBC adopted parking guidelines, Residential Extension SPD and Farnham Neighbourhood Plan policy FNPI6. The two-bedroom bungalow currently only has 1 parking space within the boundary of the property, WBC adopted parking guidelines would require 3 spaces. The excessive number of rooflights to the rear new roof section will have a negative impact on neighbours to both sides of the property with excessive light pollution.

WA/2020/1269 Farnham Hale and Heath End

Officer: Carl Housden

Erection of extensions.

1 ELM ROAD, FARNHAM GU9 0QD

Provided that the 2 orangery's strictly adhere to Farnham Neighbourhood Plan policy FNPI6 Extensions, Residential Extensions SPD and LPP1 policy CCI and CC2 and no negative impact of the neighbours' amenity of light pollution from the extensive glazing, 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.

Farnham Moor Park

Amendments received

Removal of day room

WA/2019/1021 Farnham Moor Park

Case Officer: Ruth Dovey

Use of land for the provision of 3 additional gypsy pitches and erection of building to provide dayrooms together with associated works.

OLD STONE YARD, TONGHAM ROAD, RUNFOLD GU10 1PH

Farnham Town Council maintains its strong objection to the overdevelopment at this location outside the built up area boundary of the Farnham Neighbourhood Plan and within the Farnham/Aldershot Strategic Gap, it is contrary to policy FNPI, FNPI0, FNPI1 and FNP20, the site is not suitable for 4 mobile homes and the associated vehicles. Conditions are in place to protect the character and appearance of the area by limiting the number of caravans that may be stationed on the site and prevent commercial activities, these conditions and other conditions were imposed by R J Marshall, Inspector, under WA/2011/1571. Further development must be refused.

WA/2020/1221 Farnham Moor Park

Officer: Carl Housden

Erection of extension.

28 HALE ROAD, FARNHAM GU9 9QH

Provided that the extension 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.

TM/2020/0164 Farnham Moor Park

Officer: Steve Tester

APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 11/15
27 COMPTON WAY, FARNHAM GU10 1QT

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 Shortheath and Boundstone

WA/2020/1188 Farnham Shortheath and Boundstone

Officer: Carl Housden

Erection of extensions and alterations to elevations.

TIMOTHY COTTAGE, 3 VINE LANE WRECCLESHAM GU10 4TD

Though the extensions and alterations to the roof line are compatible with the street scene, the proposal shows insufficient parking within the boundary for a 4-bedroom property located on bridleway BW235. Farnham Town Council objects to the proposal not being compliant with WBC adopted parking guidelines and Residential Extensions SPD and having a negative impact on the public realm with obstructions of the bridleway.

Farnham Upper Hale

TM/2020/0167 Farnham Upper Hale

Officer: Steve Tester

APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER WA143
3 OAKTREES FARNHAM GU9 0HF

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 Weybourne and Badshot Lea

Amendments received

**Increased distance from mobile homes to day room
Amended elevation of day room to indicate cladding
Provision of bird boxes**

WA/2019/1022 Farnham Weybourne and Badshot Lea

Case Officer: Ruth Dovey

Use of land for the provision of 3 additional gypsy pitches and erection of building to provide dayrooms together with associated works.

KILNSIDE PLACE, ST GEORGES ROAD, BADSHOT LEA GU10 1FN

Farnham Town Council maintains its strong objection to the overdevelopment at this location outside the built up area boundary of the Farnham Neighbourhood Plan and within the Farnham/Aldershot Strategic Gap, it is contrary to policy FNPI, FNPI0, FNPI1 and FNP20, the site is not suitable for 4 mobile homes, day room,

stable block, another structure and the associated vehicles. The site is conditioned for one pitch and not for any trade or business under WA/2011/1440. Intensification of the site is not acceptable and will harm the character of the area.

Amendment received

Previous description was misleading and incorrect. The new description clarifies that the proposal includes a first floor extension.

Proposal: Ground floor rear extension to align with the approved 6m rear extension (DW/2020/0016), extension of a new porch and the extension of a first floor part rear extension to create a new boxroom (amended description 01/09/2020).

WA/2020/0930 Farnham Weybourne and Badshot Lea

Officer: Daniel Holmes

Erection of extensions.

30 WEYBOURNE ROAD, FARNHAM GU9 9HG

Farnham Town Council maintains its objections to this application which is still misleading and incomplete. The 'new' description has been provided now mentioning a first-floor extension but the documentation within the application does not – not in the application form or the Design and Access Statement. The application is invalid as the application form does not include a first-floor extension. A new and complete application must be submitted to include full details of the proposed first-floor extension before this application can be determined. The Agent must be contacted on this matter.

Farnham Wrecclesham and Rowledge

WA/2020/1208 Farnham Wrecclesham and Rowledge

Officer: Daniel Holmes

Application under Section 73 to vary Condition 1 of WA/2019/1497 (approved plan numbers) to allow changes to footprint, layout and design.

