



FARNHAM TOWN COUNCIL

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Notes

Planning & Licensing Consultative Working Group

Time and date

9.30 am on Monday 24th May, 2021

Place

Via Zoom video conferencing

Planning & Licensing Consultative Working Group Members Present:

Councillor John "Scotty" Fraser (Lead Member)
Councillor Roger Blishen
Councillor Brian Edmonds

Officers: Jenny de Quervain

1. Apologies for Absence

Apologies were received from Councillors Hesse, Neale and Martin.

2. Disclosure of Interests

None were received.

3. Applications for Key/Larger Developments Considered

Farnham Wrecclesham and Rowledge

NMA/2021/01116 Farnham Wrecclesham and Rowledge

Officer: Chris French

LAND TO THE SOUTH OF WRECCLESHAM HILL, WRECCLESHAM GU10 4JX

Amendment to WA/2017/2223 to amend the wording of conditions 7 and 9.

The postcode on the planning portal is incorrect and misleading, the application site is located on the southside of the A325 not the north and should be GU10 4JU, as included in the application form.

The response from Surrey County Highways has been saved incorrectly on the system and cannot be downloaded to review comments made.

The proposed disruption to footpath 22 is unacceptable and potentially hazardous to its users, the safety of pedestrians on the narrow footway on the A325 is also of concern with larger vehicles exiting the site without the appropriate sightlines.

Since permission was granted for this installation, a housing estate has been built-out and now occupied within the vicinity of the access. Farnham Town Council again raises safety concerns of this potentially volatile installation close to a built-up area. Has the fire brigade been consulted on the suitability of the access and how a disaster involving fire or chemicals will be dealt with?

Farnham Town Council strongly objects to this application as an NMA, it would be more appropriate as a Section 73 to change or vary Conditions. Given the disruption caused by the COVID-19 pandemic, an extension to the permission can be applied for without any change to Conditions.

To enable those reviewing and determining this application, Farnham Town Council's comments must appear in full on the planning portal and in the Officer's report. In accordance with the provisions of the Town and Country Planning (Development Management Procedure) Order 2015, Article 25: Representation by parish councils before determination of application; the LPA must take into account any representations received from the council of the parish; the appropriate authority must notify the council of the parish the terms of the decision.

4. Applications Considered

When responding to these planning applications, comments noted below will be submitted with the following paragraphs:

Local Plan Part I (LLPI) policy TDI Townscape and Design states: account will be taken of design guidance adopted by the Council including design and development briefs, Conservation Area Appraisals and associated Management Plans, town and village design statements and other design policies and guidance produced within subsequent Development Plan Documents, Supplementary Planning Documents and Neighbourhood Plans.

Space must be available on-site for construction vehicles and materials, COVID-19 Site Operating Procedures must be followed and WBC approved construction hours be a standard condition: Construction works, including works of site clearance and ground preparation, and including deliveries to and from the site, shall not take place other than between 08.00-18.00 hours Monday-Friday, 08.00-13.00 hours on Saturdays and at no time on Sundays or on Bank or Public holidays.

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Farnham Town Council feels that insufficient information has been provided for a substantive response. The Town and Country Planning (Development Management Procedure) Order 2015, Article 22 (4) states: The information to be provided to the

consultee for the purposes of the consultation, pursuant to section 54(5)(b) of the 2004 Act, is such information as will enable that person to provide a substantive response.

Farnham Bourne

Amendments received

WA/2020/2111 Farnham Bourne

Officer: Daniel Holmes

21 FOX ROAD, LOWER BOURNE GU10 3NZ

Erection of extensions and alterations to elevations.

Though the two storey extension has been slightly reduced away from the neighbours boundary, Farnham Town Council maintains its objections to the proposed extensions 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 extensions to the rear being over development and overbearing and having a negative impact on the neighbours.

Local Plan Part I (LLPI) policy TDI Townscape and Design states: account will be taken of design guidance adopted by the Council including design and development briefs, Conservation Area Appraisals and associated Management Plans, town and village design statements and other design policies and guidance produced within subsequent Development Plan Documents, Supplementary Planning Documents and Neighbourhood Plans.

