



FARNHAM TOWN COUNCIL

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Notes

Planning & Licensing Consultative Working Group

Time and date

9.30 am on Monday 15th February, 2021

Place

Via Zoom video conferencing

Planning & Licensing Consultative Working Group Members Present:

Councillor Brian Edmonds (Lead Member)
Councillor Roger Blishen
Councillor Alan Earwaker
Councillor John "Scotty" Fraser
Councillor Michaela Wicks
Councillor George Hesse
Councillor Michaela Martin
Councillor John Neale

Officers: Jenny de Quervain

1. Apologies for Absence

None were received.

2. Disclosure of Interests

None were received.

3. Applications Considered for Key/Larger Developments

Farnham Castle

CA/2021/0026 Farnham Castle

Officer: Mr A Clout

FARNHAM CONSERVATION AREA

WORKS TO AND REMOVAL OF TREES

THE BUSH HOTEL, THE BOROUGH FARNHAM GU9 7NN

Farnham Town Council asks that the Arboricultural Officer reviews the submitted plan as it shows other trees to be removed. Replacement trees must be planted in

suitable locations and incorporated into additional new landscaping. 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 Wrecclesham and Rowledge

NMA/2021/0020 Farnham Wrecclesham and Rowledge

Officer: Amy Willson

Amendment to WA/2017/1778 for amending the wording of conditions 23 and 27.

FORMER GARDEN STYLE NURSERY, WRECCLESHAM HILL, FARNHAM

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

4. Applications Considered

Farnham Bourne

NMA/2021/0017 Farnham Bourne

Officer: Amy Willson

Amendment to WA/2020/1184 for revised window sizes and roof light locations.

SQUIRRELS LEAP, DENE CLOSE, FARNHAM GU10 3PP

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

NMA/2021/0019 Farnham Bourne

Officer: Amy Willson

Amendment to WA/2018/1741 for reduction in the depth of approved portico.

LAND ON SOUTH EAST SIDE CENTRE COORDINATES 484492 144581, GOLD HILL, FARNHAM

Farnham Town Council notes the number of changes made to WA/2020/1741 through NMA applications. The inclusion of a History and Constraints report with applications would be useful for the reviewer for assessing the overall changes made to the original.

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

TM/2021/0024 Farnham Bourne

Officer: Mr A Clout

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

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/2020/2121 Farnham Bourne

Officer: Olivia Gorham

Erection of a dwelling following demolition of existing bungalow (revision of WA/2020/1095). DACKELWOOD, OLD FRENHAM ROAD, LOWER BOURNE GU10 3PU

Farnham Town Council strongly objects to the size and scale of the proposed extensions, having a negative impact on the neighbour's amenity, dominate to the adjoining property and out of character with the street scene, not being compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI

Design of New Development and Conservation and FNPI6 Extensions and Residential Extensions SPD.

WA/2021/0051 Farnham Bourne

Officer: James Sackley

Erection of extension and alterations following demolition of existing integral garage.

12 KILN LANE, LOWER BOURNE, GU10 3LR

Farnham Town Council questions the description for this application, the existing garage to be demolished is detached.

Farnham Town Council objects to the proposed extension and alterations following demolished of the detached garage, not being compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI6 Extensions and Residential Extensions SPD, the size and scale of the proposed two-storey side extension, from its elevated position, will be overbearing to no. 14.

WA/2021/0097 Farnham Bourne

Officer: James Sackley

Alterations to elevations.

BRAMBLES, 3 CRAVEN CLOSE, LOWER BOURNE GU10 3LW

Provided that the alterations strictly adhere 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, 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/2021/0102 Farnham Bourne

Officer: Daniel Holmes

Erection of front porch.

7A GREENHILL ROAD, FARNHAM GU9 8JN

Provided that the porch 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 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.

Farnham Castle

WA/2020/2122 Farnham Castle

Officer: Philippa Staddon

Certificate of Lawfulness under Section 191 for the site known as 2/3 Vicarage Lane to be used as a single dwelling along with associated garden and outbuildings.

