



FARNHAM TOWN COUNCIL

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Notes

Planning & Licensing Consultative Working Group

Time and date

9.30 am on Monday 20th September, 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 John Neale
Councillor Alan Earwaker (ex-Officio)

Officers: Jenny de Quervain

1. Apologies for Absence

Apologies were received from Councillors Edmonds, Martin and Wicks.

2. Disclosure of Interests

Councillor Fraser declared a non-pecuniary interest for WA/2021/02125 due to a connection with no. 7 Arthur Road.

3. Applications for Key/Larger Developments Considered

Farnham Castle

WA/2021/02087 Farnham Castle

Officer: Carl Housden

THE MEADS GUEST HOUSE, 48 WEST STREET, FARNHAM GU9 7DX

Installation of mansard dormer and roof lights.

The quality of the drawings included in this application are poor, with no roof plan or indicative floorplans to the layout of the development.

Farnham Town Council strongly objects to the addition of a large dormer to the rear and nine rooflights. The property was approved for change of use from a Guest House to an HMO for 16 occupants for student accommodation in WA/2019/214.

Extending into the roof and adding a mansard dormer to the length of the roofline to the rear to create additional bedrooms is gross overdevelopment of what is already a large HMO. Minimum standards for living accommodation cannot be achieved with this density. The proposals do not respond to or respect the site situated in the Town Centre Conservation Area and conflict with Farnham Neighbourhood Plan FNP1 Design of New Development and Conservation, FNP2 Farnham Town Centre Conservation Area and its setting and will have a negative impact on the surrounding neighbours from noise. Insufficient bin and bicycle storage is available for potentially 24 occupants.

Local Plan Part I (LLPI) policy TD1 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/2021/02096 Farnham Castle

Officer: Alex Inglis

16B WEST STREET, FARNHAM

Alterations to west facing elevation of the main office block (building to the rear) to be considered with the prior approval application under reference PRA/2021/01346 for change of use from offices (Class B1(a)) to 16 dwellings (Class C3).

Waverley Borough Council's Heritage Office must be consulted.

Farnham Town Council strongly objects to the proposed changes to Elevation 01, see images below. The majority of the changes are within the courtyard and will not impact the street scene. Improvements have been made to the windows of the (east) Proposed Elevation 02 running along Church Passage.

Elevation 01 is unacceptable and detrimental to the Grade I Listed Building of St Andrew's Church and Grade II Listed Churchyard Wall Bounding West Side of the Churchyard, negatively impacting the Town Centre Conservation Area and its setting and being wholly inappropriate in design and materials, contrary to the Farnham Design Statement, Farnham Neighbourhood Plan FNP1 Design of New Development and Conservation and FNP2 Farnham Town Centre Conservation Area and its setting.

Local Plan Part I (LLPI) policy TD1 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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Existing Elevation 01
Scale: 1:100



Proposed Elevation 01
Scale: 1:100

4. Applications Considered

Farnham Bourne

WA/2021/02090 Farnham Bourne

Officer: Sam Wallis

COTTERSTOCK HOUSE, CLUMPS ROAD, LOWER BOURNE, FARNHAM GU10 3HF

Certificate of Lawfulness under S192 for erection of extensions and detached 4 bay garage.

Farnham Town Council objects to the size and scale of the proposals and believes they are beyond the scope of parts A and E of Permitted Development Rights. The extensions and detached 4 bay garage must be deemed lawful.

WA/2021/02095 Farnham Bourne

Officer: Brett Beswetherick

KIRKSTONE, 11 DOUGLAS GROVE, LOWER BOURNE, FARNHAM GU10 3HP

Erection of extension and alterations to elevations 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 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/2021/02117 Farnham Bourne

Officer: Lara Davison

2 KILN LANE, FARNHAM GU10 3LR

Application under Section 73A to vary Conditions 1 and 6 of WA/2017/0668 and subsequent amendment under NMA/2018/0071 (approved plans and first floor windows in the west and south elevations are to be openable above a height of 1.7m above floor level) to allow alterations to improve design.

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 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/2021/02123 Farnham Bourne

Officer: Sam Wallis

6 AVELEY LANE, FARNHAM GU9 8PN

Certificate of Lawfulness under S192 for erection of extensions and conversion of garage to habitable space with alterations to elevations.

Farnham Town Council raises objection to this application unless the extensions and conversion of the garage are confirmed lawful and sufficient parking is available within the boundary.

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/2021/02126 Farnham Bourne

Officer: Sam Wallis

FOREST VIEW, 5 LATCHWOOD LANE, LOWER BOURNE, FARNHAM GU10 3HA

Erection of 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, FNPI6 Extensions, Residential Extensions SPD and LPP1 policy TD1 Townscape and Design, CCI Climate Change and CC2 Sustainable Construction.

