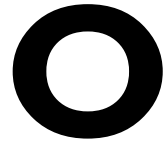




FARNHAM TOWN COUNCIL



Notes

Planning & Licensing Consultative Working Group

Time and date

9.30 am on Monday 29th March, 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

WA/2021/0419 Officer declared a non-pecuniary interest due to vicinity of the application, Councillors formulated comments made.

WA/2021/0454 Officer declared a non-pecuniary interest due to vicinity of the application, Councillors formulated comments made.

3. Applications Considered for Key/Larger Developments

Farnham Moor Park

PIP/2021/0001 Farnham Moor Park

Officer: Gemma Paterson

Application for Permission in Principle for the erection of 13 dwellings following demolition of existing building.

13 GUILDFORD ROAD, FARNHAM GU9 9PU

Farnham Town Council acknowledges this is an approved development site in Farnham Neighbourhood Plan April 2020 policy FNPI4d). Development guidance states an approximate capacity of 10 dwellings, the application must adhere to plan policies, the Farnham Design Statement and LPP1 policy TD1 Townscape and Design, policy CC1 Climate Change and CC2 Sustainable Construction and Design. The indicative plans show 20 parking spaces for residents and visitors, detail of how the development is accessed needs to be shown in more detail, and sufficient refuse storage must be included. When Construction and Transport Management Plans are produced, provision for all construction vehicles and materials to be accommodated on-site must be included and site vehicles to use 'squawker' reverse warnings instead of 'beepers' in this densely populated residential area to minimise noise disturbance.

WA/2021/0442 Farnham Moor Park

Officer: James Sackley

Erection of extension to existing warehouse with alterations to the car parking layout and shopfront.

LIDL FOODSTORE, DOGFLUD WAY, FARNHAM GU9 7UD

Farnham Town Council asks for clarification to be sought on the movement of HGVs with the reduced service area proposed. Space for manoeuvring vehicles must be shown on plans to demonstrate accessing and exiting the highway is in forward.

4. Applications Considered

Farnham Bourne

CA/2021/0043 Farnham Bourne

Officer: Mr A Clout

GREAT AUSTINS CONSERVATION AREA

WORKS TO TREES

TIMBERS, GREENHILL ROAD, FARNHAM GU9 8JN

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 CC1 Climate Change and NE2 Green and Blue Infrastructure.

CA/2021/0046 Farnham Bourne

Officer: Mr A Clout

OLD CHURCH LANE CONSERVATION AREA

REMOVAL OF TREE

4 OLD CHURCH LANE FARNHAM GU9 8HQ

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 CC1 Climate Change and NE2 Green and Blue Infrastructure.

NMA/2021/0038 Farnham Bourne

Officer: Amy Willson

Amendment to WA/2020/0446 for altering the glazing design on front windows, removal of French doors and installation of windows in the drawing room.

6 ASHLEIGH HOUSE, LITTLE AUSTINS ROAD, FARNHAM GU9 8JR

Provided that the changes strictly adhere to the Farnham Design Statement and Farnham Neighbourhood Plan policy FNP5 Great Austins Conservation Area, policy

FNPI6 Extensions, Residential Extensions SPD and LPP1 policy CCI and CC2, Farnham Town Council has no objections. The character of the Great Austins Conservation Area must be maintained with all materials being in keeping with existing.

TM/2021/0067 Farnham Bourne

Officer: Mr A Clout

APPLICATION FOR REMOVAL OF TREE SUBJECT OF TREE PRESERVATION ORDER 07/09 STOCKDALE HOUSE, 12 GONG HILL DRIVE FARNHAM GU10 3HQ

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/2021/0373 Farnham Bourne

Officer: James Sackley

Application under Section 73 to vary Condition 1 of WA/2020/0077 (approved plan numbers) to allow reduction in size, alterations to fenestration together with provision of an additional dormer window.

1 LITTLE AUSTINS ROAD, FARNHAM GU9 8JR

Provided that the extension strictly adheres to the Farnham Design Statement and Farnham Neighbourhood Plan policy FNP5 Great Austins Conservation Area and policy FNPI6 Extensions, Residential Extensions SPD and LPP1 policy CCI Climate Change and CC2 Sustainable Construction and Design, materials match existing and has no negative impact on the neighbour's amenity with overlooking, 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.

