



FARNHAM TOWN COUNCIL

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Notes

Planning & Licensing Consultative Working Group

Time and date

9.30 am on Monday 16th 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 Brian Edmonds
Councillor Roger Blishen
Councillor George Hesse
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

None were received.

3. Applications Considered for Key/Larger Developments

There were none for this meeting.

4. Applications Considered

Farnham Bourne

Amendments received

Increased width of single storey side extension.

WA/2021/0492 Farnham Bourne

Officer: Lara Davison

1 NEW HORIZON, PINE GROVE, LOWER BOURNE GU10 3RG

Erection of single storey side 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, FNP8 South Farnham Arcadian Areas, FNP16 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/2021/01831 Farnham Bourne

Officer: Edward Hill

44 VICARAGE HILL, FARNHAM GU10 3QS

Erection of extension and alterations following demolition of existing single storey extension and conservatory together with associated works.

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, FNP7 Old Church Lane Conservation Area, FNP8 South Farnham Arcadian Areas, FNP16 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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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.

CA/2021/01822 Farnham Bourne

Officer: Jack Adams

5 LITTLE AUSTINS ROAD, FARNHAM GU9 8JR

GREAT AUSTINS CONSERVATION AREA REMOVAL OF TREES

The NPPF states explanation for felling of trees in conservations areas must be detailed – this application does not include reasons for felling the Maples.

Farnham Town Council strongly objects to the removal of trees, especially in a conversation area covered by Farnham Neighbourhood Plan policy FNP5 Great Austins Conservation Area and FNP8 South Farnham Arcadian Areas – and no reason has been given for felling the two Maples. 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, if removal is absolutely necessary, replacement trees must be planted. Though more relevant to hedge cutting, the bird nesting season is generally March to August – checking for active nests is essential, prior to cutting and pruning during this period.

CA/2021/01843 Farnham Bourne

Officer: Jack Adams

2 GREENHILL ROAD, FARNHAM GU9 8JN

GREAT AUSTINS CONSERVATION AREA WORKS TO TREE

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.

TM/2021/01799 Farnham Bourne

Officer: Jack Adams

ST EDMUNDS HOUSE, 2 CRAVEN CLOSE, FARNHAM GU10 3LW

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

Farnham Town Council strongly objects to the removal of trees. In response to a climate emergency, it is vital to retain green infrastructure in line with LPPI policy CCI Climate Change and NE2 Green and Blue Infrastructure, if removal is absolutely necessary, replacement trees must be planted and TPOs applied. 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/2021/01805 Farnham Bourne

Officer: Jack Adams

5 MAVINS ROAD, FARNHAM GU9 8JT

APPLICATION FOR WORKS TO TREES SUBJECT TO TREE PRESERVATION ORDER
WA241

Farnham Town Council, subject to the Arboricultural Officer's comments, welcomes the maintenance of trees to extend their life and associated amenity, especially in a conversation area covered by Farnham Neighbourhood Plan policy FNP5 Great Austins Conservation Area and FNP8 South Farnham Arcadian Areas. 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.

Farnham Castle

WA/2021/01826 Farnham Castle

Officer: Daniel Holmes

27 LOWER CHURCH LANE, FARNHAM GU9 7PS

Alterations to elevations of dwelling and outbuilding; installation of conservation rooflight to outbuilding.

The History and Constraints document is missing from this application.

Farnham Town Council raises objection to this application unless the alterations are approved by the Heritage Officer and 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.

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 off-site for construction vehicles and materials as no space is available on Lower Church Lane, 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/2021/01827 Farnham Castle

Officer: Daniel Holmes

27 LOWER CHURCH LANE, FARNHAM GU9 7PS

Listed Building Consent for internal and external alterations.

The History and Constraints document is missing from this application.

Farnham Town Council raises objection to this application unless the alterations are approved by the Heritage Officer and 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.