2 VICARAGE LANE, FARNHAM GU9 7PR

Farnham Town Council has no objections, subject to the use as one dwelling being deemed lawful and the Heritage Officer reviews any alterations made to the Listed buildings.

TM/2021/0028 Farnham Castle

Officer: Mr A Clout

APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER WA66 SILWOOD, 7 WEST END GROVE FARNHAM GU9 7EG

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 Climate Change and NE2 Green and Blue Infrastructure.

Farnham Hale and Heath End

WA/2021/0069 Farnham Hale and Heath End

Officer: Ruth Dovey

Application under Section 73 to vary Condition 1 of WA/2020/0841 (approved plan numbers) to allow alterations to windows and porch.

115 UPPER WEYBOURNE LANE, FARNHAM GU9 9DD

Provided that the alterations strictly adhere 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, 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/2021/0013 Farnham Moor Park

Officer: Joanna Patrick

Amendment to WA/2019/1483 for replacement of doors to windows; and removal of sash from window.

5 HEATHERDALE HOUSE, COMPTON WAY, FARNHAM GU10 1QY

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

WA/2021/0100 Farnham Moor Park

Officer: Lara Davison

Erection of extensions and alterations to elevations.

2 CROOKSBURY ROAD, FARNHAM GU10 1QE

Farnham Town Council objects to the two storey extension close to the boundary of no. 4, having a negative impact on the street scene and the neighbour's amenity with its size and scale, not compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI6 Extensions and Residential Extensions SPD.

WA/2021/0125 Farnham Moor Park

Officer: Lara Davison

Erection of detached garage and new vehicular access with gates.

HEATHERDALE HOUSE, 5 COMPTON WAY, FARNHAM GU10 1QY

Farnham Town Council strongly objects to the relocation of the vehicular access. It is unacceptable to remove this extent of green boundary to achieve adequate visibility splays. This will have a severe impact on the character of the area and street scene, contrary to Farnham Neighbourhood Plan policy FNP8 South Farnham Arcadian Areas. In response to a climate emergency, it is vital to retain green infrastructure in line with LPPI policy CCI Climate Change and NE2 Green and Blue Infrastructure.

The proposed access is on a bend closer to a junction on this narrow lane, its relocation will be a danger to motorists. The previous withdrawn application WA/2020/0879 was refused by Surrey Highways stating 'The proposed development would result in the creation of a new vehicular access onto Compton Way, a county

road with a 30mph posted speed limit. The location of the proposed access would be on a section of road with a steep gradient, extensive vegetation and on the inside of a sharp bend.' The property must maintain its established entrance and not remove its green boundary.

CR/2021/0002 Farnham Moor Park

Officer: Philippa Staddon

General Permitted Development Order 2015, Schedule 2 Part 3 Class O - Prior Notification Application for change of use from offices (Class B1(a)) to 2 dwelling houses (Class C3).

GROUND FLOOR OF 25 EAST STREET, FARNHAM GU9 7SD

Farnham Town Council expresses concern over the absence of parking provision to meet WBC Parking Guidelines. Secure covered bicycle storage must be included along with appropriate bin storage – refuse provision would have been in place for the offices. The change of use must provide a suitable standard of living accommodation and strictly adhere to the Farnham Design Statement and Farnham Neighbourhood Plan policy FNPI Design of New Development and Conservation, FNPI6 Extensions, Residential Extensions SPD and LPPI policy CC1 Climate Change and CC2 Sustainable Construction and Design. 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.

CR/2021/0003 Farnham Moor Park

Officer: Philippa Staddon

General Permitted Development Order 2015, Schedule 2 Part 3 Class O - Prior Notification Application for change of use from offices (Class B1(a)) to 2 dwelling houses (Class C3).

