



FARNHAM TOWN COUNCIL

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Notes

Planning & Licensing Consultative Working Group

Time and date

9.30 am on Monday 2nd November, 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

Officers: Jenny de Quervain

1. Apologies for Absence

Apologies were received from Councillor Martin.

2. Disclosure of Interests

None were received.

3. Applications considered for key/larger developments

Farnham Bourne

SO/2020/0005 Farnham Bourne

Officer: Gemma Paterson

Request for Screening Opinion for change of use from forestry to mixed forestry and filming.

LAND AT BOURNE WOOD, TILFORD ROAD, FARNHAM

Forestry England c/o Agent, Mott MacDonald

For information, Gemma Paterson confirmed that Dr Salder has reviewed the information submitted in support of the above mentioned Screening Opinion and has concluded that the proposal to change of use from forestry to mixed forestry and filming at Bourne Wood, Tilford Road , as sought under planning application

WA/2020/0345 does not constitute EIA Development. The planning application therefore does not need to be accompanied by an Environmental Statement.

Gemma noted: The application can now progress as submitted, as it does not need to be supported by an Environmental Statement. Given that the application was on hold for a significant number of months, I will be reviewing the submission this week and ensuring that we have had responses back from all the relevant consultees. However, it is unlikely that I will be in a position to make any recommendation before mid November.

Councillor Cockburn has called the application in to committee if recommended for approval to ensure that any conditions are fully discussed.

Farnham Weybourne and Badshot Lea

WA/2020/1541 Farnham Weybourne and Badshot Lea

Officer: Philippa Staddon

Installation of electricity substation and associated hardstanding.

LAND AT GREEN LANE FARM, GREEN LANE, BADSHOT LEA GU9 9JL

Farnham Town Council has no objections to the proposed electricity substation and associated hardstanding.

4. Applications considered

Farnham Bourne

WA/2020/1542 Farnham Bourne

Officer: Lara Davison

Erection of extensions with alterations to roof line and elevations.

2 DENE LANE, LOWER BOURNE GU10 3PW

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 Climate Change and CC2 Sustainable Construction and Design and no negative impact on the environment and neighbours' amenity with light pollution, 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.

CA/2020/0179 Farnham Bourne

Officer: Steve Tester

GREAT AUSTINS CONSERVATION AREA

REMOVAL OF TREES

GREAT AUSTINS MANOR, 11 VICARAGE HILL, FARNHAM GU9 8AF

Farnham Town Council, subject to the Arboricultural Officer's comments, objects to the removal of trees especially in a conservation area covered by policy FNP5. If the Fir and Spruce need to be removed, replacement trees must be planted in a suitable location. In response to a climate emergency, it is vital to retain green infrastructure in line with LPP1 policy CCI Climate Change and NE2 Green and Blue Infrastructure.

CA/2020/0180 Farnham Bourne

Officer: Steve Tester

GREAT AUSTINS CONSERVATION AREA

WORKS TO AND REMOVAL OF TREES

MAVINS COURT, 4 GREENHILL ROAD, FARNHAM GU9 8JN

Farnham Town Council, subject to the Arboricultural Officer's comments, objects to the removal of trees especially in a conservation area covered by policy FNP5. If the trees need to be removed, replacement trees must be planted in a suitable location. In response to a climate emergency, it is vital to retain green infrastructure in line with LPP1 policy CCI Climate Change and NE2 Green and Blue Infrastructure.

TM/2020/0219 Farnham Bourne

Officer: Steve Tester

APPLICATION FOR REMOVAL OF TREE SUBJECT OF TREE PRESERVATION ORDER LAND AT PROSPECT HOUSE, GOLD HILL, FARNHAM GU10 3JH

Farnham Town Council leaves to the Arboricultural Officer. In response to a climate emergency, it is vital to retain green infrastructure in line with LPP1 policy CCI Climate Change and NE2 Green and Blue Infrastructure.

TM/2020/0224 Farnham Bourne

Officer: Steve Tester

APPLICATION FOR WORKS TO TREE SUBJECT TO TREE PRESERVATION ORDER WA116 THE WHITE HOUSE, 2A VICARAGE HILL, FARNHAM GU9 8HG

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 Climate Change and NE2 Green and Blue Infrastructure.

