



FARNHAM TOWN COUNCIL

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Notes

Planning & Licensing Consultative Working Group

Time and date

9.30 am on Monday 7th June, 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
Councillor Michaela Martin
Councillor John Neale

Officers: Jenny de Quervain

1. Apologies for Absence

Apologies were received from Councillors Hesse and Wicks.

2. Disclosure of Interests

Councillor Blishen declared a non-pecuniary interest as the applicant is known to him.

3. Applications for Key/Larger Developments Considered

Farnham Moor Park

PRA/2021/01269 Farnham Moor Park

Officer: Daniel Holmes

ST PAULS HOUSE, EAST STREET, FARNHAM

Prior Notification Application G.P.D.O. Schedule 2, Part 3, Class O - Change of use from Use Class B1a (office) to Use Class C3 (residential) use to provide 8 dwellings.

Note. 8 x 1 bedroom residential units with associated cycle parking and refuse store.

Farnham Town Council raises objection to this application unless the change of use from office to residential is confirmed compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and

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

If parking provision can be allocated from business use to the residential use, this must be done so. If no parking is included in the scheme, a Condition must be included to restrict any resident of the development from obtaining a parking permit within Farnham town centre Controlled Parking Zone.

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.

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/2021/01271 Farnham Moor Park

Officer: Philippa Smyth

FARNHAM RETAIL PARK, GUILDFORD ROAD, FARNHAM

Erection of a building to provide a cafe unit (Use Class E) including drive through facility and associated works.

Farnham Town Council strongly objects to the proposed erection of a building to provide a drive-thru Costa café unit on the northwest corner of Farnham Retail Park, not being compliant with LPPI policy TDI, Farnham Neighbourhood Plan policy FNPI Design of New Development and Conservation, FNP4 Advertisement Control, FNP30 Transport Impact of Development, being overdevelopment of a restrictive site causing unnecessary vehicle journeys and hazardous to motorists and pedestrians with the limited vehicle and pedestrian accesses.

Although currently labelled as the A325, the road is being declassified and HGV access limited to the town centre. The site is located 300m from the Farnham Air Quality Management Area, the increased vehicle movement is unacceptable and will add to pollution with queuing vehicles. This section of the A325 is within a built-up area approaching the town centre. It is a narrow roadway with on-street parking within 100m of the site leaving a single-lane carriageway. The traffic data is wholly out of date within the Transport Statement document with data from November 2017 and other data referenced from 2014. Traffic movements in 2021 exceed all figures shown.

The access to the retail park is inadequate for the frequency of vehicles using a drive-thru café. This is a congested area with multiple businesses using the same entrance and exit. This section of Guildford Road also services Surrey County Council's recycling centre, a 60+ bedroom hotel and restaurant and other industrial, business and retail units. The area regularly has queuing vehicles into these facilities with no space to allow for turning traffic or filter lanes.

Pedestrian access is already limited to the retail park. Changes to the northwest corner alters the pedestrian access further, with potential conflict of pedestrians and vehicles as the walkways are only painted surfaces against the drive-thru vehicle lane. The proposal is not well integrated into the site and reduces the landscape buffers to the frontage.

Guildford Road is also residential. The development will result in unacceptable levels of light, noise and air pollution and increased litter within the vicinity and beyond. The signage is obtrusive, prolific and dominant in the street scene with an excessive amount of illumination.

This is an inappropriate location for a drive-thru café with an inability to actually 'drive-thru'!

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/2021/01272 Farnham Moor Park

Officer: Philippa Smyth

FARNHAM RETAIL PARK, GUILDFORD ROAD, FARNHAM

Display of 10 illuminated and 2 non-illuminated signs.

Farnham Town Council strongly objects to the proposed erection of a building to provide a drive-thru Costa café unit on the northeast corner of Farnham Retail Park, not being compliant with LPP1 policy TDI, Farnham Neighbourhood Plan policy FNP1 Design of New Development and Conservation, FNP4 Advertisement Control, FNP30 Transport Impact of Development, being overdevelopment of a restrictive site causing unnecessary vehicle journeys and hazardous to motorists and pedestrians with the limited vehicle and pedestrian accesses.