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WA/2021/01107 Farnham Bourne

Officer: Daniel Holmes

FARTHING, DENE LANE WEST, LOWER BOURNE, FARNHAM GU10 3PS

Erection of extensions and alterations including raising the ridge by 2m (eaves by 1m).

The History and Constraints document is not included and the Correspondence with agent/applicant has been saved incorrectly therefore cannot be opened.

Farnham Town Council objects to the extensions and alterations not being compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation and FNPI6 Extensions, out of character and causing light pollution with excessive glazing in this dark location.

Local Plan Part I (LLPI) policy TDI Townscape and Design states: account will be taken of design guidance adopted by the Council including design and development briefs, Conservation Area Appraisals and associated Management Plans, town and village design statements and other design policies and guidance produced within subsequent Development Plan Documents, Supplementary Planning Documents and Neighbourhood Plans.

To enable those reviewing and determining this application, Farnham Town Council's comments must appear in full on the planning portal and in the Officer's

report. In accordance with the provisions of the Town and Country Planning (Development Management Procedure) Order 2015, Article 25: Representation by parish councils before determination of application; the LPA must take into account any representations received from the council of the parish; the appropriate authority must notify the council of the parish the terms of the decision.

WA/2021/01113 Farnham Bourne

Officer: Daniel Holmes

RUSTLINGS, 10B BROOMWOOD WAY, LOWER BOURNE, FARNHAM GU10 3LP

Erection of a two storey extension.

Farnham Town Council feels that insufficient information has been provided for a substantive response. The Town and Country Planning (Development Management Procedure) Order 2015, Article 22 (4) states: The information to be provided to the consultee for the purposes of the consultation, pursuant to section 54(5)(b) of the 2004 Act, is such information as will enable that person to provide a substantive response.

Farnham Town Council objects to this incomplete application. No History and Constraints document or Biodiversity Checklist is included and the Correspondence with agent/applicant has been saved incorrectly therefore cannot be opened. Though a bat report is included, no information has been supplied on other wildlife for example, badger setts and fox dens in the slope down to Stream Valley Road.

Local Plan Part I (LLPI) policy TDI Townscape and Design states: account will be taken of design guidance adopted by the Council including design and development briefs, Conservation Area Appraisals and associated Management Plans, town and village design statements and other design policies and guidance produced within subsequent Development Plan Documents, Supplementary Planning Documents and Neighbourhood Plans.

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NMA/2021/01132 Farnham Bourne

Officer: Gemma Paterson

THORNFIELD, 2 SWINGATE ROAD, FARNHAM GU9 8JJ

Amendment to WA/2020/0263 to add more casement windows to the south west elevation.

Note. Ground floor - in place of the new 3 casement window shown on the south west elevation we wish to install a 4 casement window. 2. First floor- in place of the new doors and Juliet balcony shown on the south west elevation we wish to install a 4 casement window.

Farnham Town Council strongly objects to this application as a non-material amendment. 'Proposal Elevations I' illustrates a considerably different drawing of the ground floor element, showing pitch roof and what appears to be a lantern on top, compared with that shown on approved WA/2020/0263 'Proposed Elevations Plan 1904.P051 Rev. F Elevations I - 19/02/2020'. The NMA is for change to approved windows, why is the ground floor structure different?

Local Plan Part I (LLPI) policy TDI Townscape and Design states: account will be taken of design guidance adopted by the Council including design and development briefs, Conservation Area Appraisals and associated Management Plans, town and village design statements and other design policies and guidance produced within subsequent Development Plan Documents, Supplementary Planning Documents and Neighbourhood Plans.

To enable those reviewing and determining this application, Farnham Town Council's comments must appear in full on the planning portal and in the Officer's report. In accordance with the provisions of the Town and Country Planning (Development Management Procedure) Order 2015, Article 25: Representation by parish councils before determination of application; the LPA must take into account any representations received from the council of the parish; the appropriate authority must notify the council of the parish the terms of the decision.