TM/2020/0225 Farnham Bourne

Officer: Steve Tester

APPLICATION FOR REMOVAL OF TREE SUBJECT TO TREE PRESERVATION ORDER WA74 LAUREL BANK, BOURNE GROVE, FARNHAM GU10 3QT

Farnham Town Council, subject to the Arboricultural Officer's comments, objects to the removal of trees especially those with TPOs. If the tree need to be removed, a replacement trees must be planted in a suitable location. In response to a climate emergency, it is vital to retain green infrastructure in line with LPP1 policy CCI Climate Change and NE2 Green and Blue Infrastructure.

TM/2020/0232 Farnham Bourne

Officer: Steve Tester

APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 13/03 FARNHAM DENE MEDICAL PRACTICE, LODGE HILL ROAD, FARNHAM GU10 3RB

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 Climate Change and NE2 Green and Blue Infrastructure.

Farnham Firgrove

Amendments received

Removal of balcony / terrace on west elevation. Replaced with a Juliet balcony

WA/2020/1380 Farnham Firgrove

Officer: Daniel Holmes

Erection of extensions and alterations to elevations including dormer window (as amended by plans received 21/10/2020).

1 BROOMLEAF CORNER, FARNHAM GU9 8BG

Farnham Town Council welcomes the amendments to protect the neighbours' amenity and maintains previous comments. 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 Climate Change and CC2 Sustainable Construction and Design, and materials match 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/2020/1532 Farnham Firgrove

Officer: Lara Davison

Erection of detached outbuilding.

14 BRAMBLETON AVENUE, FARNHAM GU9 8QU

Provided that the outbuilding strictly adheres to the Farnham Design Statement and Farnham Neighbourhood Plan policy FNPI6 Extensions, Residential Extensions SPD and LPP1 policy CCI Climate Change and CC2 Sustainable Construction and Design, has no negative impact on the neighbour's amenity to the rear due to its proximity to their boundary and it is conditioned ancillary to the dwelling, 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/2020/1539 Farnham Firgrove

Officer: Daniel Holmes

Alterations to roofline and elevations to create two storey dwelling and associated landscaping.

25 GROVE END ROAD, FARNHAM GU9 8RD

Provided that the alterations strictly adhere to the Farnham Design Statement and Farnham Neighbourhood Plan policy FNPI6 Extensions, Residential Extensions SPD and LPP1 policy CCI Climate Change and CC2 Sustainable Construction and Design and no negative impact on the neighbours' amenity with overlooking and light pollution, 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 to the access and parking arrangements

WA/2019/1199 Farnham Hale and Heath End

Officer: Mr Chris Turner

Erection of a dwelling with associated works and amendments to existing dwelling (amended description).

6 FARNBOROUGH ROAD, FARNHAM GU9 9AE

Farnham Town Council are satisfied with the changes to the layout to allow for accessible parking and turning space to ensure safe access and egress on to the busy A325 in forward gear. Provided that the extensions and alterations to the host dwelling and the new dwelling strictly adhere to the Farnham Design Statement and Farnham Neighbourhood Plan policy FNPI and FNPI6 and LPP1 policy CCI and CC2, Farnham Town Council has no objections. CHA must approve the proposed accesses and no parking must be allowed on the footway. 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/2020/0222 Farnham Hale and Heath End

Officer: Steve Tester

APPLICATION FOR REMOVAL OF TREE SUBJECT OF TREE PRESERVATION ORDER 24/07
BEECH HOUSE, ALMA WAY, FARNHAM GU9 0QN

Farnham Town Council leaves to the Arboricultural Officer. In response to a climate emergency, it is vital to retain green infrastructure in line with LPP1 policy CCI Climate Change and NE2 Green and Blue Infrastructure.

WA/2020/1534 Farnham Hale and Heath End

Officer: Carl Housden

Alterations to dropped kerb.

115 UPPER WEYBOURNE LANE, FARNHAM GU9 9DD

Provided that the CHA approves the alterations to the access, Farnham Town Council has no objections.