20 RIVERDALE, WRECCLESHAM GU10 4PH

Provided that the changes 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.

WA/2020/1212 Farnham Wrecclesham and Rowledge

Officer: Philippa Staddon

Erection of 2 dwellings following demolition of existing dwelling and ancillary building.

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

Farnham Town Council strongly objects to the proposed erection of 2 dwellings following the demolition of the existing dwelling and garage. The garage cannot be considered as ancillary accommodation as it has never had permission for residential use. The proposed layout is not consistent with the current built form on the site, the smaller proposed dwelling is in the location of the existing house and the proposed larger dwelling is being positioned where the garage is located. The overdevelopment and urbanising impact of 2 more contemporary dwellings in this location, outside the built up area boundary and in countryside beyond the green belt, is not compliant with Farnham Neighbourhood Plan FNPI, FNPI0, FNPI1 and LPP1 policy RE1 and retained policy D1 and D4. This proposed development does not recognise or safeguard the intrinsic character or beauty of the countryside it is set in and will cause excessive light pollution in this rural location with its design.

WA/2020/1227 Farnham Wrecclesham and Rowledge

Officer: Lara Davison

Erection of extension and alterations to elevations including dormer windows

6 ORCHARD END, ROWLEDGE GUI0 4EE

Provided that the extension and alterations strictly adhere to the Farnham Design Statement and Farnham Neighbourhood Plan policy FNPI6 Extensions, Residential Extensions SPD and LPP1 policy CCI and CC2, materials 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.

TM/2020/0174 Farnham Wrecclesham and Rowledge

Officer: Steve Tester

APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER WA169

14 LICKFOLDS ROAD FARNHAM GUI0 4AF

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.

4. Appeals

PINS reference: APP/R3650/W/20/3253713

WA/2019/1706 Farnham Bourne

Officer: Mr Chris Turner

Springfield, 30 Frensham Vale, Lower Bourne

Erection of dwelling with associated drive and parking (revision of WA/2018/1932)

Start date: 13/08/2020

Appellant: Mr & Mrs C Abrahams

The appeal will be determined on the basis of Written Representations followed by a site visit by the inspector. Comments via <https://acp.planninginspectorate.gov.uk> by 17th September 2020.

Farnham Town Council strongly objects to further subdivision for a third proposed dwelling in the garden of Springfield, 30 Frensham Vale. The subdivision of larger plots is unacceptable having a detrimental impact on the character of this semi-rural location, outside the built-up area boundary of the adopted Farnham Neighbourhood Plan dated April 2020, in place to protect the countryside from inappropriate development, and in countryside beyond the green belt defined in Local Plan Part 1 policy RE1.

Plot 1 (WA/2018/1912) and Plot 2 (WA/2018/1931) have been allowed at appeal, sited to the front of the host dwelling. Plot 3 is positioned to the rear of the host property building line, clearly inappropriate subdivision and 'garden grabbing'.

The proposed Plot 3 detracts from the character of the large detached Arts and Crafts property, urbanising the garden with its position in the northern most corner accessed by an extensive additional 'spur' driveway along the eastern boundary. Curb side refuse collections will require Plot 3's bins to be relocated the full extent of the spur, up the main driveway to the entrance at the road.

The proposed dwelling is contrary to Farnham Neighbourhood Plan policy FNPI. It does not respect the density and layout. The positioning of Plot 3, unsympathetic materials and size of the proposed dwelling being at odds with the host dwelling. It does not respect the natural features of the site and it is not well integrated into the landscape, the loss of tree has been extensive to make way for Plots 1, 2 and 3 in an area characterised by its sylvan appearance and its well screened properties hidden from view.

The access from the main road is in flood zone 3, photographic evidence has been provided to show the increased risk of flooding in the garden of Springfield, 30 Frensham Vale, with climate change and increased rainfall has the potential to limit safe vehicle access.

The Five-Year Housing Supply is irrelevant in this appeal given this development would be categorised as 'windfall'. The reviewed Farnham Neighbourhood Plan has sufficient housing numbers with approved developments sites. This site was not included in the plan. It is outside the built-up area boundary and a densely wooded site, any loss of the wooded area would change the character of the landscape and substantial development of this greenfield site would be intrusive in, and have a detrimental effect on, the landscape. The area is remote from services and was deemed unsuitable as a potential housing option.

5. Licensing Applications

Minor Variation

The Royal Arms, 172 Farnborough Road, Farnham, GU9 9AX
Mr J-P Stubbings

This application is for the removal of conditions under the Licensing Objectives. No other changes are requested to the licensable activities.

Farnham Town Council requests that conditions be maintained which support licensing objectives to ensure no nuisance is caused to local residents. The use of outdoor areas needs to include appropriate hours to respect the residential setting.

6. Date of next meeting

21st September 2020.

The meeting ended at 11.00 am

Notes written by Jenny de Quervain