FIRST FLOOR OF 25 EAST STREET, FARNHAM GU9 7SD

Farnham Town Council expresses concern over the absence of parking provision to meet WBC Parking Guidelines. Secure covered bicycle storage must be included along with appropriate bin storage – refuse provision would have been in place for the offices. The change of use must provide a suitable standard of living accommodation and strictly adhere to the Farnham Design Statement and Farnham Neighbourhood Plan policy FNPI Design of New Development and Conservation, FNPI6 Extensions, Residential Extensions SPD and LPPI policy CC1 Climate Change and CC2 Sustainable Construction and Design. 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 Shortheath and Boundstone

NMA/2021/0014 Farnham Shortheath and Boundstone

Officer: Joanna Patrick

Amendment to WA/2020/1188 for amendment of position on existing rear wall and lowering of proposed eaves.

TIMOTHY COTTAGE, 3 VINE LANE WRECCLESHAM GU10 4TD

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

WA/2021/0053 Farnham Shortheath and Boundstone

Officer: Lara Davison

Application under Section 73 to vary Conditions 1 and 2 of WA/2020/1169 (approved plan numbers) to allow increase in depth of first floor extension and rendering of the ground floor.

PIPPINS, VINE WAY, WRECCLESHAM GU10 4TB

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, 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

WA/2021/0063 Farnham Upper Hale

Officer: James Sackley

Erection of extension.

5 TRINITY FIELDS, FARNHAM GU9 0SB

Provided that the extension 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 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/2021/0066 Farnham Upper Hale

Officer: Lara Davison

Erection of extension and alterations.

35 WINDERMERE WAY, FARNHAM GU9 0DS

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 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.

Farnham Weybourne and Badshot Lea

WA/2021/0080 Farnham Weybourne and Badshot Lea

Officer: James Sackley

Erection of extension and alterations to elevations.

34 BULLERS ROAD, FARNHAM GU9 9EP

Farnham Town Council objects to the lack of parking provision not being compliant with Resident Extensions SPD and Farnham Neighbourhood Plan policy FNPI6. It is appreciated that the existing garage is not of sufficient size to accommodate a modern mid-sized family car however, the loss of the small amount of off-street parking on the driveway is unacceptable.

Farnham Wrecclesham and Rowledge

TM/2021/0021 Farnham Wrecclesham and Rowledge

Officer: Mr A Clout

APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 09/01
1, 2, 3 and 13 GREYSTEAD PARK FARNHAM GU10 4NB

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/2021/0026 Farnham Wrecclesham and Rowledge

Officer: Mr A Clout

APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 47/99
22 MAYFIELD, FARNHAM GU10 4DZ

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/2021/0029 Farnham Wrecclesham and Rowledge

Officer: Mr A Clout

APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 17/07
27 WEY MEADOW CLOSE FARNHAM GU9 8TX

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/2021/0071 Farnham Wrecclesham and Rowledge

Officer: Carl Housden

Erection of extensions and alterations following demolition of existing conservatory.

10 PROSPECT ROAD, ROWLEDGE GU10 4AH

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 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. Application WA/2020/2102 must be taken into consideration when determining this application.

WA/2021/0078 Farnham Wrecclesham and Rowledge

Officer: Daniel Holmes

Erection of front porch

BRAMBLES, 118B BOUNDSTONE ROAD, ROWLEDGE GU10 4AU

Provided that the porch 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 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/2021/0083 Farnham Wrecclesham and Rowledge

Officer: James Sackley

Erection of extension and alterations following relevant demolition of part of an unlisted building (garage) in a Conservation Area.

3A THE STREET WRECCLESHAM GU10 4PP

Farnham Town Council strongly objects to the two-storey side extension, not being compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNP6 Wrecclesham Conservation Area and FNPI6 Extensions and Residential Extensions SPD, having a negative impact on its setting, the neighbouring Listed buildings and street scene and overlooking of neighbours' amenity space.