Amendments received

**Amended description to include reference to the existing and proposed garage;
Amended block plan to show removal of existing garage.**

WA/2021/0338 Farnham Bourne

Officer: Lara Davison

Erection of two storey side extension and increase in ridge height to create two storey dwelling; erection of a detached garage following demolition of existing garage (amended description) (as amended by block plan received 12/03/2021) (amended description)

51 MIDDLE BOURNE LANE, LOWER BOURNE GU10 3NJ

Farnham Town Council 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/2021/0416 Farnham Bourne

Officer: Mr Chris Turner

Erection of a new dwelling and associated works (revision of WA/2020/0764).

1 GROVELANDS, LOWER BOURNE GU10 3RQ

Farnham Town Council acknowledges that the applicant has attempted to address the objections to application WA/2020/0764, refused by Waverley Borough Council

and the Planning Inspectorate at appeal, by re-positioning the proposed in-fill dwelling. The supposed 'space' between the proposed in-fill dwelling and no.2 is only afforded by the no.2's position to the boundary, the proposed in-fill dwelling is only 1m away from this boundary. The proposed in-fill dwelling has limited amenity space to the rear for future occupants whereas Grovelands is characterised by its spacious plots and generous gardens. Farnham Town Council maintains its objection to a new in-fill dwelling not being compliant with the Farnham Design Statement and Farnham Neighbourhood Plan FNPI and not respecting the character and the spacing of Grovelands.

WA/2021/0425 Farnham Bourne

Officer: James Sackley

Certificate of Lawfulness under Section 192 for hip to gable with flat roof alterations and rear dormer to form loft conversion; erection of single storey rear extension and side porch extension.

3 DEEPDENE, LOWER BOURNE GU10 3QP

Provided that the extensions and alterations are confirmed lawful and 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.

WA/2021/0453 Farnham Bourne

Officer: Carl Housden

Erection of single storey rear extension.

75 FRENHAM ROAD, LOWER BOURNE GU10 3HL

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, 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/2021/0480 Farnham Bourne

Officer: Lara Davison

Erection extensions and alterations including a first floor extension.

33 BADGERS, DENE LANE, LOWER BOURNE GU10 3RH

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, 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

Combined application

WA/2021/0370 Farnham Castle

Officer: Carl Housden

Erection of an extension to the existing fire escape and alterations to elevations.

THE FARNHAM MALTINGS, BRIDGE SQUARE, FARNHAM GU9 7QR

Provided that the extension and alterations are approved by the Heritage Officer

and strictly adhere to the Farnham Design Statement, Farnham Neighbourhood Plan policy FNP2 Town Centre Conservation Area and policy FNP16 Extensions 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/2021/0371 Farnham Castle

Officer: Carl Housden

Listed Building consent for erection of an extension to the existing fire escape with internal and external alterations.

THE FARNHAM MALTINGS, BRIDGE SQUARE, FARNHAM GU9 7QR

Provided that the extension and alterations are approved by the Heritage Officer and strictly adhere to the Farnham Design Statement, Farnham Neighbourhood Plan policy FNP2 Town Centre Conservation Area and policy FNP16 Extensions 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/2021/0380 Farnham Castle

Officer: Carl Housden

Erection of extension and alterations to elevations including roof lights.

LOWER FARM, DIPPENHALL ROAD, DIPPENHALL GU10 5ED

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 CC1 Climate Change and CC2 Sustainable Construction and Design, materials match existing 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.

Officer declared a non-pecuniary interest due to vicinity of the application, Councillors formulated comments made.

WA/2021/0419 Farnham Castle

Officer: Carl Housden

Application under Section 73 to vary Condition 1 of WA/2020/1237 (approved plan numbers) to allow removal of proposed two-storey rear extension to the lounge; removal of proposed chimney to south west (side) elevation and bay window reduced in size;

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

Provided that the variation to Condition 1 strictly adhere to the Farnham Design Statement and Farnham Neighbourhood Plan policy FNP16 Extensions, Residential Extensions SPD and LPP1 policy CC1 Climate Change and CC2 Sustainable Construction and Design, materials match existing 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.

Officer declared a non-pecuniary interest due to vicinity of the application, Councillors formulated comments made.

