



FARNHAM TOWN COUNCIL



Notes

Planning & Licensing Consultative Working Group

Time and date

9.30 am on Monday 2nd August, 2021

Place

Council Chamber, Farnham Town Council, South Street, Farnham GU9 7RN and via Zoom

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
Councillor Michaela Wicks

Officers: Jenny de Quervain

1. Apologies for Absence

Apologies were received from Councillor Hesse.

2. Disclosure of Interests

None were received.

3. Applications Considered for Key/Larger Developments

Farnham Bourne

PRA/2021/01768 Farnham Bourne

Officer: Tracy Farthing

ABBEY BUSINESS PARK, MONKS WALK, FARNHAM GU9 8HT

General Permitted Development Order 2015, Schedule 2, Part 3, Class O - Prior Notification
Application for change of use from offices(Use Class Former BI(a)) to 11 residential units(Use Class C3)

Farnham Town Council strongly objects to the loss of the Abbey Business Park as an employment site. The proposed density of either 11 residential units in this application, or 13 units as in PRA/2021/01769, is gross overdevelopment, creating substandard accommodation with insufficient natural light. The viability of the business park is good with existing longer-term leases already in place. The location

is within the Surrey Hills Area of Outstanding Natural Beauty and an Area of Great Landscape Value under policy RE3 and Farnham Neighbourhood Plan policy FNP10 Protect and Enhance the Countryside.

PRA/2021/01769 Farnham Bourne

Officer: Tracy Farthing

ABBEY BUSINESS PARK, MONKS WALK, FARNHAM GU9 8HT

General Permitted Development Order 2015, Schedule 2, Part 3, Class O - Prior Notification Application for change of use from offices (Use Class Former B1(a)) to 13 residential units (Use Class C3)

Farnham Town Council strongly objects to the loss of the Abbey Business Park as an employment site. The proposed density of either 13 residential units in this application, or 11 units as in PRA/2021/01768, is gross overdevelopment, creating substandard accommodation with insufficient natural light. The viability of the business park is good with existing longer-term leases already in place. The location is within the Surrey Hills Area of Outstanding Natural Beauty and an Area of Great Landscape Value under policy RE3 and Farnham Neighbourhood Plan policy FNP10 Protect and Enhance the Countryside.

Farnham Castle

WA/2021/01759 Farnham Castle

Officer: Tracy Farthing

FALCON R J LTD, GROUND FLOOR, THE OLD HOP KILN, FARNHAM GU9 7HX

Installation of windows, doors and rooflights to be considered with the prior approval application under reference PRA/2021/01064 for change of use from offices (Class B1(a)) to 6 dwellinghouses (Class C3).

Farnham Town Council objects to this application and asks that the Officer seeks clarification of the height of the proposal from the applicant. See attached photographs showing that the existing roofline of the Old Hop Kiln sits much lower than the adjacent building labelled Scout Hut.

The glazing in the roof must be limited to conservation rooflights to be in keeping with Farnham Neighbourhood Plan policy FNP2 Town Centre Conservation Area and its setting.

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.

4. Applications Considered

Farnham Bourne

WA/2021/01680 Farnham Bourne

Officer: Jessica Sullivan

7 KILN LANE, FARNHAM GU10 3LR

Erection of extensions and alterations.

The History and Constraints document is missing from this application.

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 has no negative impact on the neighbour's amenity at 10a Broomwood Way. Clarification is requested that all adjoining neighbour's, including those on Broomwood Way, have been notified.

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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WA/2021/01701 Farnham Bourne

Officer: Jessica Sullivan

8 VICARAGE HILL, FARNHAM GU9 8HJ

Certificate of Lawfulness under Section 192 for erection of extension over existing garage to form home office with dormer and external staircase.

Farnham Town Council raises objection to the extension unless it is confirmed lawful.

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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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/2021/01686 Farnham Bourne

Officer: Jessica Sullivan

10 VICARAGE HILL, FARNHAM GU9 8HJ

Erection of side extensions, alterations to elevations and construction of retaining walls with associated landscaping following demolition of existing extension.

The History and Constraints document is missing from this application.

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, FNP16 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 neighbour's amenity at no. 10 with overlooking from the proposed first floor bedroom 4 and hallway windows. The neighbour at no. 10 has raised further objections regarding the size and scale of the proposed two storey extension and is seeking clarification on the accuracy of the drawings, any discrepancies should be identified at the planning officer's site visit.

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/2021/01710 Farnham Bourne

Officer: Daniel Holmes

CRICKETWOOD HOUSE, FRENHAM ROAD, FARNHAM GU10 3PZ

Erection of a single story rear extension

The History and Constraints document is missing from this application.