WA/2021/0093 Farnham Wrecclesham and Rowledge

Officer: Lara Davison

Erection of extensions and alterations to roof space to provide habitable accommodation.
20 & 21 COLESON HILL ROAD, WRECCLESHAM GU10 4QQ

Question was raised over the lack of detail in the drawings for example, missing chimneys, downpipes and guttering, not giving a full impression of the proposals. Farnham Town Council acknowledges this positive approach of extending no. 20 and 21 simultaneously however, objects to the light pollution from the number of roof lights to the front and rear and insufficient parking available within the boundaries of the properties, not being compliant with the Farnham Design Statement and Farnham Neighbourhood Plan policy FNPI6 Extensions, Residential Extensions SPD and WBC Parking Guidelines. Coleson Hill Road is congested with on-street parking and cars often parking on the pavements causing a hazard to pedestrians.

WA/2021/0092 Farnham Wrecclesham and Rowledge

Officer: James Sackley

Erection of a detached two storey garage building.
SUMMERFIELD CORNER, SUMMERFIELD LANE, FRENHAM GU10 3AN

The Location Plan supplied with this application is inadequate and not fit for purpose. Farnham Town Council objects to the height and position of the proposed two storey garage, not being compliant with Residentials Extensions SPD and Farnham Neighbourhood Plan FNPI0 Protect and Enhance the Countryside, being outside the built-up area boundary, overly prominent in the street scene in this semi-rural location, in front of the property, very visible from the junction with The Long Road and Summerfield Lane. In determining this application, consideration must be given to WA/2020/1819 Section 191 for existing detached garage built without permission and WA/2020/1818 Section 191 for an extension built without permission.

WA/2021/0098 Farnham Wrecclesham and Rowledge

Officer: James Sackley

Erection of a detached annexe (revision of WA/2020/1405).
52 RIVERDALE, WRECCLESHAM GU10 4PJ

Farnham Town Council questions the advice given to the applicant and the necessity to submitted two identical applications. Is the proposed annex sufficiently insulated to create living accommodation to comply with LPP1 policy CC1 Climate Change and CC2 Sustainable Construction and Design? The annex must adhere to the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI6 Extensions and Residential Extensions SPD. Sufficient parking must be available within the boundary of the property. If planning permission is granted, the annex must be conditioned ancillary to the dwelling and have no negative impact on the neighbour's amenity.

5. Surrey County Council Mineral Applications Considered

Deferred from 1st February 2021 to seek community input

SCC Ref 2020/0174 Moor Park

Land at Homefield Sandpit, Guildford Road, Runfold, Farnham, Surrey GU10 1PG
Continued use of approximately 1.54 hectares of land for the screening and washing of inert waste, comprising power screen, washing plant, filter press building, associated tanks and equipment, conveyors and stockpile areas, underground ducting, storage bays and associated

hardstanding areas without compliance with Conditions 1, 2 and 4 of planning permission ref: WA09/0856 dated 16 October 2009 to extend the time period of the development.
Chambers Runfold (Grid Ref: 487603 147403)

Comments submitted directly to Surrey County Council.

Farnham Town Council strongly objects to application 2020/0174, under Section 73, to change the date of operations at Land at Homefield Sandpit, Guildford Road, Runfold, Farnham, Surrey GUI0 IPG from 2020 to 2030.

It is understood that the restoration date of 2042 is only in place due to ROMP legislation as the latest possible date permitted. With sand extraction ceasing some years ago, the priority must be restoration not continued operation.

The site has been stock piling materials on the western side, well above restoration levels. These materials are suitable for landfilling and must be used to progress the restoration of the site situated in Green Belt and designated AONB and AGLV.

An assessment of the void and materials already onsite must take place to understand the extent of operation needed to restore the site as soon as possible. The NPPF states:

205. When determining planning applications, great weight should be given to the benefits of mineral extraction, including to the economy. In considering proposals for mineral extraction, minerals planning authorities should:

(e) provide for restoration and aftercare at the earliest opportunity, to be carried out to high environmental standards, through the application of appropriate conditions. Bonds or other financial guarantees to underpin planning conditions should only be sought in exceptional circumstances.