Guildford Road is also residential. The development will result in unacceptable levels of light, noise and air pollution and increased litter within the vicinity and beyond. The signage is obtrusive, prolific and dominant in the street scene with an excessive amount of illumination.

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

Farnham Bourne

WA/2021/01161 Farnham Bourne

Officer: Lara Davison

14 FRENHAM VALE, LOWER BOURNE, FARNHAM GU10 3HN

Erection of single storey side extension with internal alterations following demolition of existing garage and carport.

Farnham Town Council raises objection to this application unless the extension and alterations are confirmed compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNPI6 Extensions, Residential Extensions SPD and LPPI policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction.

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.

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/2021/01180 Farnham Bourne

Officer: Lara Davison

67 FRENHAM ROAD, LOWER BOURNE, FARNHAM GU10 3HL

Erection of an extension and alterations following demolition of garage.

Farnham Town Council raises objection to this application unless the extension and alterations are confirmed compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNPI6 Extensions, Residential Extensions SPD and LPPI policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction. Sufficient parking must be available within the boundary of the property with the loss of the garage.

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.

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/2021/01184 Farnham Bourne

Officer: Brett Beswetherick

79 MIDDLE BOURNE LANE, LOWER BOURNE, FARNHAM GU10 3NJ

Certificate of Lawfulness under Section 192 for erection of a detached home office building.

Farnham Town Council has no objections subject to this application being confirmed lawful.

WA/2021/01219 Farnham Bourne

Officer: Lara Davison

25 VALE CLOSE, LOWER BOURNE, FARNHAM GU10 3HR

Erection of rear and first floor extension, raising of roof ridge line and installation of additional fenestration

Farnham Town Council strongly objects to this application with the proposed extension and raising of the roof line, being dominant and out of character with the street scene with the prominent timber clad two-storey elements to the front and the extensive glazing to the rear will cause light pollution in this darker location, not compliant with the Farnham Designment, Farnham Neighbourhood Plan policy FNPI New Development and Conservation and FNPI6 Extensions.

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/2021/01234 Farnham Bourne

Officer: Lara Davison

36 FRENHAM VALE, LOWER BOURNE, FARNHAM GU10 3HT

Certificate of Lawfulness Section 192 for erection of a single storey rear extension.

Farnham Town Council has no objections subject to this application being confirmed lawful.

TM/2021/01208 Farnham Bourne

Officer: Jack Adams

WOODBURY, 9 ANNANDALE DRIVE, LOWER BOURNE, FARNHAM GU10 3JD

ANNANDALE DRIVE, FARNHAM GU10 3JD

APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 28/03

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.

TM/2021/01215 Farnham Bourne

Officer: Jack Adams

I BOURNE FIRS, LOWER BOURNE, FARNHAM GU10 3QD

APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 02/00

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.

TM/2021/01259 Farnham Bourne

Officer: Jack Adams

BOURNE HOUSE, LODGE HILL ROAD, LOWER BOURNE, FARNHAM GU10 3RD

APPLICATION FOR REMOVAL OF TREES SUBJECT OF TREE PRESERVATION ORDER 02/15

The application form states that an area of woodland is hatched in green on the proposals plan – the document has not been saved, copied or uploaded in colour to show the area in question.

Farnham Town Council strongly objects to the felling of trees especially in an area covered by Farnham Neighbourhood Plan policy FNP8 South Farnham Arcadian Area defined by its trees and woodlands.

Farnham Castle

WA/2021/01166 Farnham Castle

Officer: Philippa Smyth

34 BEAVERS ROAD, FARNHAM GU9 7BD

Erection of detached ancillary residential accommodation following demolition of or relocation of sheds, summer house and greenhouse and widening of the existing vehicular access onto Beavers Road

Four documents named Correspondence with Agent/Applications cannot be opened and no History and Constraints is included in the documents list.

The proposal is for permanent accommodation, not just incidental use. The enjoyment of the amenity spaces of the surrounding properties must be considered and as the proposal will have a negative impact from light pollution and noise

pollution from the external heat pump unit permanently running in the residential garden. If the accommodation is independently occupied, whether by older or younger generations, will this be subject to Council Tax.