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, FNP16 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 neighbour's amenity from light pollution.

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/2021/01717 Farnham Bourne Ward

Officer: Edward Hill

FERNSHAW, 4 CLUMPS ROAD, LOWER BOURNE, FARNHAM GU10 3HF

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

The Location Plan, Block Plan and History and Constraints documents are missing from this application.

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.

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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/2021/01732 Farnham Bourne

Officer: Edward Hill

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

Certificate of Lawfulness under Section 192 for erection of detached outbuilding and construction of pool with associated landscaping ancillary to main dwelling.

Farnham Town Council questions this inappropriate development in the Great Austins Conservation Area and the outbuilding and swimming pool's unneighbourly position against the boundary of no. 6b.

Farnham Town Council raises objection to the detached outbuilding and swimming pool unless confirmed lawful.

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/2021/01738 Farnham Bourne

Officer: Jessica Sullivan

21 BOURNE FIRS, LOWER BOURNE, FARNHAM GU10 3QD

Construction of a pitched roof to replace flat garage roof; alterations to provide portico and enclosed porch.

The History and Constraints document is missing from this application.

Farnham Town Council raises objection to this application unless the alterations are confirmed compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNP16 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.

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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/2021/01750 Farnham Bourne

Officer: Carl Housden

5 LEIGH LANE, FARNHAM GU9 8HP

Alterations to existing ancillary building to an independent dwelling.

The History and Constraints document is missing from this application. To enable an application to be fully considered, previous planning history and policies relevant to the site must be included.

Farnham Town Council strongly objects to the proposed subdivision of the plot to create an independent dwelling out of the existing ancillary building, not being compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNP8 South Farnham Arcadian Areas and LPPI policy TDI Townscape and Design. Concerns have been raised regarding highways safety with the shared access.

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Farnham Castle

Amendments received

P2 plans not available to view on website due to system error - Plans submitted with original application.

WA/2021/01592 Farnham Castle

Officer: Edward Hill

13 THREE STILES ROAD, FARNHAM GU9 7DE

Erection of extension, alterations to roof space and garage to form habitable accommodation and alterations to elevations.

The History and Constraints document is missing from this application.

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, FNP16 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 neighbours' amenity with light pollution from the rear extension.

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/2021/01668 Farnham Castle

Officer: Tracy Farthing

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

Certificate of Lawfulness under Section 191 for continued use of land for general storage (Use Class B8) since 2001 and that this use has continued, uninterrupted, for a period of more than 10 years.

The History and Constraints document is missing from this application. To enable an application to be fully considered, previous planning history and policies relevant to the site and adjacent land must be included.

The description of the location having access to the A325 is incorrect, Old Park Lane accesses the A287 to the north and to the east.

Farnham Town Council strongly objects to the inappropriate use of land in the Old Park, not being compliant with the Farnham Neighbourhood Plan policy FNPI0 Protect and Enhance the Countryside. Some materials stored in this location are hazardous and a potential danger to the environment and contaminating the watercourse.

WA/2021/01746 Farnham Castle

Officer: Edward Hill

6 MARSTON ROAD, FARNHAM GU9 7BN

Erection of extensions and alterations to elevations, part conversion of existing attached garage to habitable accommodation following demolition of existing extension.

The History and Constraints document is missing from this application. To enable an application to be fully considered, previous planning history and policies relevant to the site must be included.

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.

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WA/2021/01758 Farnham Castle

Officer: Edward Hill

24 CRONDALL LANE, FARNHAM GU9 7BQ

Certificate of Lawfulness under Section 192 for erection of a pool house outbuilding ancillary to main dwelling with screening walls following demolition of existing outbuilding and associated landscaping.

The History and Constraints document is missing from this application.

Farnham Town Council raises objection to the pool house outbuilding unless confirmed lawful.

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 Firgrove

WA/2021/01693 Farnham Firgrove

Officer: Edward Hill

20 GROVE END ROAD, FARNHAM GU9 8RD

Erection of extensions and alterations to elevations with associated landscaping following demolition of existing detached garage.

The History and Constraints document is missing from this application. The block plan is inadequate and poorly drawn.

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, FNPI 6 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 neighbour's amenity at no. 22 from the two storey extension 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.

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WA/2021/01697 Farnham Firgrove

Officer: Jessica Sullivan

5 BRIDGEFIELD, FARNHAM GU9 8AN

Erection of extensions together with alterations to existing integral garage to provide habitable accommodation.

The History and Constraints document is missing from this application.

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, FNPI 6 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 neighbour's amenity at no. 3.

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WA/2021/01736 Farnham Firgrove

Officer: Daniel Holmes

5 FIRGROVE HILL, FARNHAM GU9 8LH

Erection of a two-storey side and rear extension and erection of a single-storey rear canopy

The History and Constraints document is missing from this application.