TM/2021/01099 Farnham Bourne

Officer: Jack Adams

2 KILN LANE, LOWER BOURNE, FARNHAM GU10 3LR

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

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 LLPI policy CCI Climate Change and NE2 Green and Blue Infrastructure. Though more relevant to hedge cutting, the bird nesting season is generally March to August – checking for active nests is essential, prior to cutting and pruning during this period.

TM/2021/01120 Farnham Bourne

Officer: Jack Adams

12 GROVELANDS, LOWER BOURNE, FARNHAM GU10 3RQ

APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 02/12

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 LLPI policy CCI Climate Change and NE2 Green and Blue Infrastructure. Though more relevant to hedge cutting, the bird nesting season is generally March to August – checking for active nests is essential, prior to cutting and pruning during this period.

TM/2021/01135 Farnham Bourne

Officer: Jack Adams

LITTLE PARK, 2 PACKWAY, FARNHAM GU9 8HW

APPLICATION FOR WORKS TO AND REMOVAL OF TREES SUBJECT OF TREE PRESERVATION ORDER

Farnham Town Council strongly objects to the removal of trees. In response to a climate emergency, it is vital to retain green infrastructure in line with LLPI policy CCI Climate Change and NE2 Green and Blue Infrastructure. If removal is necessary, a replacement tree must be planted. Though more relevant to hedge cutting, the bird nesting season is generally March to August – checking for active nests is essential, prior to cutting and pruning during this period.

Farnham Castle

Combined application

WA/2021/01105 Farnham Castle

Officer: Philippa Smyth

2-3 THE BOROUGH, FARNHAM, GU9 7NA

Listed Building consent for partial use of existing roof as a shared amenity space and erection of a staircase.

Farnham Town Council objects to this application and cannot see that the small reduction in area used will overcome issues raised in withdrawn applications WA/2020/1785 and WA/2020/1786. Though a 2.1m screen has been included, this will not alleviate noise disturbance from the use of the roof as an amenity space and the safety with only one means of escape in the event of a fire. The balustrade is not compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNP2 Town Centre Conservation Area or Farnham Conservation Area Management Plan (FCAMP).

Local Plan Part I (LLPI) policy TDI Townscape and Design states: account will be taken of design guidance adopted by the Council including design and development briefs, Conservation Area Appraisals and associated Management Plans, town and village design statements and other design policies and guidance produced within subsequent Development Plan Documents, Supplementary Planning Documents and Neighbourhood Plans.

To enable those reviewing and determining this application, Farnham Town Council's comments must appear in full on the planning portal and in the Officer's report. In accordance with the provisions of the Town and Country Planning (Development Management Procedure) Order 2015, Article 25: Representation by parish councils before determination of application; the LPA must take into account any representations received from the council of the parish; the appropriate authority must notify the council of the parish the terms of the decision.

Combined application

WA/2021/01109 Farnham Castle

Officer: Philippa Smyth

2-3 THE BOROUGH, FARNHAM, GU9 7NA

Farnham Town Council objects to this application and cannot see that the small reduction in area used will overcome issues raised in withdrawn applications WA/2020/1785 and WA/2020/1786. Though a 2.1m screen has been included, this will not alleviate noise disturbance from the use of the roof as an amenity space and the safety with only one means of escape in the event of a fire. The balustrade is not compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNP2 Town Centre Conservation Area or Farnham Conservation Area Management Plan (FCAMP).

Local Plan Part I (LLPI) policy TDI Townscape and Design states: account will be taken of design guidance adopted by the Council including design and development briefs, Conservation Area Appraisals and associated Management Plans, town and village design statements and other design policies and guidance produced within subsequent Development Plan Documents, Supplementary Planning Documents and Neighbourhood Plans.