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 LPPI policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction and has no negative impact on the surrounding properties amenity spaces.

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.

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/2021/01181 Farnham Castle

Officer: Daniel Holmes

CHESTNUT COTTAGE, 60 LONG GARDEN WALK WEST, FARNHAM GU9 7HX

Erection of a single storey covered walkway.

Farnham Town Council raises objection to this application unless the single storey covered walkway is confirmed compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNP2 Town Centre Conservation Area, FNPI6 Extensions, Residential Extensions SPD and LPPI policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction.

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.

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/2021/01237 Farnham Castle

Officer: Carl Housden

AGRICULTURAL BARN, GROVERS FARM, RUNWICK LANE, FARNHAM

Erection of a dwelling and new vehicular access with associated works following demolition of existing agricultural barn.

The History and Constraints document is not included on the planning portal for this application. Given the planning history and location of the site, it is vital this information is available to those reviewing and determining this application.

Prior Approval application PRA/2020/0001 was granted for change of use from detached barn to 2 dwellings on 28 February 2020, with a floor area of approximately 363sqm and noting the external dimensions of the building would not change. Construction of a new vehicular access and track was granted under WA/2020/1097 on 21 September 2020.

The proposal in this application is for the erection of one new dwelling following demolition of the existing barn with internal floorspace of 380.9sqm.

Farnham Town Council strongly objects to the proposed dwelling with extensive glazing in a dark location Outside the Built-up Area Boundary of the Farnham Neighbourhood Plan, not being compliant with policy FNPI Design of New Development and Conservation, FNPI0 Protect and Enhance the Countryside, in Countryside beyond the Green Belt RE1 and Area of Great Landscape Value RE3.

Local Plan Part 1 (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.

Farnham Firgrove

PRA/2021/01185 Farnham Firgrove

Officer: Philippa Smyth

ROUNDEL HOUSE, 16 FIRGROVE HILL, FARNHAM GU9 8LQ

The History and Constraints document is not included on the planning portal for this application. Given the planning history of the site, it is vital this information is available to those reviewing and determining this application.

Farnham Town Council raises objection to this application unless the change of use is confirmed compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, 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.

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/2021/01178 Farnham Firgrove

Officer: Carl Housden

76 OAKLANDS, TILFORD ROAD, FARNHAM GU9 8DW

Erection of extensions and alterations to elevations.

Farnham Town Council raises objection to this application unless the extensions and alterations are confirmed compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNP2 Town Centre Conservation Area, FNPI6 Extensions, Residential Extensions SPD and LPP1 policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction and has no negative impact on the neighbour's amenity at no. 74 or no. 78 from light pollution with the amount of glazing in the roof and to the rear.

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/2021/01190 Farnham Firgrove

Officer: Olivia Gorham

79 WEYDON HILL ROAD, FARNHAM GU9 8NY

Loft conversion to habitable accommodation, installation of roof dormer window and installation of addition fenestration

Farnham Town Council raises objection to this application unless the loft conversion is confirmed compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNP2 Town Centre Conservation Area, FNPI6 Extensions, Residential Extensions SPD and LPP1 policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction and has no negative impact on the neighbour's amenity with overlooking from the dormer windows to the rear.

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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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/2021/01268 Farnham Firgrove

Officer: Daniel Holmes

58 WEYDON HILL ROAD, FARNHAM GU9 8NY

Erection of extensions and alterations including rear dormer window.

Single storey rear extension, first floor extension, second floor rear dormer & main roof amendments & porch infill.

Farnham Town Council raises objection to this application unless the single storey rear extension, first floor extension, second floor rear dormer with Juliette balcony, main roof amendments and porch infill are confirmed compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNP2 Town Centre Conservation Area, FNPI6 Extensions, Residential Extensions SPD and LPP1 policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction and has no negative impact on the neighbours' amenity with overlooking from the dormer windows with Juliette balcony to the rear.