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 and has no negative impact on the neighbour's amenity at no. 7.

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/2021/01755 Farnham Firgrove

Officer: Daniel Holmes

57 BRIDGEFIELD, FARNHAM GU9 8AW

Erection of extensions and alterations following demolition of existing outbuilding and garage.

The History and Constraints document is missing from this application.

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, FNP16 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 neighbour's amenity at no. 59 with being so 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.

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NMA/2021/01723 Farnham Firgrove

Officer: Brett Beswetherick

21 RIDGWAY ROAD, FARNHAM GU9 8NN

Amendment to WA2021/0166 The stone/concrete coping stones have been removed so the lantern is fully visible.

Farnham Town Council has no objection to the removing of the coping stones.

Farnham Hale and Heath End

WA/2021/01694 Farnham Hale and Heath End

Officer: Edward Hill

28 BETHEL LANE, FARNHAM GU9 0QA

Erection of extensions and alterations to elevations.

The History and Constraints document is missing from this application.

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, FNP16 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 neighbour's amenity from light pollution.

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WA/2021/01703 Farnham Hale and Heath End

Officer: Daniel Holmes

22 WHITMORE GREEN, FARNHAM GU9 9AF

Erection of extensions and alterations following demolition of existing garage and conservatory.
The History and Constraints document is missing from this application.

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.

WA/2021/01713 Farnham Hale and Heath End

Officer: Jessica Sullivan

11 ALMA WAY, FARNHAM GU9 0QN

Alterations to roof including dormer windows to provide habitable accommodation.

The History and Constraints document is missing from this application.

Farnham Town Council raises objection to this application unless the 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 the rear dormer has no negative impact on the neighbours' amenity with overlooking.

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 Moor Park

WA/2021/01702 Farnham Moor Park

Officer: Jessica Sullivan

FRIARSWAY, UPLANDS ROAD, FARNHAM GU9 8BP

Erection of a single story rear extension, first floor side extension and internal alterations

The History and Constraints document is missing from this application.

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.

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WA/2021/01733 Farnham Moor Park

Officer: Edward Hill

21 PARK ROAD, FARNHAM GU9 9QN

Certificate of Lawfulness under Section 192 for alterations to roofspace to provide habitable accommodation including side dormer window, 2 rooflights and rear gable window.

Farnham Town Council raises objection to the alterations unless confirmed lawful.

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.

NMA/2021/01766 Farnham Moor Park Ward

Officer: Carl Housden

SUMMERWOOD, 4 GREENACRES, FARNHAM GU10 1QH

WA/2020/0861 - Removal of proposed accommodation from second floor, including removal of second floor dormer window and revert back to loft/storage space.

Farnham Town Council has no objections to the removal of the accommodation in the roof space.

Farnham Shortheath and Boundstone

Amendments received

Amended plans submitted with changes made to the floor plans and elevations.

WA/2021/01301 Farnham Shortheath and Boundstone

Officer: Jessica Sullivan

WELLBROOK COTTAGE, WHITE POST LANE, WRECCLESHAM, FARNHAM GU10 4TS
Erection of an upward extension, new porch following demolition of existing, alterations to site access and provision of 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, 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 neighbour's amenity with overlooking.

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/2021/01660 Farnham Shortheath and Boundstone

Officer: Daniel Holmes

10 BIRCH CLOSE, WRECCLESHAM, FARNHAM GU10 4TJ

Erection of extensions and alterations.

The History and Constraints document is missing from this application.

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.

WA/2021/01734 Farnham Shortheath and Boundstone

Officer: Jessica Sullivan

11 LAVENDER LANE, ROWLEDGE, FARNHAM GU10 4AX

Erection of extensions and alterations and part conversion of garage to habitable space.

The History and Constraints document is missing from this application.

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, FNP16 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 neighbour's amenity at no. 13

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/2021/01704 Farnham Shortheath and Boundstone

Officer: Jack Adams

2 BAKER OATS DRIVE, WRECCLESHAM, FARNHAM GU10 4DT

APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDERS 05/18 AND 14/20

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 Weybourne and Badshot Lea

Combined application with List Buildings Consent WA/2021/01659 reviewed 19 July 2021

WA/2021/01662 Farnham Weybourne and Badshot Lea

Officer: Daniel Holmes

1 RUNFOLD BAKERY, RUNFOLD ST GEORGE, BADSHOT LEA, FARNHAM GU10 1PL

Erection of single storey extension following demolition of existing extension.

The History and Constraints document is missing from this application.