Local Plan Part I (LLPI) policy TD1 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/2021/02143 Farnham Bourne

Officer: Sam Wallis

1 LATCHWOOD LANE, LOWER BOURNE, FARNHAM GU10 3HA

Erection of detached garage with habitable space, following demolition of existing garage.

Farnham Town Council raises objection to this application unless the outbuilding is Condition ancillary to the dwellinghouse and confirmed compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI6 Extensions, Residential Extensions SPD and LPP1 policy TDI Townscape and Design, CC1 Climate Change and CC2 Sustainable Construction.

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

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WA/2021/02144 Farnham Bourne

Officer: Edward Hill

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

Erection of extensions and alterations to elevations, part conversion of existing garage to habitable space and conversion of loft to habitable space, increases to roofline with addition of dormers.

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 LPP1 policy TDI Townscape and Design, CC1 Climate Change and CC2 Sustainable Construction. The location is outside the built-up area boundary and in an area of High Landscape Value and Sensitivity and within the Surrey Hills Area of Outstanding Natural Beauty (ANOB).

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/2021/02152 Farnham Bourne

Officer: Lara Davison

THE SPOTTED COW, 3 BOURNE GROVE, LOWER BOURNE, FARNHAM GU10 3QT

Erection of a dining canopy.

Farnham Town Council raises objection to this application unless the canopy is Condition to remain an open structure and confirmed compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNP8 South Farnham Arcadian Areas, FNPI6 Extensions, Residential Extensions SPD and LPP1 policy TDI Townscape and Design, CC1 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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CA/2021/02178 Farnham Bourne

Officer: Jack Adams

3 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 Yew or Silver Birch.

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 its setting – and no reason has been given for felling the Yew or the Silver Birch. 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.

TM/2021/02141 Farnham Bourne

Officer: Jack Adams

5 PANNELLS, FARNHAM GU10 3PB

APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 27/03

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.

TM/2021/02169 Farnham Bourne

Officer: Jack Adams

SYLVAN COTTAGE, LONGDOWN ROAD, FARNHAM GU10 3JL

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

Farnham Town Council strongly objects to the removal of trees, especially in an area defined by its trees and covered by Farnham Neighbourhood Plan policy FNP8 South Farnham Arcadian Areas, at a property named 'Sylvan'. 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 and TPOs applied.

Farnham Castle

Amendments received

Amended plans and additional Ecology report

WA/2020/1323 Farnham Castle

Officer: James Sackley

Erection of stables and store buildings and regrading of land.

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

The amended plan is misleading as it shows the area to the south prior to it being developed into residential for 9 dwellings. Farnham Town Council maintains its objections to the proposed stables and stores and the erosion of the landscape with the proposed excessive built form encroaching further into the countryside, in an area of High Landscape Value and Sensitivity and Historic Value with being in the Historic Old Park, outside the built-up area boundary of the Farnham Neighbourhood Plan covered by policy FNPI0 and policy RE1 of LPP1.

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/2021/02094 Farnham Castle

Officer: Daniel Holmes

15 MOUNT PLEASANT, FARNHAM GU9 7AA

Erection of a single storey side and rear extension

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 LLPI policy TDI Townscape and Design, CC1 Climate Change and CC2 Sustainable Construction and has no negative impact on the neighbour's amenity at no. 11a.

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/2021/02099 Farnham Castle

Officer: Sam Wallis

1 TIMBER CLOSE, THE HART, FARNHAM GU9 7HE

Certificate of Lawfulness under S192 for erection of extension following demolition of existing lean-to.

The History and Constraints document is missing from this application.

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

Space must be available off-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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CA/2021/02179 Farnham Castle

Officer: Jack Adams
RUSTLINGS, CASTLE HILL, FARNHAM GU9 7JG
FARNHAM CONSERVATION AREA
WORKS TO AND REMOVAL OF TREES

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.

Farnham Firgrove

WA/2021/02100 Farnham Firgrove

Officer: Sam Wallis
1 BRAMBLETON AVENUE, FARNHAM GU9 8QU
Erection of outbuilding with attached decking.

Farnham Town Council raises objection to this application unless the outbuilding is Condition ancillary to the dwellinghouse and confirmed compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI6 Extensions, Residential Extensions SPD and LPP1 policy TDI Townscape and Design, CC1 Climate Change and CC2 Sustainable Construction.

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

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WA/2021/02102 Farnham Firgrove

Officer: Sam Wallis

58 TILFORD ROAD, FARNHAM GU9 8DW

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 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. 60.

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 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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Cllr Fraser declared a non-pecuniary interest due to a connection with no. 7 Arthur Road and did not take part in discussions.

WA/2021/02125 Farnham Firgrove

Officer: Sam Wallis

5 ARTHUR ROAD, FARNHAM GU9 8PB

Erection of extension.