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/2021/01820 Farnham Castle

Officer: Jack Adams

5 THE GROVE, FARNHAM GU9 7GB

FARNHAM CONSERVATION AREA REMOVAL OF TREES

The NPPF states explanation for felling of trees in conservations areas must be detailed – this application does not include reasons for felling the Beech and Rowan.

Farnham Town Council strongly objects to the removal of trees, especially in a conversation area covered by Farnham Neighbourhood Plan policy FNP2 Town Centre Conservation Area – and no reason has been given for felling the Beech or Rowan. 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, if removal is absolutely necessary, replacement trees must be planted. Though more relevant to hedge cutting, the bird nesting season is generally March to August – checking for active nests is essential, prior to cutting and pruning during this period.

TM/2021/01806 Farnham Castle

Officer: Jack Adams

FIRGROVE COURT, FARNHAM GU9 7QD

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

Farnham Town Council, subject to the Arboricultural Officer's comments, welcomes the maintenance of trees to extend their life and associated amenity. In response to a climate emergency, it is vital to retain green infrastructure in line with LPPI policy CCI Climate Change and NE2 Green and Blue Infrastructure. The bird nesting season is generally March to August – checking for active nests is essential, prior to cutting and pruning during this period.

Farnham Firgrove

WA/2021/01849 Farnham Firgrove

Officer: Jessica Sullivan

34 FIRGROVE HILL, FARNHAM GU9 8LQ

Erection of a single storey rear extension following part demolition of existing rear single storey.

Farnham Town Council acknowledges that the History and Constraints document has been included in 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.

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 Hale and Heath End

WA/2021/01832 Farnham Hale and Heath End

Officer: Daniel Holmes

24 WEST AVENUE, FARNHAM GU9 0RH

Erection of extensions and alterations following demolition of existing garage.

Farnham Town Council strongly objects to the size and scale and inappropriate materials of the proposed two story side extension, 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.

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

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

TM/2021/01833 Farnham Hale and Heath End

Officer: Jack Adams

10 WHITE COTTAGE CLOSE, FARNHAM GU9 0NL

APPLICATION FOR REMOVAL OF TREE SUBJECT OF TREE PRESERVATION ORDER 33/99

Farnham Town Council leaves to the Arboricultural Officer. In response to a climate emergency, it is vital to retain green infrastructure in line with LPP1 policy CCI Climate Change and NE2 Green and Blue Infrastructure. Though more relevant to hedge cutting, the bird nesting season is generally March to August – checking for active nests is essential, prior to cutting and pruning during this period.

Farnham Moor Park

Amendments received

Amendment to car parking arrangements.

WA/2019/1021 Farnham Moor Park

Officer: Ruth Dovey

Use of land for the provision of 3 additional gypsy pitches and erection of building to provide dayrooms together with associated works.

OLD STONE YARD, TONGHAM ROAD, RUNFOLD GU10 1PH

This application has been valid since 26 June 2019 and should have already been determined. Farnham Town Council maintains its strong objection to the overdevelopment at this location outside the built-up area boundary of the Farnham Neighbourhood Plan and within the Farnham/Aldershot Strategic Gap. It is contrary to policy FNPI, FNPI0, FNPI1 and FNP20, the site is not suitable additional mobile homes and the associated vehicles. Conditions are in place to protect the character and appearance of the area by limiting the number of caravans that may be stationed on the site and prevent commercial activities, these conditions and other conditions were imposed by R J Marshall, Inspector, under WA/2011/1571. Further development must be refused. Enforcement action must be taken against unauthorised businesses on the site.