To enable those reviewing and determining this application, Farnham Town Council's comments must appear in full on the planning portal and in the Officer's report. In accordance with the provisions of the Town and Country Planning (Development Management Procedure) Order 2015, Article 25: Representation by parish councils before determination of application; the LPA must take into account any representations received from the council of the parish; the appropriate authority must notify the council of the parish the terms of the decision.

NMA/2021/01142 Farnham Castle

Officer: Chris French

43 CRONDALL LANE, FARNHAM GU9 7BG

Amendment to WA/2021/0337 for alteration to proposed finish to the first front wall and change from render to timber cladding.

Farnham Town Council feels that insufficient information has been provided for a substantive response. The Town and Country Planning (Development Management Procedure) Order 2015, Article 22 (4) states: The information to be provided to the consultee for the purposes of the consultation, pursuant to section 54(5)(b) of the 2004 Act, is such information as will enable that person to provide a substantive response.

Farnham Town Council objects to the non-material amendment. No details of the type of timber cladding or finish has been included. This is not a style/material widely used in the Crondall Lane area, with the exception of the Old Kiln on the corner of Beavers Road. The type of timber and finish must be confirmed to allow for proper consideration.

Local Plan Part I (LLPI) policy TDI Townscape and Design states: account will be taken of design guidance adopted by the Council including design and development briefs, Conservation Area Appraisals and associated Management Plans, town and village design statements and other design policies and guidance produced within subsequent Development Plan Documents, Supplementary Planning Documents and Neighbourhood Plans.

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Farnham Hale and Heath End

TM/2021/01121 Farnham Hale and Heath End

Officer: Jack Adams

8 VICARAGE LANE, UPPER HALE, FARNHAM GU9 0PF

APPLICATION FOR REMOVAL OF TREE SUBJECT OF TREE PRESERVATION ORDER 01/19

Farnham Town Council strongly objects to the removal of trees and seeks confirmation of ownership and/or permission to submit this application as the tree does not appear to be in the garden of no. 8. In response to a climate emergency, it is vital to retain green infrastructure in line with LLPI policy CCI Climate Change and NE2 Green and Blue Infrastructure, please can this tree be inspected by the Arboricultural Officer? If removal is necessary, a replacement tree must be planted. Though more relevant to hedge cutting, the bird nesting season is generally March

to August – checking for active nests is essential, prior to cutting and pruning during this period.

Farnham Moor Park

HRA/2021/01075 Farnham Moor Park

Officer: Philippa Smyth

GROUND FLOOR, 25 EAST STREET, FARNHAM GU9 7SD

Application under Regulation 77 of The Conservation of Habitats and Species Regulations 2017 for assessment of the proposal's effect on the integrity of the Special Protection site.

The application relates to change of use of ground floor to habitable accommodation under permitted development.

Permission was granted under CR/2021/0002 for change of use, this application relates to SPA contributions.

HRA/2021/01076 Farnham Moor Park

Officer: Philippa Smyth

FIRST FLOOR, 25 EAST STREET, FARNHAM GU9 7SD

Application under Regulation 77 of The Conservation of Habitats and Species Regulations 2017 for assessment of the proposal's effect on the integrity of the Special Protection site.

The application relates to change of use of first floor to habitable accommodation under permitted development.

Permission was granted under CR/2021/0003 for change of use, this application relates to SPA contributions.

WA/2021/01111 Farnham Moor Park

Officer: Lara Davison

21 TWEENWAYS, TONGHAM ROAD, RUNFOLD GU10 1PH

Certificate of Lawfulness S192 for erection of single storey rear extension following demolition of existing.

Provided that the extension is confirmed lawful, 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 be a standard condition: Construction works, including works of site clearance and ground preparation, and including deliveries to and from the site, shall not take place other than between 08.00-18.00 hours Monday-Friday, 08.00-13.00 hours on Saturdays and at no time on Sundays or on Bank or Public holidays.