Farnham Moor Park

TM/2020/0221 Farnham Moor Park

Officer: Steve Tester

APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 08/15 COMPTON WOOD, OLD COMPTON LANE, FARNHAM GU9 8EG

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 Climate Change and NE2 Green and Blue Infrastructure.

WA/2020/1530 Farnham Moor Park

Officer: James Sackley

Erection of extension and alterations to elevations including pitched roof over garage.

1 UPPER SOUTH VIEW, FARNHAM GU9 7JN

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 Climate Change and CC2 Sustainable Construction and Design, and has no negative impact on the neighbour's amenity to the north, 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/2020/1536 Farnham Moor Park

Officer: Carl Housden

Certificate of Lawfulness under Section 192 for alterations to fenestration including skylights.

1 UPPER SOUTH VIEW, FARNHAM GU9 7JN

Provided that the alterations strictly adhere to the Farnham Design Statement and Farnham Neighbourhood Plan policy FNPI6 Extensions, Residential Extensions SPD and LPP1 policy CCI Climate Change and CC2 Sustainable Construction and Design,, and has no negative impact on the neighbour's amenity to the north, 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/2020/1543 Farnham Moor Park

Officer: James Sackley

Erection of extensions and alterations to elevations including dormer windows.

19 MENIN WAY, FARNHAM GU9 8DY

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 Climate Change and CC2 Sustainable Construction and Design, has no negative impact on the neighbours' amenity with overlooking 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.

Farnham Upper Hale

TM/2020/0228 Farnham Upper Hale

Officer: Steve Tester

APPLICATION FOR WORKS TO TREE SUBJECT TO TREE PRESERVATION ORDER WA177
22 NEWMANS COURT, FARNHAM GU9 0SJ

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 Climate Change and NE2 Green and Blue Infrastructure.

Farnham Weybourne and Badshot Lea

WA/2020/1538 Farnham Weybourne and Badshot Lea

Officer: James Sackley

Erection of extension and alterations to elevations.

57 BADSHOT PARK, BADSHOT LEA GU9 9NE

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 Climate Change and CC2 Sustainable Construction and Design, has no negative impact on the neighbours' amenity and sufficient parking is available within the boundary of the property, 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/2020/1576 Farnham Weybourne and Badshot Lea

Officer: Jess Sullivan

Erection of extension.

45 BADSHOT PARK, BADSHOT LEA GU9 9JU

Provided that the extension adheres to the Farnham Design Statement and Farnham Neighbourhood Plan policy FNP16 Extensions, Residential Extensions SPD and LPP1 policy CCI Climate Change and CC2 Sustainable Construction and Design, 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 Wrecclisham and Rowledge

TM/2020/0233 Farnham Wrecclisham and Rowledge

Officer: Steve Tester

APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 09/01
11 GREYSTEAD PARK, FARNHAM GU10 4NB

Farnham Town Council commends the residents of Greystead Park and their annual programme of tree maintenance. 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 Climate Change and NE2 Green and Blue Infrastructure.

WA/2020/1535 Farnham Wrecclisham and Rowledge

Officer: Jess Sullivan

Certificate of Lawfulness under Section 192 for a single storey side extension.

11 GREYSTEAD PARK, WRECCLESHAM GU10 4NB

Provided that the extension adheres to the Farnham Design Statement and Farnham Neighbourhood Plan policy FNPI6 Extensions, Residential Extensions SPD and LPP1 policy CCI Climate Change and CC2 Sustainable Construction and Design, 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/2020/1544 Farnham Wrecclesham and Rowledge

Officer: Lara Davison

Erection of extension following demolition of existing.

22 CLARE MEAD, ROWLEDGE GU10 4BJ

Provided that the extension adheres to the Farnham Design Statement and Farnham Neighbourhood Plan policy FNPI6 Extensions, Residential Extensions SPD and LPP1 policy CCI Climate Change and CC2 Sustainable Construction and Design, and materials match 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/2020/1554 Farnham Wrecclesham and Rowledge

Officer: Ruth Dovey

Erection of stables and use of land for stationing of additional 4 mobile home pitches and associated hard standing (revision of WA/2019/0116).