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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NMA/2021/01228 Farnham Firgrove

Officer: Philippa Smyth

50 TILFORD ROAD, FARNHAM GU9 8DW

WA/2019/1568 Amendment to the approved planning design, as indicated on drawings 50/DG/003B (Roof Plan) and 50/DG/005B (Proposed Elevations)

Farnham Town Council raises objection to the number of proposed changes in this application as a Non-Material Amendment, being a considerably different design to that approved.

Farnham Hale and Heath End

HRA/2021/01232 Farnham Hale and Heath End

Officer: Daniel Holmes

123 FARNBOROUGH ROAD, FARNHAM GU9 9AW

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.

Permission was granted under PRA/2021/0009 for change of use, this application relates to SPA contributions.

WA/2021/01174 Farnham Hale and Heath End

Officer: Brett Beswetherick

21B HALE REEDS, FARNHAM GU9 9BN

Erection of single storey rear extension, erection of porch to front elevation.

Farnham Town Council raises objection to this application unless the rear extension and front porch are confirmed compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNP2 Town Centre Conservation Area, FNPI6 Extensions, Residential Extensions SPD and LPPI policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction.

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 materials and construction vehicles must not obstruct the pavements in this congested road. 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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WA/2021/01175 Farnham Hale and Heath End

Officer: Lara Davison

35 UPPER HALE ROAD, FARNHAM GU9 0NX

Erection of extensions and alterations.

Farnham Town Council raises objection to this application unless the extensions and alterations are confirmed compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNP2 Town Centre Conservation Area, FNPI6 Extensions, Residential Extensions SPD and LPPI policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction.

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/2021/01217 Farnham Hale and Heath End

Officer: Daniel Holmes

THE GABLES, 84 UPPER HALE ROAD, FARNHAM GU9 0PB

Erection of a single story rear extension following demolition of existing extension and alterations to front garden to provide additional car parking.

Farnham Town Council raises objection to this application unless the extensions and alterations are confirmed compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNP2 Town Centre Conservation Area, FNPI6 Extensions, Residential Extensions SPD and LPPI policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction. The green boundary fronting Upper Hale Road must be Conditioned to be retained as its removal would have a negative impact on the street scene.

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.

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 Moor Park

WA/2021/01170 Farnham Moor Park

Officer: Lara Davison

9 SPRINGWOOD, SANDS ROAD, SANDS GU10 1PX

Erection of detached garage/workshop with basement storage and first floor storage area.

Farnham Town Council raises objection to this application unless the detached garage/workshop is confirmed compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNP2 Town Centre Conservation Area, FNPI6 Extensions, Residential Extensions SPD and LPPI policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction and Conditioned ancillary to the dwelling 9 Springwood.

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.

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/2021/01186 Farnham Moor Park

Officer: Jessica Sullivan

2 WYKEHAM ROAD, FARNHAM GU9 7JR

Erection of side dormer window extension

Farnham Town Council raises objection to this application unless the extension of the dormer is confirmed compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNP2 Town Centre Conservation Area, FNPI6 Extensions, Residential Extensions SPD and LPP1 policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction. The green boundary must be retained as it is a feature of the street scene.

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.

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/2021/01187 Farnham Moor Park

Officer: Lara Davison

51 WAVERLEY LANE, FARNHAM GU9 8BW

Erection of ground floor and first floor rear extensions

Farnham Town Council raises objection to this application unless the extensions are 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.

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.

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/2021/01188 Farnham Moor Park

Officer: Carl Housden

8 ABBOTS RIDE, FARNHAM GU9 8HY

Erection of first floor extensions and alterations to elevations.

Farnham Town Council strongly objects to the proposed extensions and alteration, not being 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, being wholly out of character and dominant in the street scene, with grey aluminium cladding to the gable edges, protruding flat roof garage with rendered walls to the front of the building line and extensive glazing from the roof top and virtually the entire rear elevation will cause excessive light pollution. Clarification is requested as to what the roofing materials are along with the type of timber for the vertical and horizontal cladding?