WA/2021/0454 Farnham Castle

Officer: James Sackley

Erection of extension and alterations to roofline including dormer windows and double hipped extension.

14 OLD PARK LANE, FARNHAM GU9 0AH

Farnham Town Council objects to the overdevelopment of a restrictive site with insufficient parking included for the additional bedroom accommodation proposed. Not being compliant with WBCs Parking Guidelines, Residential Extensions SPD, Farnham Design Statement and Farnham Neighbourhood Plan policy FNP16 Extensions and FNP30 Transport Impact of Development. The dimensions of the proposed car port must be confirmed to ensure the size is adequate for a modern family vehicle as no other parking is available within the boundary of the site. No space is available on-site for construction vehicles and materials, the bridleway is narrow and must not be obstructed.

WA/2021/0481 Farnham Castle

Officer: Daniel Holmes

Erection of extensions and alterations.

10 HAZELL ROAD, FARNHAM GU9 7BW

Provided that the extensions and alterations strictly adhere to the Farnham Design Statement and Farnham Neighbourhood Plan policy FNP16 Extensions, Residential Extensions SPD and LPP1 policy CC1 Climate Change and CC2 Sustainable Construction and Design, materials match existing 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.

Farnham Firgrove

WA/2020/1093 Farnham Firgrove

Officer: Rachel Lawrence

Erection of an extension and alterations to provide a boxing gym; provision of timber clad storage container; construction of a children's outside play area on part of Brambleton Park, new pedestrian access and landscaping

BRAMBLETON HALL, TALBOT ROAD, FARNHAM GU9 8RR

Comments from Environmental Health are required on contamination and air quality. Brambleton Park was previously a land-fill site; methane emissions must be checked.

Farnham Town Council acknowledges the improvements to the external elevations of the storage container with the addition of timber cladding. Some parking provision is provided and the proposal encourages sustainable travel, on-street parking of hall users should be discouraged.

As previously commented, Farnham Town Council seeks to protect cultural facilities and community buildings through Farnham Neighbourhood Plan policy FNP29 and welcomes the enhancing of buildings and additional services being offered to the community.

WA/2021/0391 Farnham Firgrove

Officer: Daniel Holmes

Certificate of Lawfulness under Section 192 for a one and a two storey extension for which they do not extend by more than 3m from the rear of the property and conversion of attached garage into habitable accommodation with new window and three roof light

35 GROVE END ROAD, FARNHAM GU9 8RB

Provided that the extensions are confirmed lawful and 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, 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/2021/0444 Farnham Firgrove

Officer: Carl Housden

Alterations to elevations with attached garage conversion into habitable accommodation.

1 AVON ROAD, FARNHAM GU9 8PF

Provided that the 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, materials match existing 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/2021/0485 Farnham Firgrove

Officer: Olivia Gorham

Erection of extensions following demolition of existing attached garage.

36 WAVERLEY LANE, FARNHAM GU9 8BJ

Provided that the extensions 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, materials match existing and has no negative impact on the neighbour's amenity at no. 34, 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/2021/0387 Farnham Hale and Heath End

Officer: Lara Davison

Erection of detached single garage.

16 THE CRESCENT FARNHAM GU9 0LE

Farnham Town Council strongly objects to the proposed location of the garage, having a negative impact on the character and being prominent in the street scene on the front boundary, not compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNP16 Extensions and Residential Extensions SPD. Safety concerns have been raised about access to and from the garage in this position, albeit on an unmade road.

Farnham Moor Park

CA/2021/0049 Farnham Moor Park

Officer: Mr A Clout

FARNHAM CONSERVATION AREA

REMOVAL OF TREES

THE OLD CHAPEL, BEAR LANE FARNHAM GU9 7LF

The replanting of more appropriate hedging to enhance the ornate railings will be an improvement in the Town Centre Conservation Area covered by Farnham Neighbourhood Plan policy FNP2. 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/2021/0058 Farnham Moor Park

Officer: Mr A Clout

APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 10/15
52 COMPTON WAY, FARNHAM GU10 1QU

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/2021/0376 Farnham Moor Park

Officer: Lara Davison

Erection of detached garage.

