



FARNHAM TOWN COUNCIL



Notes

Planning & Licensing Consultative Working Group

Time and date

9.30 am on Monday 30th 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

Farnham Bourne

Amendments received

Changes to layout plan and section plan to illustrate compliance with 25° rule

WA/2020/1140 Farnham Bourne

Proposal: Erection of 2 dwellings following demolition of existing building.

Location: 44C FRENHAM ROAD, LOWER BOURNE

The proposal for prior approval PRA/2020/0005 states 'no demolition is proposed' with permission granted for change of use. Given the restrictive site, evidence of

how demolition and construction could take place must be provided in a **Construction Management Plan** before determining this application. **Farnham Town Council strongly objects to the proposed demolition of 44C Frensham Road and erection of 2 dwellings, being overdevelopment of the restrictive site and not compliant with the Farnham Design Statement and Farnham Neighbourhood Plan FNPI in size and scale, having a negative impact on the neighbours' amenity and visual amenity in this prominent location and harmful to the character of the area. With no residential amenity space or parking provision, the development will have a negative impact on future occupants and the surrounding streets.**

CA/2020/0201 Farnham Bourne

Officer: Steve Tester

GREAT AUSTINS CONSERVATION AREA

WORKS TO AND REMOVAL OF TREES

3 SWINGATE ROAD, FARNHAM GU9 8JJ

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 FNP5. If removal is necessary, replacement trees must be planted in suitable locations. 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/2020/0202 Farnham Bourne

Officer: Steve Tester

OLD CHURCH LANE CONSERVATION AREA

WORKS TO AND REMOVAL OF TREES

6 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 but objects to the removal of trees, especially in a conservation area covered by FNP7. The Yew is likely to be a reasonable age and should be retained. If removal is absolutely necessary, a replacement tree must be planted in a more 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/2020/0247 Farnham Bourne

Officer: Steve Tester

APPLICATION FOR REMOVAL OF TREES SUBJECT TO TREE PRESERVATION ORDER 06/11

THE YARNE, 38 FORD LANE, FARNHAM GU10 4SF

Farnham Town Council asks that the Arboricultural Officer thoroughly review this application and the proposed removal of the Scots Pines. 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, not remove them to make way for large extensions.

TM/2020/0251 Farnham Bourne

Officer: Steve Tester

APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER FAR

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WOODWAYS, 15 AVELEY LANE, FARNHAM GU9 8PW

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/2020/0255 Farnham Bourne

Officer: Steve Tester

APPLICATION FOR REMOVAL OF TREE SUBJECT OF TREE PRESERVATION ORDER 50/99
KIRKSTONE, 11 DOUGLAS GROVE, FARNHAM GU10 3HP

Farnham Town Council, subject to the Arboricultural Officer's, objects to the removal of trees. If removal is necessary, a Scots Pine could be replanted in 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.

WA/2020/1691 Farnham Bourne

Officer: Olivia Gorham

Erection of extensions and alterations to elevations.

THORNFIELD, 2 SWINGATE ROAD, FARNHAM GU9 8JJ

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 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/2020/1732 Farnham Bourne

Officer: James Sackley

Erection of extensions and alterations to elevations; conversion of outbuilding to habitable annexe; erection of two storey garage.

ANNANDALE, LONGDOWN ROAD, LOWER BOURNE GU10 3JS

Provided that the extensions and alterations and detached garage 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 the annex 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/2020/1746 Farnham Bourne

Officer: Lara Davison

Alterations to front boundary with gates, brick piers and wall.

SELWORTHY, 1 SWINGATE ROAD, FARNHAM GU9 8JJ

Farnham Town Council objects to this misleading application. The Block Plan shows two storey and single storey extensions, addition of rooflights but no gates and piers. The Proposed Plans and Elevations are for another house entirely. Clarification must be sought as to the extent of this application and drawings for the correct house be included.

Farnham Castle

Amendments received

Alteration of the red line boundary and alteration to plans.

WA/2020/1323 Farnham Castle

Officer: James Sackley

Erection of stables and store buildings and regrading of land.

KNOWLE FARM, 19 OLD PARK LANE, FARNHAM GU9 0AN

Farnham Town Council maintains its objections to the proposed stables and stores and the erosion of the landscape with the proposed excessive built form encroaching further into the countryside, in an area of High Landscape Value and Sensitivity and Historic Value with being in the Historic Old Park, outside the built-up area boundary of the Farnham Neighbourhood Plan covered by policy FNP10 and policy RE1 of LPP1.

WA/2020/1734 Farnham Castle

Officer: Jess Sullivan

Alterations to garage with annexe above to provide 2 storey ancillary annexe.