TM/2021/01777 Farnham Moor Park

Officer: Jack Adams

49 LYNCH ROAD, FARNHAM GU9 8BT

APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 06/06

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/2021/01834 Farnham Moor Park

Officer: Jack Adams

1 MILLBANK CLOSE, FARNHAM GU9 9FQ

APPLICATION FOR WORKS TO AND REMOVAL OF TREES SUBJECT OF TREE PRESERVATION ORDER 18/07

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 Shortheath and Boundstone

TM/2021/01772 Farnham Shortheath and Boundstone

Officer: Jack Adams

95 SHORTHEATH ROAD, FARNHAM GU9 8RZ

APPLICATION FOR REMOVAL OF TREES SUBJECT OF TREE PRESERVATION ORDER WA64

Farnham Town Council strongly objects to the removal of tree and asks that the Arboricultural Officer visits the site to assess the trees. 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. If removal is absolutely necessary, appropriate replacement trees must be replanted and TPOs applied. 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 Upper Hale

WA/2021/01801 Farnham Upper Hale

Officer: Jessica Sullivan

JERHOME, WINGS ROAD, FARNHAM GU9 0HN

Application under Section 73A to vary Condition 1 of WA/2020/0394 (approved plan numbers) to allow (change of external materials from brick to render, ground floor windows/doors amended and garage extended further to front by 700mm).

The History and Constraints document is missing from this application.

Farnham Town Council objects to this application and feels a new application would be more appropriate to fully assess if these changes are 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. Extending the garage to the front by 700mm will impact no. 17 further and be more obtrusive in the street scene. Concern has been raised regarding the low level of the chimney within the altered roof line, potentially being hazardous to the occupants.

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.

Farnham Weybourne and Badshot Lea

WA/2021/01796 Farnham Weybourne and Badshot Lea

Officer: Edward Hill

OLD BARN, CROWN LANE, BADSHOT LEA, FARNHAM GU9 9JP

Certificate of Lawfulness under Section 192 for erection of extensions and alterations to elevations and roofspace to form habitable accommodation.

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

Farnham Town Council strongly objects to this application and questions the validation process. A certificate under section 192 must specify the land to which it relates – 5 buildings are shown on the Block Plan. The block plan needs clarification as to which building the application is for - none of the buildings are shown having extensions or alterations. The building included to the east is a Building of Local Merit.

Farnham Wrecclesham and Rowledge

TM/2021/01835 Farnham Wrecclesham and Rowledge

Officer: Jack Adams

91 ST PETERS GARDENS, FARNHAM GU10 4QZ

APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER WA4

Farnham Town Council, subject to the Arboricultural Officer's comments, welcomes the maintenance of trees to extend their life and associated amenity. In response to a climate emergency, it is vital to retain green infrastructure in line with LLPI policy CCI Climate Change and NE2 Green and Blue Infrastructure. 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

Appeal Notification

PINS reference: APP/R3650/W/21/3271628

WA/2020/02153 Farnham Bourne

GREAT AUSTINS, FARNHAM GU9 8JG

Erection of a dwelling and associated works following partial relevant demolition of existing unlisted dwelling within a conservation area (as amended and amplified by plans and Arboricultural Impact Assessment received 23/07/2020).

Appellant: V & J Jaye

Farnham Town Council maintains its previous objections.

WA/2020/0215 Farnham Bourne

Officer: Philippa Staddon

Erection of a dwelling and associated works following partial relevant demolition of existing unlisted dwelling within a conservation area.

3 GREAT AUSTINS, FARNHAM GU9 8JG

Farnham Town Council maintains its objections to the inappropriate development and subdivision of plots not being compliant with the Great Austins Conservation Area covered by policy FNP5, the Farnham Design Statement and Farnham Neighbourhood Plan policy FNPI and Local Plan BE6. The proposal does not fit the pattern of development and would be cramped on the site.

WA/2020/0215 Farnham Bourne

Officer: Philippa Staddon

Erection of a dwelling and associated works following partial relevant demolition of existing unlisted dwelling within a conservation area.

3 GREAT AUSTINS, FARNHAM GU9 8JG

Farnham Town Council objects to the inappropriate development and subdivision of plots not being compliant with the Great Austins Conservation Area covered by policy FNP5, the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI and Local Plan BE6.

6. Licensing Applications Considered

There were none for this meeting.

7. Public speaking at Waverley Planning Committee

There were none for this meeting.

8. Date of next meeting

6th September 2021 (due to bank holiday on 30th August).

The meeting ended at 11.08 am

Notes written by Jenny de Quervain