2 UPLANDS ROAD, FARNHAM GU9 8BP

Provided that the detached garage strictly adheres to the Farnham Design Statement and Farnham Neighbourhood Plan policy FNPI6 Extensions, Residential Extensions SPD and is conditioned ancillary, 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/2021/0390 Farnham Moor Park

Officer: James Sackley

Erection of extension; erection of 2 single garages following demolition of existing.

21 ST JAMES TERRACE, FARNHAM GU9 7JT

Farnham Town Council strongly objects to the retrospective planning application for the rear extension. The impact of the proposal must be fully assessed, and action taken if the development is contrary to the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI6 Extensions and Residential Extensions SPD. Farnham Town Council objects to the height of the proposed garage roof close to the boundary of the Historic Farnham Park, contrary to HAI and raises concern over the planning history at this site and intentions of the proposed pitched roof double garage with roof lights and large opening windows to the side elevations. The garages must be Conditioned for purposes solely as garages and prohibited for use as ancillary residential accommodation.

WA/2021/0398 Farnham Moor Park

Officer: James Sackley

Erection of extension and alterations to elevations following demolition of part of existing dwelling.

12A MAPLE LODGE, OLD COMPTON LANE, FARNHAM GU9 8BS

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, materials match existing and has no negative impact on the neighbour's amenity with light pollution from the roof lantern, 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/2021/0399 Farnham Moor Park

Officer: Daniel Holmes

Erection of extensions and alterations to roofline with dormer to form habitable accommodation.

55 ST JAMES AVENUE, FARNHAM GU9 9QF

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, materials match existing and has no negative impact on the neighbour's amenity at no.53 with overlooking, 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/2021/0446 Farnham Moor Park

Officer: Daniel Holmes

Erection of a dwelling and detached garage following demolition of existing dwelling and detached garage.

GLENSIDE COTTAGE, BOTANY HILL, SANDS GUI0 1LZ

Provided that the replacement dwelling and garage strictly adhere to the Farnham Design Statement and Farnham Neighbourhood Plan policy FNPI New Development and Conservation, policy FNPI10 Protect and Enhance the Countryside, LPP1 policy CCI Climate Change, CC2 Sustainable Construction, NE1 Biodiversity and NE2 Green and Blue Infrastructure, 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/2021/0447 Farnham Moor Park

Officer: Jess Sullivan

Certificate of Lawfulness under Section 192 for erection of a detached habitable outbuilding.

34 PARK ROAD, FARNHAM GU9 9QN

Farnham Town Council objects to the position of the proposed outbuilding against the boundary to the rear and north, not allowing sufficient space for construction or maintenance of the building or the neighbouring boundaries. An application for a Certificate of Lawfulness gives no opportunity for neighbour consultation or consideration of the impact of the proposal on the enjoyment of their amenity space.

WA/2021/0477 Farnham Moor Park

Officer: Daniel Holmes

Consultation on a County Matter; Details of Surface Water Management Plan submitted pursuant to Condition 23 of planning permission ref: WA/2018/0016 dated 6 November 2018.

RUNFOLD SOUTH QUARRY, GUILDFORD ROAD, RUNFOLD

Farnham Town Council attends the Runfold Community Liaison Group meetings and will respond to the main application due for consultation in April.

Farnham Shortheath and Boundstone

TM/2021/0061 Farnham Shortheath and Boundstone

Officer: Mr A Clout

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

12 GLYNSWOOD, FARNHAM GUI0 4TN

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/2021/0063 Farnham Shortheath and Boundstone

Officer: Mr A Clout

APPLICATION FOR REMOVAL OF TREE SUBJECT OF TREE PRESERVATION ORDER 45/99
12 GLYNWOOD, FARNHAM GU10 4TN

Farnham Town Council, subject to the Arboricultural Officer's comments, objects to the removal of trees. If absolutely necessary, replant as suggested. 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/2021/0064 Farnham Shortheath and Boundstone

Officer: Mr A Clout

APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 09/99
12 GLYNWOOD, FARNHAM GU10 4TN

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.

Amendments received

Amended block plan to show proposed.

WA/2021/0019 Farnham Shortheath and Boundstone

Officer: James Sackley

Erection of extension and alterations to fenestration.

92 SHORHEATH ROAD, FARNHAM GU9 8SQ

A Block Plan showing the full extent of the proposed rear extensions is now included in the application.