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/2021/01220 Farnham Moor Park

Officer: Philippa Smyth

60 LYNCH ROAD, FARNHAM GU9 8BX

Erection of a single story rear extension, erection of a first floor side extension and alterations to fenestration

Farnham Town Council raises objection to this application unless the extensions and alterations are confirmed compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNPI6 Extensions, Residential Extensions SPD and LPPI policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction.

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.

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/2021/01233 Farnham Moor Park

Officer: Lara Davison

THE OLD CHAPEL, BEAR LANE, FARNHAM GU9 7LF

Listed Building consent for installation of 4 rooflights.

The History and Constraints document is not included on the planning portal for this application. The outcome of CA/2021/0049 has a direct impact on this application as the removal of the overgrown Leylandii hedge has been approved. A fence has also been erected inside the existing hedging.

Farnham Town Council objects to the shed proposed towards the front boundary of the Old Chapel, being in front of the building line, not compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNP2 Town Centre Conservation Area, FNPI6 Extensions, Residential Extensions SPD and LPPI policy TDI Townscape and Design.

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/2021/01243 Farnham Moor Park

Officer: Lara Davison

THE OLD CHAPEL, BEAR LANE, FARNHAM GU9 7LF

Installation of 4 rooflights and erection of 2 sheds following demolition of existing shed and outbuilding.

The History and Constraints document is not included on the planning portal for this application. The outcome of CA/2021/0049 has a direct impact on this application as the removal of the overgrown Leylandii hedge has been approved. A fence has also been erected inside the existing hedging.

Farnham Town Council objects to the shed proposed towards the front boundary of the Old Chapel, being in front of the building line, not compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNP2 Town Centre Conservation Area, FNPI6 Extensions, Residential Extensions SPD and LPP1 policy TDI Townscape and Design.

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.

Farnham Shortheath and Boundstone

WA/2021/01158 Farnham Shortheath and Boundstone

Officer: Brett Beswetherick

PINE LEIGH, 6 BURNT HILL WAY, WRECCLESHAM, FARNHAM GU10 4RN

Erection of single storey rear extension.

Farnham Town Council raises objection to this application unless the extension is confirmed compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNPI6 Extensions, Residential Extensions SPD and LPPI policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction.

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.

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/2021/01173 Farnham Shortheath and Boundstone

Officer: Lara Davison

13 FROG HOLLOW, LAUREL GROVE, WRECCLESHAM GU10 4NU

Erection of porch, single storey side and rear extensions and attached car port following demolition of existing garage.

Farnham Town Council strongly objects to proposed extensions up against the boundary of 15 Laurel Grove, having a negative impact owing to the excessive length of the extension, it would create an unneighbourly enclosing effect and be overbearing and dominant. The addition of a front car port will project forwards of the building line by 5.7m with a ridge height at the front of 3.4m, this will be dominant in the street scene of an area with a semi-rural feel and accessed via an unmade road. The hedging between properties is vital to retain the character and to be compliant with LPPI policies CCI Climate Change and NE2 Green and Blue Infrastructure. The proposals are not compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNPI6 Extensions, Residential Extensions SPD and LPPI policy TDI Townscape and Design.

Safety concerns have been raised about the sightlines for accessing the roadway with the protruding car port extending 5.7m to the front of the property.

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/2021/01177 Farnham Shortheath and Boundstone

Officer: Brett Beswetherick

83 GREENFIELD ROAD, FARNHAM GU9 8TQ

Erection of extensions and alterations to elevations following demolition of existing porch and outbuilding.

Farnham Town Council raises objection to this application unless the extensions and alterations are confirmed compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNPI6 Extensions, Residential Extensions SPD and LPPI policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction and no negative impact on the neighbour's amenity.

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.

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/2021/01182 Farnham Shortheath and Boundstone

Officer: Olivia Gorham

2 THE PADDOCK, THORN ROAD, WRECCLESHAM, FARNHAM GU10 4TY

Erection of extension to existing garage to provide additional storage space

Farnham Town Council raises objection to this application unless the extension is confirmed compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNPI6 Extensions, Residential Extensions SPD and LPPI policy TDI Townscape and

Design, CCI Climate Change and CC2 Sustainable Construction and no negative impact on the neighbour's amenity with being close to the boundary.