Farnham Shortheath and Boundstone

WA/2021/01079 Farnham Shortheath and Boundstone

Officer: Lara Davison

5 LYNTON CLOSE, FARNHAM GU9 8US

Certificate of Lawfulness under Section 192 for the conversion of roof space to form habitable accommodation, incorporating 2 Side dormer windows

Farnham Town Council feels that insufficient information has been provided for a substantive response. The Town and Country Planning (Development Management Procedure) Order 2015, Article 22 (4) states: The information to be provided to the consultee for the purposes of the consultation, pursuant to section 54(5)(b) of the 2004 Act, is such information as will enable that person to provide a substantive response.

Farnham Town Council objects to this application as it contains very limited information - is an application form and location plan sufficient information to assess if the proposal is lawful? The application form states that it 'Complies with permitted development for householders Class B and Class C' and it is a 'Conversion of loft space to form habitable room, incorporating 2 Side dormer windows.' No elevations plans have been included to show where or what type of dormer windows these will be.

To enable those reviewing and determining this application, Farnham Town Council's comments must appear in full on the planning portal and in the Officer's report. In accordance with the provisions of the Town and Country Planning (Development Management Procedure) Order 2015, Article 25: Representation by parish councils before determination of application; the LPA must take into account any representations received from the council of the parish; the appropriate authority must notify the council of the parish the terms of the decision.

Farnham Weybourne and Badshot Lea

PRA/2021/01081 Farnham Weybourne and Badshot Lea

Officer: Carl Housden

62 BADSHOT LEA ROAD, BADSHOT LEA, FARNHAM GU9 9LT

The erection of a single storey rear extension which would extend beyond the rear wall of the original house by 5.98m, for which the height would be 2.94m, and for which the height of the eaves would be 2.94m.

Neighbours on the boundary of the application site must be advised of permitted development application for larger residential extensions. Confirmation is requested as to whether neighbours have been consulted. Should an adjoining neighbour object, the impacts on the amenity of all adjoining properties must be given consideration.

Space must be available on-site for construction vehicles and materials, COVID-19 Site Operating Procedures must be followed and WBC approved construction hours be a standard condition: Construction works, including works of site clearance and ground preparation, and including deliveries to and from the site, shall not take place other than between 08.00-18.00 hours Monday-Friday, 08.00-13.00 hours on Saturdays and at no time on Sundays or on Bank or Public holidays.

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Farnham Wrecclesham and Rowledge

WA/2021/01084 Farnham Wrecclesham and Rowledge

Officer: Daniel Holmes

ROWLEDGE CATTERY, TREMARGA COTTAGE, BROWNS WALK, FARNHAM GU10 4BE

Erection of an outbuilding for use as an office.

Farnham Town Council raises objection to this application unless the outbuilding is conditioned ancillary and confirmed compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation,

FNPI6 Extensions, Residential Extensions SPD and LPP1 policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction.

Space must be available on-site for construction vehicles and materials, COVID-19 Site Operating Procedures must be followed and WBC approved construction hours be a standard condition: Construction works, including works of site clearance and ground preparation, and including deliveries to and from the site, shall not take place other than between 08.00-18.00 hours Monday-Friday, 08.00-13.00 hours on Saturdays and at no time on Sundays or on Bank or Public holidays.

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TM/2021/01123 Farnham Wrecclesham and Rowledge

Officer: Jack Adams

CUMBYS, 10 GREYSTEAD PARK, WRECCLESHAM, FARNHAM GU10 4NB

APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 09/01

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. Though more relevant to hedge cutting, the bird nesting season is generally March to August – checking for active nests is essential, prior to cutting and pruning during this period.

5. Appeals Considered

For information only.

PINS reference: 3263434

WA/2020/1095 Dacklewood, Old Frensham Road, Lower Bourne, Farnham

The development proposed is replacement two-storey dwelling with integral garage following demolition of existing bungalow.

The appeal was dismissed.

6. Licensing Applications Considered

There were none for this meeting.

7. Public speaking at Waverley Planning Committee

There were none for this meeting.

8. Date of next meeting

7th June 2021.

The meeting ended at 11.38 am

Notes written by Jenny de Quervain