LEGEND ACRES, RIVER LANE, FARNHAM

Farnham Town Council strongly objects to the overdevelopment of this site in an inappropriate location outside the built up area boundary of the Farnham Neighbourhood Plan and contrary to policy FNPI, FNPI0, FNPI3 and the Farnham Design Statement.

5. Appeal responses

PINS reference: 3258229

Appellant: Mr J Marsh

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

Farnham Town Council maintains its objection of the inappropriate development for a new dwelling to the rear of 1 Grovelands. An additional car parking space and a 2m high close boarded fence does not make the application acceptable.

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 at no. 2 Grovelands. 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.

PINS reference: 3258343

Appellant: Mr A Brown

WA/2019/1215 Farnham Bourne

Officer: Carl Housden

Erection of a dwelling and detached garage (as amended by plans received 22/11/2019).
(Amended description) LAND AT 8 KILN LANE, LOWER BOURNE

Farnham Town Council maintains its objections to the erection of a dwelling of this size and scale, its negative impact on the neighbour's amenity at 3 Winston Walk and an unsuitable access from Winston Walk, not being compliant with the Farnham Design Statement and Farnham Neighbourhood Plan Policy FNPI.

6. Licensing applications considered

New - Maverick Brewing Company

3 Farnham Business Centre, Dogflud Way, Farnham, GU9 7UP

Mr M J Hoddinott

Farnham Town Council sought further clarification from the applicant and were satisfied that Mr Hoddinott's responses answered the concerns raised, see below for information. Farnham Town Council had no objections to the new premises licence.

Prevention of crime and disorder – it is requested that CCTV images be retained for 31 days.
We should be able to achieve this with the digital CCTV system.

Public safety – a First Aider be onsite during operational hours and public opening hours.
We can ensure this is achieved and maintained.

Public nuisance – a trading estate is not a suitable for having outdoor use, public use should be restricted to indoors. Safety would also be an issue with patrons using the car park space whilst other people are accessing surrounding businesses by car.

We have designed the intended (actual) use of the space to the front of the unit to work with the operational hours of the adjacent units. This is where the outdoor area (and opening to the public time) would not be used until approx 5pm weekdays and after 1pm Saturdays. This is exactly for the reason as you infer to ensure public safety and also to not inconvenience other businesses. No other businesses are open after these times.

Protection of children – children should not be permitted in the indoor tap room/bar area and only allowed in the building when accompanied by a responsible adult purchasing off-sales. It is not clear from the plan where the off-sales purchasing counter/shop is – the only labelled area is 'bar' – clarification to be sought.

This is where having a seated outdoor space will be useful to not exclude customers who may have children with them or groups (post COVID) meet in an environment that is not a "pub" environment. Although I do recognise the comment around this and maybe the application of strict adult supervision in areas including the designated outside area could be allowable, but not allowable in the tap room area unless under supervision for off sales only.

Do you have more information about the use of the outdoor area?

A barriered area to the licensed area to the front of the building. This would then provide a visual demarcation but also a designation to the licensed area and the few removable tables that will be placed out in it when weather permits. Obviously, I am sure you understand how important outdoor space is for such businesses now and for the immediate future but am keen to make sure I provided something that also meets the license and safety requirements.

Do you have more information about the location of the off-sales counter?

Yes. The off sales counter will also be the same location that on sales will be conducted from. This will allow access to off sales to be strictly monitored, managed and coordinated as the chiller fridge will be directly next to the sales counter/bar. During non public open times the space generally will be used to pack and sort online sales to the public and trade.

The applicant is not intending to run a pub or to become a publican, the main business is the microbrewery. The application hours must be in place for the running of the business and not the hours open to the public.

New Pavement Licence - Gail's

3 Castle Street, Farnham, Surrey, GU9 7HR

Mr Tom Molnar

Farnham Town council has no objections to the street furniture positioned on the pavement provided that Government guidance is being strictly adhered to ensure social distancing, especially in managing appropriate queuing of customers outside the entrance.

7. Public speaking at Waverley Planning Committee

Councillor Fraser to be registered to speak in support of The Hop Blossom.

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

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.

The application was deferred after debating the application to establish ownership and to agree a way forward between Licensing and Planning.

8. Date of next meeting

16th November 2020.

The meeting ended at 11.23 am

Notes written by Jenny de Quervain