Farnham Town Council maintains its objections to the proposed extension and alterations not being compliant with Farnham Neighbourhood Plan policy FNPI6 Extensions and Residential Extensions SPD, to the size and scale of the proposed two-storey extension to the rear, having a negative impact on the neighbour with overlooking and light pollution from the excessive glazing from the roofline down to the ground on the new gable end.

WA/2021/0432 Farnham Shortheath and Boundstone

Officer: Carl Housden

Erection of extensions and alterations to elevations.

75 GREENFIELD ROAD FARNHAM GU9 8TQ

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, materials match existing and has no negative impact on the neighbour's amenity at no.73, 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/2021/0437 Farnham Shortheath and Boundstone

Officer: James Sackley

Certificate of Lawfulness under Section 192 for erection of detached habitable outbuilding.

45 GREEN LANE, FARNHAM GU9 8QD

Farnham Town Council strongly objects to the position of the outbuilding close the neighbour's boundary to the rear. The installation of a full bathroom for habitable accommodation will have a negative impact on the neighbour from noise with the outbuildings permanent use. An application for a Certificate of Lawfulness gives no opportunity for neighbour consultation or consideration of the impact of the proposal on the enjoyment of their amenity space.

WA/2021/0484 Farnham Shortheath and Boundstone

Officer: Philippa Smyth

Erection of rear single storey extension and alterations to roof line including hip to gable extensions and dormers.

38 RIDGEWAY COTTAGE, SHORTHEATH ROAD, FARNHAM GU9 8SL

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, materials match existing and has no negative impact on the neighbour's amenity with light pollution from the roof lights, 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

DW/2021/0007 Farnham Upper Hale

Officer: Daniel Holmes

The erection of two single storey rear extensions which would extend beyond the rear wall of the original house by 8m, for which the height would be 4m, and for which the height of the eaves would be 2.50m.

FOXHAVEN, OLD PARK LANE, FARNHAM GU10 5AA

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 Climate Change and CC2 Sustainable Construction and Design, 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/2021/0451 Farnham Upper Hale

Officer: Lara Davison

Certificate of Lawfulness under Section 192 for erection of a rear extension and a side dormer.

21 SPRING LANE, FARNHAM GU9 0JD

Farnham Town Council objects to this application, the proposals appear to go beyond permitted development. A full application must be submitted to determine the impact of the proposals on the neighbouring properties.

Farnham Weybourne and Badshot Lea

WA/2021/0388 Farnham Weybourne and Badshot Lea

Officer: Carl Housden

Certificate of Lawfulness under Section 192 for erection of extension 3m x 3.5m at the rear of the dwelling.

26 COURTENAY ROAD, FARNHAM GU9 9DN

Provided that the extensions are confirmed lawful and strictly adhere to the

Farnham Design Statement and Farnham Neighbourhood Plan policy FNP16 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/2021/0420 Farnham Weybourne and Badshot Lea

Officer: Lara Davison

Erection of extension.

12 WOODLANDS AVENUE, FARNHAM GU9 9EY

Provided that the extension strictly adheres to the Farnham Design Statement and Farnham Neighbourhood Plan policy FNP16 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.

WA/2021/0435 Farnham Weybourne and Badshot Lea

Officer: Olivia Gorham

Erection of extensions and alterations to elevations of garage creating two storey outbuilding.

121 LOWER WEYBOURNE LANE, BADSHOT LEA GU9 9LQ

Provided that the extensions and alterations to the existing garage strictly adhere to the Farnham Design Statement and Farnham Neighbourhood Plan policy FNP16 Extensions, Residential Extensions SPD and LPPI policy CCI Climate Change and CC2 Sustainable Construction and Design and conditioned ancillary with no permanent habitable accommodation above, 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/2021/0486 Farnham Weybourne and Badshot Lea

Officer: Jess Sullivan

Erection of extensions and part conversion of attached garage into habitable accommodation.

3 WEYWOOD LANE, FARNHAM GU9 9DP

Provided that the extension strictly adheres to the Farnham Design Statement and Farnham Neighbourhood Plan policy FNP16 Extensions, Residential Extensions SPD and LPPI policy CCI Climate Change and CC2 Sustainable Construction and Design, materials match existing and sufficient parking is available within the boundary with the loss of the garage, 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 Wrecclesham and Rowledge

TM/2021/0053 Farnham Wrecclesham and Rowledge

Officer: Mr A Clout

APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 14/00

15 THE CHINE FARNHAM GU10 4NN

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.