Extending the operation of the Homefield Sandpit is unacceptable and a site closure plan must be provided as a matter of urgency to comply with the NPPF.

Farnham Town Council includes the following applications in this objection, as permitting these goes against the overarching planning permission for the site and therefore likely to breach Environment Agency environmental permits:

SCC Ref 2020/0175 (WA/2021/0004)

Land at Homefield Sandpit, Guildford Road, Runfold, Farnham, Surrey GUI0 IPG for workshop for onsite plant, machinery and lorry repair

SCC Ref 2020/0176 (WA/2021/0005)

Land at Homefield Sandpit, Guildford Road, Runfold, Farnham, Surrey GUI0 IPG for extension of workshop to provide welfare facilities

SCC Ref 2020/0177 (WA/2021/0006)

Land at Homefield Sandpit, Guildford Road, Runfold, Farnham, Surrey GUI0 IPG for overnight parking of up to 8 vehicles.

SCC Ref 2020/0178 (WA/2021/0007)

Land at Homefield Sandpit, Guildford Road, Runfold, Farnham, Surrey GUI0 IPG for retention of storage bays for imported limestone scalplings, wheel wash facilities and wheel spinner.

The small-scale recycling activities were only ever expected to provide for landfilling and restoration following the completion of sand extraction. An updated restoration and site closure plan must be produced and consulted upon with the relevant authorities and local community. Surrey County Council must refuse this Section 73 application to extend the date of operation and fully assess the site status, void, materials and onsite activities taking place.

6. Appeals Considered

PINS Appeal Reference: APP/R3650/W/20/3262641

WA/2019/1905 Land at Lower Weybourne Lane

Outline application for residential development of up to 140 dwellings with all matters reserved except for access.

Farnham Town Council submitted its objection to the Inspector and via the PINS portal:

In response the appeal at Land at Lower Weybourne Lane, Farnham Town Council maintains its objections to the development of this site.

At the start of the Neighbourhood Plan process, all residents of Badshot Lea were sent a survey, seeking views on where new housing in the village should be built. This site was not selected by residents but was put forward in the later call for sites by the applicant and assessed against a robust set of criteria, which found it unacceptable in policy terms. This decision was supported at consultation.

Bewley Homes formed part of the consortium which challenged the Neighbourhood Plan after its first successful referendum but the judge found in favour of Waverley Borough Council and Farnham Town Council and the plan was duly made.

During the review of the plan, all previous sites were revisited and reassessed alongside any new sites put forward. Once again, this site did not meet the criteria for inclusion. The neighbourhood plan went out to further consultation, was passed again at referendum and re-adopted on 3 April 2020 and now plays a full part in the development plan.

The Farnham Neighbourhood Plan was made within the last two years and contains policies and allocations to meet its identified housing requirement, as required in Local Plan Part 1. Waverley Borough Council can demonstrate a three-year supply of deliverable housing sites and the borough's housing delivery is above the required 45%. For these reasons Paragraph 14 of the NPPF is now relevant to this appeal.

This site was not considered suitable for development for many reasons. There is a history of flooding along Lower Weybourne Lane. Most of the village of Badshot Lea is low-lying and relies on surrounding green fields to act as soakaways. When selecting sites for development in the area, great weight was put on the ability of surrounding fields to cope with the demands of an increase in housing. The quantum of development proposed and the fact that the proposed entrance to the site sits within Flood Zone 2 rendered this site unacceptable. Flood warnings have again been issued by the Environment Agency this month (February 2021) extending beyond the proposed entrance.

In addition to the real possibility of aggravated flooding, despite the applicant's change of position, the proposed amount of development will compromise highway safety in an area very close to schools and other youth facilities.

The density proposed is 50% higher than that of surrounding development and necessitates the inclusion of 3-storey elements, which are not a feature of the surrounding area. It will exacerbate the problem of poor air quality in the locality and lead to difficulties in servicing the new properties.