ANNEXE, 6 WEST END GROVE, FARNHAM

Provided that the alterations to the garage to an annex 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, sufficient parking is available within the boundary and that the annex 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/2020/1737 Farnham Castle

Officer: James Sackley

Erection of two storey extension to provide additional student accommodation (Use Class C4).

56 THE CHANTRY, FARNHAM GU9 7AL

Farnham Town Council strongly objects to the application as a two storey extension, this appears to be an application for a dwelling. The proposed extension has a separate entrance, separate staircase and separate kitchen with the only connection to the existing being a single internal door – easily removed to make a separate dwelling. This application is contrary to Farnham Neighbourhood Plan FNPI and FNPI6 and Residential Extensions SPD. Clarification must be sought as to whether this is an appropriate proposal as a two-storey extension or is it a guise for a separate dwelling. No parking provisions has been included for what could be a six bedroom property or two dwellings, one with four bedrooms and the other with two.

CA/2020/0200 Farnham Castle

Officer: Steve Tester

FARNHAM CONSERVATION AREA

REMOVAL OF TREE

38 THE BOROUGH FARNHAM GU9 7NW

Farnham Town Council strongly objects to the proposed removal of the Laburnum, especially such a prominent tree in the Town Centre Conversation Area covered by policy FNP2. Maintenance of tree and removing of the ivy would extend its life and associated amenity on this well used thoroughfare from Central car park. 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 Town Council would like to progress a Tree Preservation Order to protect this tree.

CA/2020/0205 Farnham Castle

Officer: Steve Tester

FARNHAM CONSERVATION AREA

WORKS TO AND REMOVAL OF TREES

THE OLD VICARAGE, VICARAGE LANE, FARNHAM GU9 7PR

Farnham Town Council asks that the Arboricultural Officer thoroughly review this application and the necessity of the removal of the Willow trees. 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

Description amended to include condition 1 and for use of the outbuilding as an annexe.

WA/2020/0849 Farnham Firgrove

Officer: Mr Chris Turner

Application under Section 73 to vary Condition 3 of WA/2018/0191 restricting use of outbuilding to allow it to be used as an ancillary annex.

28 WEYDON HILL ROAD, FARNHAM GU9 8NX

Farnham Town Council maintains its objection to this application. Notification has been received of amendments, but no details of these amendments are available to view.

Farnham Town Council strongly objects to the proposed removal of Condition 3. Condition 3 is in place to stop inappropriate development and alternative use of ancillary accommodation and would be contrary to LPP1 policy TDI, Farnham Neighbourhood Plan policy FNPI and FNPI6 and the Farnham Design Statement. Permission was granted for a garden room and store which has now been divided to include a home office, separate bathroom, utility sink area and communal area beyond its original intended use.

WA/2020/1709 Farnham Firgrove

Officer: James Sackley

Erection of detached garage and alterations to elevations of main dwelling

14 ARTHUR ROAD, FARNHAM GU9 8PB

Provided that the detached garage and alterations to main dwelling elevations 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, 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

WA/2020/1710 Farnham Hale and Heath End

Officer: Lara Davison

Erection of extension and alterations to elevations.

35 BROOKLANDS ROAD, FARNHAM GU9 9BS

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 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/2020/1713 Farnham Hale and Heath End

Officer: Carl Housden

Erection of extensions and construction of detached garage.

1 NELSON CLOSE, FARNHAM GU9 9AR

Provided that the detached garage and extensions to main dwelling 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, 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

NMA/2020/0149 Farnham Moor Park

Officer: Joanna Patrick

Amendment to WA/2013/0460 for changes to fenestration; omission to windows and removal of hanging tile.

QUADRELS, 6 TEMPLES CLOSE, FARNHAM GU10 1RB

Farnham Town Council strongly objects to the application as an NMA, being inappropriate as an amendment to an application approved in March 2013. The proposed changes must be submitted as new planning application.

Amendments received

Red line amended to include land within access road.

WA/2020/0755 Farnham Moor Park

Officer: Olivia Gorham

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

STORAGE BARN AT WAVERLEY COURT FARM, MONKS WALK, FARNHAM

Farnham Town Council maintains its comments. Provided that the County Highways Authority assess the local road and access and the alterations strictly adhere to the Farnham Design Statement and Farnham Neighbourhood Plan policy FNPI, FNPI0, FNPI3, FNP30 and LPP1 policy RE2, RE3 and CCI and CC2, landscape designations AONB and AGLV and provision is made for sustainable transportation including electric charging points for vehicles and bicycles, Farnham Town Council has no objections. Space must be available on-site for construction vehicles and materials, COVID-19 Site Operating Procedures must be followed, and WBC construction hours adhered to.