TM/2021/0056 Farnham Wrecclesham and Rowledge

Officer: Mr A Clout

APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 20/11
93 BOUNDSTONE ROAD, FARNHAM GU10 4AS

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.

NMA/2021/0040 Farnham Wrecclesham and Rowledge

Officer: Amy Willson

Amendment to WA/2018/1315 for amendment to garage to omit pitched roof and replace with flat roof.

THE OLD BARN, GARDENERS HILL ROAD, LOWER BOURNE GU10 3HZ

Farnham Town Council objects to the amendment to a flat roof, not being compliant with Residential Extensions SPD, the Farnham Design Statement and Farnham Neighbourhood Plan policy FNPI6, the proposal will materially change the proposal.

Amendments received

Additional plans received.

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

Although the applicant's agent has gone to great lengths to demonstrate the presence of garages to the front of the building line in the vicinity, Farnham Town Council maintains its objection to this proposal being very conspicuous and dominant in the street scene at the junction with The Long Road and Summerfield Lane, having a negative impact of the character of the semi-rural location, not compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI6 Extensions and Residential Extensions SPD. 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/2021/0436 Farnham Wrecclesham and Rowledge

Officer: Jess Sullivan

Certificate of Lawfulness under Section 192 for the continued use of land for storage.

STORAGE LAND, 1 SCHOOL HILL, WRECCLESHAM GU10 4PU

Subject to the continued use being confirmed lawful, Farnham Town Council has no objections.

WA/2021/0381 Farnham Wrecclesham and Rowledge

Officer: Carl Housden

Erection of extensions.

LEE HOUSE, GARDENERS HILL ROAD, LOWER BOURNE GU10 3JB

Provided that the extensions strictly adhere to the Farnham Design Statement and

Farnham Neighbourhood Plan policy FNPI 6 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/2021/0487 Farnham Wrecclesham and Rowledge

Officer: Philippa Smyth

Certificate of Lawfulness under Section 192 for erection of rear dormer under Class B, installation of front roof lights under Class C and alteration to existing SVP under Class G to allow conversion of loft space into master bedroom.

2 SQUIRRELS, PEAR TREE LANE, ROWLEDGE GU10 4DW

Provided that the alterations are confirmed lawful and strictly adhere to the Farnham Design Statement and Farnham Neighbourhood Plan policy FNPI 6 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.

5. Appeals Considered

PINS reference: 3265693

WA/2020/1307 Farnham Firgrove

Erection of a block of 6 apartments with associated parking and landscaping following demolition of existing dwelling.

19 The Fairfield, Farnham GU9 0HJ

Farnham Town Council strongly objects to the inappropriate proposal for an apartment block of 6 dwellings on the site of a family house, not being compliant with the Farnham Design Statement for Firgrove or Farnham Neighbourhood Plan policy FNPI New Development and Conservation.

No. 19 is the last property on The Fairfield where it meets Bridgefield. The Design Statement, though referring to Bridgefield, sets the scene for the properties from this point onwards as ‘unique in nature, perched high up on land, which overlooks the A31. It has an interesting mix of housing close to its junction with the station but opens out into a tree-lined road with some most attractive family houses.’

FNPI applies to all types of development within the Neighbourhood Plan area and sets out the quality of development that will be expected for the area.

New development in accordance with the Neighbourhood Plan will be permitted where it:

- a) Is designed to a high quality which responds to the heritage and distinctive character of the individual area of Farnham in which it is located, as defined on Maps B(i) and B(ii) – Conservation Areas and Character Areas, by way of:
 - i. height, scale, density, layout, orientation, design and materials of buildings,**
 - ii. boundary treatment,**
 - iii the scale, design and materials of the public realm (highways, footways, open space and landscape);****
- b) Follows guidance in the Farnham Design Statement and the Surrey Hills AONB Management Plan;**

- c) Protects and enhances heritage assets and their setting;
- d) Respects the natural contours of a site and protects and sensitively incorporates natural features such as trees, hedges and ponds within the site;
- e) Is well integrated into the landscape by existing and new landscape buffers;
- f) Will not be at an unacceptable risk of flooding itself, and will not result in any increased risk of flooding elsewhere; and
- g) Will not result in unacceptable levels of light, noise, air or water pollution.