The Farnham Neighbourhood Plan looked at all the land in Badshot Lea, as part of its place-making agenda, to ensure that the village would not lose its attractive shape and unique charm, while accommodating a significant increase in housing. A quick glance around the area will reveal the large amount of development being built out, all designed to benefit the pattern of life and well-being within the village by adding vitality to the recreation ground and village hall, known as The Kiln, both accessible on foot from selected sites.

This land was designated as part of the necessary green space, to provide a green corridor between Badshot Lea and Weybourne and to help the village improve its local air quality and preserve its local biodiversity. The Farnham Design Statement seeks to protect the essential rural character of Badshot Lea by protecting the pattern of development and states clearly that green spaces around the village should be protected.

This site is outside the Built-Up Area Boundary and not allocated through policy FNPI4. It is, therefore, in conflict with both policies FNPI0 and FNPI4 of the Farnham Neighbourhood Plan and with policies RE1 and RE3 of the Local Plan.

The site contributes to the separation of Weybourne and Badshot Lea. Maintaining this wide green corridor between the two villages is essential to avoid coalescence, as set out in policy FNPI1. Avoiding such coalescence is a major aim of both the Farnham Neighbourhood Plan (2020) and the Farnham Design Statement (2010).

The Secretary of State, in his dismissal of the application for development on the site at Hawthorns and the Inspector in his dismissal of the application for development at Green Lane Farm both agreed that a newly made neighbourhood plan, which allocates sufficient sites, is now part of the development plan.

The government is now placing a much greater emphasis on design and beauty, which has always been the focus of both the Farnham Design Statement and the Farnham Neighbourhood Plan. Green spaces around development are as important as the buildings themselves and new proposals should leave adequate space for tree-planting, green boundaries and green corridors. Development should enhance a community and add to its health, happiness and biodiversity.

This application is contrary to the development plan. It is in conflict with Local Plan policies, TD1, RE1 and RE3, Farnham Neighbourhood Plan policies FNPI, FNPI0, FNPI1, FNPI4 and the Farnham Design Statement.

Documents included with Farnham Town Council's objection:

Farnham Neighbourhood Plan April 2020

Farnham Neighbourhood Plan Map A, Built-up Area Boundary

Environment Agency River Blackwater Flood Map

Flood Map Lower Weybourne Lane

SoS Dismissal, Appeal 3132971 Land at Lower Weybourne Lane, Farnham

Sos Dismissal, Appeal 3211033 Hawthorns, Bells Piece, Farnham GU9 9RL

PINS Dismissal, Appeal 3249930 Land off Green Lane, Farnham

7. Licensing Applications Considered

Deferred from 1st February 2021

Variation to Premises Licence

The Royal Arms, 172 Farnborough Road, Farnham, GU9 9AX

An application has been received for a variation to a premises licence. The application is for the removal of 2010 conditions.

Enquiries were made to Licensing Policy to clarify this application. The application in September was a minor variation and because objections were received it was deemed refused (there is no remit within the Licensing Act to hold a hearing for minor variations). The current application is a variation and, if any objections are received, then a hearing will be held into this application.

Farnham Town Council objects to the variation of the premises licence of the Royal Arms for removal of conditions 1-4 agreed with the Environmental Health Officer. These conditions are in place to limit the noise from the pub and garden and prevent nuisance to the surrounding residents – licensing objective of public nuisance. The majority of the Conditions agreed with the Licensing Authority will be maintained for a premise licence to be held e.g. the checking of patrons age, staff training, CCTV, etc. to meet all four licensing objectives.

It was agreed that if a hearing were set, Councillor Gray would attend as ward councillor in support of FTCs objection.

8. Public Speaking at Waverley Planning Committee

Councillor Blishen had agreed to speak as ward councillor at Western Planning on Tuesday 16th February 2021 on WA/2020/0345 Land at Bourne Woods.

9. Date of next meeting

1st March 2021.

The meeting ended at 11.42 am

Notes written by Jenny de Quervain