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.

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/2021/01226 Farnham Shortheath and Boundstone

Officer: Jessica Sullivan

47 TORRINGTON, BOUNDSTONE ROAD, WRECCLESHAM GU10 4TW

Erection of extensions and alterations to elevations. Single storey rear and side extension with small second storey part.

Farnham Town Council raises objection to this application unless the extensions and alterations are confirmed compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNPI6 Extensions, Residential Extensions SPD and LLPI policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction and no negative impact on the neighbour's amenity with being close to the boundary.

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.

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 Upper Hale

WA/2021/01189 Farnham Upper Hale

Officer: Lara Davison

FOXHAVEN, OLD PARK LANE, FARNHAM GU10 5AA

Certificate of Lawfulness under Section 192 for construction of a side extension to the main dwelling with porch extensions to the front.

The History and Constraints document is not included on the planning portal for this application. Given the recent planning history, it is vital this information is available to those reviewing and determining this application.

The recent permitted development application under DW/2021/0007 for the erection of two single storey rear extensions will extend beyond the rear wall of the original house by 8m changing the property considerably. This application is for a side extension and two extensions to the front.

Farnham Town Council objects to the cumulative impact of this amount of development as permitted development.

Farnham Weybourne and Badshot Lea

WA/2021/01209 Farnham Weybourne and Badshot Lea

Officer: Carl Housden

27 ST GEORGES ROAD, BADSHOT LEA, FARNHAM GU9 9LX

Erection of single storey and two storey rear extensions and alterations following demolition of existing extension.

Farnham Town Council strongly objects to the proposed first floor extension and large ground floor extension against the boundary of no.29, not being 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 and having a negative impact on the neighbour's amenity at no 25 and no. 29.

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/2021/01235 Farnham Weybourne and Badshot

Officer: Jessica Sullivan

17 COPSE AVENUE, FARNHAM GU9 9ED

Application under Section 73 to vary condition 2 of WA/2020/1683 (materials) to allow weatherboard cladding.

Farnham Town Council objects to the change of materials as no detail have been included as to the colour to the proposed cement fibre boards cladding. The coverage is considerable with every new surface on the first and ground floor being clad. To be in keeping with the street scene, properties with existing horizontal cladding have white and the tile hanging is either green or brown.

Farnham Town Council requests confirmation is sought of the proposed colour.

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/2021/01263 Farnham Weybourne and Badshot Lea

Officer: Daniel Holmes

19 BADSHOT LEA ROAD, BADSHOT LEA GU9 9JR

Erection of extensions and alterations to elevations following demolition of existing.

Farnham Town Council raises objection to this application unless the extensions and alterations are confirmed compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNPI6 Extensions, Residential Extensions SPD and LLPI policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction.

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.

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/2021/01153 Farnham Weybourne and Badshot Lea

Officer: Jack Adams

47 COPSE AVENUE, FARNHAM GU9 9EA

APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 24/01

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 **LPPI** 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/2021/01198 Farnham Weybourne and Badshot Lea

Officer: Jack Adams

31 COPSE AVENUE, FARNHAM GU9 9EB

APPLICATION FOR WORKS TO AND REMOVAL OF TREES SUBJECT TO TPO 26/01

Farnham Town Council leaves to the **Arboricultural Officer**. 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**. 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 Wrecclesham and Rowledge

WA/2021/01172 Farnham Wrecclesham & Rowledge

Officer: Daniel Holmes

LAND WEST OF FORMER CHERRY TREE INN, CHERRY TREE ROAD, ROWLEDGE GU10 4AB

Erection of a new dwelling and detached garage with associated work.

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.

This application appeared on the weekly list, unhelpfully labelled as Binsted Parish in the ward of Binsted and Bentley. Given it is registered with WBC as the LPA, Farnham's details should come first.

The History and Constraints document is not included on the planning portal for this application. Given the planning history of the site, it is vital this information is available to those reviewing and determining this application.