This development does not respect the character, spacing or density of the street scene, the size and scale is out of proportion, being too dominant at the point where The Fairfield meets Bridgefield. From 19a and beyond the pattern of development is detached dwellings on good-sized plots; a large block of apartments is not appropriate for this location. Refer to the Block Plan for the inappropriate density of the built form and the Proposed Street Scene for the incompatibility with existing houses.

Having six dwellings on the site of one family house will have a negative impact on the amenity of the surrounding neighbours – the associated use of one dwelling cannot be compared to the impact of six separate dwellings resulting in unacceptable levels of light and noise disturbance.

The proposed communal on-site amenity space, by way of a shared garden and terrace, is on the side of a steep bank and will provide insufficient accessible amenity space for future occupants.

This location is not suitable for the increased vehicle movements from one site, 7 parking spaces have been included, and visibility is restricted by bends in both directions of this tree-lined road.

Farnham Town Council reiterates its objections to this inappropriate development of the site of a family house to an apartment block of 6 dwellings, not being compliant with the Farnham Design Statement for Firgrove or Farnham Neighbourhood Plan policy FNPI New Development and Conservation.

PINS reference: 3264017

WA/2019/2004 Farnham Weybourne and Badshot Lea

Erection of 4 dwellings together with alterations to elevations of existing dwelling.

9 COPPICE CLOSE, FARNHAM GU9 9DQ

Farnham Town Council strongly objects to the erection of 4 dwelling at 9 Coppice Close. This application is not compliant with the Farnham Design Statement for Weybourne and Farnham Neighbourhood Plan policy FNPI New Development and Conservation and policy FNP30 Transport Impact of Development, is gross overdevelopment of a restrictive site not suitable development.

The proposed 3 storey dwellings are not in keeping with the surrounding properties and will have a negative impact of the neighbours' amenity. The proposed on-site amenity space is insufficient for future occupants.

The parking provision is far from compliant with WBC Parking Guidelines or Farnham Neighbourhood Plan FNP30 Transport Impact of Development, only 2 spaces are proposed for 4 dwellings, 8 parking spaces need to be provided.

Farnham Town Council reiterates its objection to the erection of 4 dwelling at 9 Coppice Close, being gross overdevelopment of a restrictive site with inadequate access, parking and amenity space for future occupants and having a negative impact on the surrounding area and residents.

PINS reference: 3266380

WA/2020/1120 Farnham Weybourne and Badshot Lea

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 for Weybourne and Farnham Neighbourhood Plan FNPI New Development and Conservation and policy FNPI6 Extensions, being overdevelopment of a restrictive site, negatively impacting the neighbouring property's outlook, light and being overbearing, impacting outdoor amenity space of the neighbour 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 personal use of an extension cannot be compared with the impact of a separate dwelling resulting in unacceptable levels of light and noise disturbance so close to the boundary.

The additional parking provision is not suitable for a separate dwelling. This parking layout was approved for an extension and the use as a separate dwelling will render these spaces inaccessible and hazardous to pedestrians and road users as ingress and egress cannot be achieved in forward gear when divided by the new boundary.

Farnham Town Council reiterates its objection to the erection of a dwelling, being overdevelopment of a restrictive site with inadequate access, parking and amenity space for future occupants and having a negative impact on the neighbour and surrounding area.

6. Licensing Applications Considered

Minor Variation

The Fox, 21 Frensham Road, Lower Bourne, Farnham, GU10 3PH
Greene King Retailing Ltd

Farnham Town Council strongly objects to any extension of hours to the use of the garden and terraced areas. Though the proposed minor variation is in response to the COVID-19 restrictions, the history of disturbance to the neighbours from the use of the outdoor areas out weights the demand for an additional 1 hour and 15 minutes trading. This objection is made against the licensing objective 'the prevention of public nuisance'.

If the application were to be made as a Variation there would be an opportunity to discuss a positive approach to putting temporary extensions to times in place and tackle some of the previous issues and complaints.

7. Public speaking at Waverley Planning Committee and Licensing Hearings

No meetings or hearings scheduled.

8. Date of next meeting

12th April 2021.

The meeting ended at 11.45 am

Notes written by Jenny de Quervain