Farnham Town Council raises objection to this application unless the oak garden room is approved by the Heritage Officer and confirmed compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNP16 Extensions, Residential Extensions SPD and LPPI policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction and no negative impact on the adjoining 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/2021/01690 Farnham Weybourne and Badshot Lea

Officer: Jessica Sullivan

54 WOODSIDE ROAD, FARNHAM GU9 9DT

Erection of a single storey extension.

The History and Constraints document is missing from this application.

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, FNP16 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 neighbour's amenity at no. 18 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.

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/2021/01692 Farnham Weybourne and Badshot Lea

Officer: Jessica Sullivan

11 THE MULBERRIES, FARNHAM GU9 9JQ

Conversion of existing attached garage to habitable space with alterations to elevations, erection of detached garage with associated landscaping.

The History and Constraints document is missing from this application.

Farnham Town Council strongly objects to the proposed detached garage to the front of the property, having a negative impact on the street scene and not being compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, Residential Extensions SPD and LPP1 policy TDI Townscape and Design. This is an inappropriate location for a garage and will restrict the access to other properties in The Mulberries. There is sufficient driveway parking without the need for a detached 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.

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/2021/01735 Farnham Weybourne and Badshot Lea

Officer: Daniel Holmes

57 BADSHOT PARK, BADSHOT LEA, FARNHAM GU9 9NE

Erection of extensions and alterations following demolition of existing detached garage (revision of WA/2020/1538).

The History and Constraints document is missing from this application.

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, FNPI 6 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 neighbour's amenity sufficient parking is available within the boundary 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.

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/2021/01757 Farnham Weybourne and Badshot Lea

Officer: Alex Inglis

THAMES WATER UTILITIES LTD, FARNHAM SEWAGE TREATMENT WORKS, MONKTON LANE, FARNHAM GU9 9ND

Consultation on a County Matter for installation of three temporary welfare facility units.

Farnham Town Council has no objections to the installation of three temporary welfare facility units for a period of no longer than 5 years from date of permission, if granted.

Farnham Wrecclesham and Rowledge

Amendments received

Amended plans submitted to show changes in the proposed floor plans and elevations.

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, FNP16 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 neighbour's amenity at no. 24 and no. 26. Neighbours' objections have been raised regarding the bulk of the proposed 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.

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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WA/2021/01675 Farnham Wrecclesham and Rowledge

Officer: Jessica Sullivan

27 WRECCLESHAM ROAD, WRECCLESHAM, FARNHAM GU9 8TY

Erection of a single storey rear extension.

The History and Constraints document is missing from this application.

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, FNP16 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 neighbours amenity of the adjoining properties.

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/2021/01687 Farnham Wrecclesham and Rowledge

Officer: Jessica Sullivan

1 HOLLIS WOOD DRIVE, WRECCLESHAM, FARNHAM GU10 4JT

Erection of detached double garage following demolition of existing.

The History and Constraints document is missing from this application.

Farnham Town Council raises objection to this application unless the double garage is confirmed compliant with the Farnham Design Statement, 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.

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WA/2021/01711 Farnham Wrecclesham and Rowledge

Officer: Daniel Holmes

54 RIVERDALE, WRECCLESHAM, FARNHAM GU10 4PJ

Erection of extensions and alterations together with alterations to vehicular access to create a dropped kerb.

The History and Constraints document is missing from this application.

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, FNP16 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 neighbour's amenity of the adjoining 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.

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/2021/01718 Farnham Wrecclesham and Rowledge

Officer: Edward Hill

14 RIVERDALE, WRECCLESHAM, FARNHAM GU10 4PH

Erection of extension.

The History and Constraints document is missing from this application.

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 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.

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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.

CA/2021/01721 Farnham Wrecclesham and Rowledge

Officer: Jack Adams

THE OLD VICARAGE, FLAT 1A, THE STREET, FARNHAM GU10 4PS
WRECCLESHAM CONSERVATION AREA, WORKS TO AND REMOVAL OF TREES
LAND AND BUILDINGS AT TRIMMERS FARM

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.

5. Appeals Considered

There were none for this meeting.

6. Licensing Applications Considered

Minor Variation

The Spotted Cow, 3 Bourne Grove, Lower Bourne, Farnham, GU10 3QT
Mr R Karjani

This application is for the addition of conditions agreed with Surrey Police under the licensing objectives only. No other changes are requested to the licensable activities.

Farnham Town Council welcomes the addition of conditions on the licensing objections agreed with Surrey Police following the recent violent incident at The Spotted Cow.

7. Public speaking at Waverley Planning Committee

There were none for this meeting.

8. Date of next meeting

16th August 2021.

The meeting ended at 11.30 am

Notes written by Jenny de Quervain