Farnham Town Council strongly objects to the proposed new dwelling and detached garage in the former car park of The Cherry Tree, converted to residential through change of use application **WA/2017/1770** granted 18 December 2017, not being compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy **FNPI New Development and Conservation**, being overdevelopment of the site, dominant in what is currently an open corner with the Rowledge War

Memorial and out of character with the street scene and having a negative impact on the host dwelling - a Building of Local Merit.

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/2021/01179 Farnham Wrecclesham and Rowledge

Officer: Daniel Holmes

36 THE STREET, WRECCLESHAM GU10 4PR

Certificate of Lawfulness under section 192 for erection of porch to front elevation and garden room to rear (revision of WA/2020/1880).

Farnham Town Council maintains is objections to the front porch, not being in keeping with the character of the terrace and street scene within its conservation area setting and not compliant with the Farnham Design Statement or Farnham Neighbourhood Plan policy FNP6 Wrecclesham Conservation Area and FNP16 Extensions. The garden room with full bathroom and kitchen will have a negative impact on the neighbours' amenity with permanent use, a garden room should be for incidental use only.

Clarification is sought as to the appropriateness of this type of application in a conservation area. The front elevations are misleading as show more space than actually exists between the building line and the fence.

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/2021/01240 Farnham Wrecclesham and Rowledge

Officer: Jessica Sullivan

25 COLESON HILL ROAD, WRECCLESHAM GU10 4QQ

Erection of extensions and alterations to elevations, conversion of loft to habitable space.

Farnham Town Council raises objection to this application unless the extensions and alterations are confirmed compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNPI6 Extensions, Residential Extensions SPD and LPPI policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction.

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.

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/2021/01176 Farnham Wrecclesham and Rowledge

Officer: Jack Adams

24 ROSEMARY LANE, FARNHAM GU10 4DD

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

Farnham Town Council leaves to the Arboricultural Officer. 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. Replacement trees are welcomed, especially Oaks replacing the Conifers to be removed. 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/2021/01192 Farnham Wrecclesham and Rowledge

Officer: Jack Adams

22 MAYFIELD, FARNHAM GU10 4DZ

APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 47/99

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. 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: 3261553

WA/2020/0105 THE WOOLMEAD, EAST STREET, FARNHAM

Application under section 73 to vary condition 1 of wa/2018/0458 (approved plan numbers) to allow alterations to basement layout.

The Appeal was ALLOWED.

Planning permission was granted for the Woolmead's reduction in parking spaces from 144 to 80. A Condition has been included to restrict any resident of the development from obtaining a parking permit within Farnham town centre Controlled Parking Zone.

Costs were refused.

6. Waverley Borough Council Street Naming Applications Considered

SNN4033A: ANIMAL SNACK AND TACK, GUILDFORD ROAD, RUNFOLD GU10 1PN

Erection of 9 dwellings including amended access, garages, landscaping, amenity space and play area together with the erection of a Commercial building.

The applicant has already suggested Runfold Court and Meadow View Close. Both have been rejected as duplicated within the borough.

Maurice Hewins has written an article on Runfold for the Museum Society Journal and suggested commemorating the old Farnham to Guildford Turnpike Road. The site is next to the Old Toll house and could have Turnpike in the name.

It was agreed to support Turnpike Close if acceptable to the applicant and WBC's Street Naming team.

Councillor Martin left the meeting at 11.35am.

7. Licensing Applications Considered

There were none for this meeting.

8. Public speaking at Waverley Planning Committee

Councillor Fraser was nominated to speak at Waverley's Western Planning Committee on Tuesday 15th June at 6.00pm against:

WA/2020/0558 Farnham Firgrove

THE OLD MISSION HALL, HOOKSTILE LANE, FARNHAM GU9 8LG

Outline application with all matters reserved for erection of 24 apartments with underground parking following demolition of existing bungalow The Old Mission Hall (revision of WA/2018/1879) (as amplified by Transport Assessment, Travel Plan, updated ecology report, and amendment to proposed housing to include 7 of the 24 dwellings as affordable units).

9. Date of next meeting

21st June 2021.

The meeting ended at 12.08 pm

Notes written by Jenny de Quervain