WA/2020/1706 Farnham Moor Park

Officer: Jess Sullivan

Certificate of Lawfulness under Section 192 for erection of detached garage which is less than 4m in height and less than 2.5m to the eaves.

KILN COTTAGE, MOOR PARK WAY, FARNHAM GU9 8EL

Provided that the detached garage 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, sufficient parking is available within the boundary and that the garage 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/2020/1715 Farnham Moor Park

Officer: Daniel Holmes

Erection of extensions with alterations to roofline and elevations.

DROMKEEN, OLD COMPTON LANE, FARNHAM GU9 8EH

Provided that the extension strictly adheres to the Farnham Design Statement and Farnham Neighbourhood Plan policy FNPI6 Extensions, Residential Extensions SPD and LPPI policy CCI Climate Change and CC2 Sustainable Construction and Design 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/2020/1751 Farnham Moor Park

Officer: Gemma Paterson

Consultation on an Application under Section 96A of The Town and Country Planning Act 1990 for Non-material Amendment to planning permission ref: WA08/1848 dated 20 February 2009 to remove the end date from the description of development.

HOMEFIELD SANDPIT, GUILDFORD ROAD, RUNFOLD GU10 1PG

Chambers Runfold Plc

Farnham Town Council is seeking further clarification from the Surrey County Council Officer on the details within this application.

WA/2020/1753 Farnham Moor Park

Officer: Gemma Paterson

Consultation on an Application under Section 96A of The Town and Country Planning Act 1990 for Non-material Amendment to planning permission ref: WA11/0009 dated 7 April 2011 to remove the end date from the description of development.

HOMEFIELD SANDPIT, GUILDFORD ROAD, RUNFOLD GU10 1PG

Chambers Runfold Plc

Farnham Town Council is seeking further clarification from the Surrey County Council Officer on the details within this application.

WA/2020/1754 Farnham Moor Park

Officer: Gemma Paterson

Consultation on an Application under Section 96A of The Town and Country Planning Act 1990 for Non-material Amendment to planning permission WA10/2109 dated 17 February 2011 to remove the end date from the description of development

HOMEFIELD SANDPIT, GUILDFORD ROAD, RUNFOLD GU10 1PG

Chambers Runfold Plc

Farnham Town Council is seeking further clarification from the Surrey County Council Officer on the details within this application.

WA/2020/1755 Farnham Moor Park

Officer: Gemma Paterson

Consultation on an Application under Section 96A of The Town and Country Planning Act 1990 for Non-material Amendment to planning permission ref: WA10/2108 dated 16 February 2011 to remove the end date from the description of development.

HOMEFIELD SANDPIT, GUILDFORD ROAD, RUNFOLD GU10 1PG

Chambers Runfold Plc

Farnham Town Council is seeking further clarification from the Surrey County Council Officer on the details within this application.

Farnham Shortheath and Boundstone

WA/2020/1744 Farnham Shortheath and Boundstone

Officer: Ruth Dovey

Application under Section 73 to vary Condition 1 & 3 of WA/2019/0996 (Condition 1 approved plans, Condition 3 restriction of windows in the northern and eastern elevation of the extension) to allow alterations to roof, elevations and additional window.

35 PIED COTTAGE, JUBILEE LANE FARNHAM GU10 4TA

Farnham Town Council has no objections subject to the changes being confirmed compliant with WBCs criteria for Non-Material Amendments.

Farnham Weybourne and Badshot Lea

Amendments received

The applicant has submitted an amended plan which includes a parcel of land to the front of the existing dwelling at 151 Lower Weybourne Lane within the red application line.

WA/2020/1120 Farnham Weybourne and Badshot Lea

Officer: Philippa Staddon

Erection of a new dwelling (as amended by plan received 16/11/2020).

LAND AT 151 LOWER WEYBOURNE LANE, BADSHOT LEA

Farnham Town Council strongly objects to a proposed additional dwelling at this location not being compliant with the Farnham Design Statement and Farnham Neighbourhood Plan FNP1 and FNP16, being overdevelopment of a restrictive site, negatively impacting the amenity of the neighbouring properties and the future occupants of the host and proposed dwelling. 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 the impact of a separate dwelling.

4. Appeals

There were none for this meeting.

5. Licensing Applications

There were none for this meeting.

6. Public speaking at Waverley Planning Committee

There were none for this meeting.

7. Date of next meeting

14th December 2020.

To meet application response deadlines, it was agreed an agenda will be issued before the Christmas closure, to include applications from the weekly lists dated 14th and 21st December, for the scheduled meeting on Monday 4th January 2021 at 9.30am.

The meeting ended at 11.23 am

Notes written by Jenny de Quervain