The History and Constraints document is missing from this application.

Farnham Town Council raises objection to the size and scale of the proposed two storey extension close to the boundary of no. 7. The extension must be 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 have no negative impact on the neighbour's amenity at no. 7 due to proximity 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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Farnham Hale and Heath End

TM/2021/02187 Farnham Hale and Heath End

Officer: Jack Adams

33 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 LPPI policy CCI Climate Change and NE2 Green and Blue Infrastructure.

Farnham Moor Park

Amendments received

Design & Fenestration alterations

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 maintains its strong objections 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 LPPI policy TDI Townscape and Design. The alterations do not make the design more acceptable; the proposals are still wholly out of character and dominant in the street scene and will cause excessive light pollution to the front and 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/2021/02139 Farnham Moor Park

Officer: Sam Wallis

2A SWIFTS CLOSE, FARNHAM GU10 1QX

Erection of two storey side 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, FNP8 South Farnham Arcadian Areas, 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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WA/2021/02183 Farnham Moor Park

Officer: Sam Wallis

31 HIGH PARK ROAD, FARNHAM GU9 7JJ

Erection of extensions following demolition of existing single storey extension.

The application form states 'Refer to the drawings and the design and access statement', no design and access statement is included in the documents list.

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, FNP16 Extensions,

Residential Extensions SPD and LPP1 policy TDI Townscape and Design, CC1 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 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/2021/02184 Farnham Moor Park

Officer: Sam Wallis

31 HIGH PARK ROAD, FARNHAM GU9 7JJ

Certificate of Lawfulness under Section 192 for alterations to roofspace to provide habitable accommodation including dormer window, rooflights and removal of chimney.

Farnham Town Council raises objection to this application unless confirmed lawful.

Space must be available 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 Shortheath and Boundstone

TM/2021/02136 Farnham Shortheath and Boundstone

Officer: Jack Adams

28 SANDROCK HILL ROAD, FARNHAM SURREY
GU10 4SX

APPLICATION FOR WORKS TO AND REMOVAL OF TREES SUBJECT OF TREE PRESERVATION ORDER 22/10

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.

Farnham Upper Hale

Amendments received

Size of garage/workshop extension reduced to avoid loss of daylight to adjoining property. Design of dormer windows amended to reduce overlooking.

WA/2021/02051 Farnham Upper Hale

Officer: Edward Hill

155 UPPER HALE ROAD, FARNHAM GU9 0JE

Erection of a roof extension with dormer and front porch; erection of a single storey extension; erection of a garage and associated works following demolition of existing conservatory and garage.

Farnham Town Council acknowledges the amendments made but maintains concerns of the potential negative impact on the amenity of the property below on Spring Lane named 'Brambleside' from overlooking and 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.

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/2021/02188 Farnham Upper Hale

Officer: Sam Wallis

14 LAWDAY PLACE LANE, FARNHAM GU9 0BT

Erection of a single storey front 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 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 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 Weybourne and Badshot Lea

Amendments received

Removal of second storey elements

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 acknowledges the amendments made by removing the upper story elements but maintains concerns of the negative impact on the amenity of no. 29 with the length of the ground floor extension against their boundary and, being full width of the plot, the negative impact on no.25.

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/2021/02109 Farnham Weybourne and Badshot Lea

Officer: Jack Adams

HALE PLACE, FARNHAM GU9 9BJ

APPLICATION FOR REMOVAL OF TREES SUBJECT OF TREE PRESERVATION ORDER FAR 38

Farnham Town Council leaves to the Arboricultural Officer. 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.

Farnham Wrecclesham and Rowledge

TM/2021/02180 Farnham Wrecclesham and Rowledge

Officer: Jack Adams

4 MAYFIELD, ROWLEDGE, 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 LPP1 policy CCI Climate Change and NE2 Green and Blue Infrastructure.

Councillor Neale left the meeting 11.48.

5. Licensing Applications Considered

New Pavement Licence

The Slug and Lettuce, 9-11 East Street, Farnham, G9 7RX
Mr J A Clarke/Stonegate Pub Co Ltd

Farnham Town Council has no objections to the continued use of the street furniture in Cambridge Place, noting the restrictions to times of use, expiry date and the amount of street furniture to be set out (five tables and twenty chairs).

The tables and chairs must not cause a public nuisance to pedestrians and businesses in Cambridge Place; the use of A-boards must be kept to a minimum to avoid further obstruction to pedestrians; the use of the pavement in Cambridge Place is limited to 10.00-18.00 Monday to Sunday for the period 30/09/2021 to 30/09/2022.

For information only

Pavements Licence

The Castle Inn, 5 Castle Street, Farnham, GU9 7HR
Red Lion Holdings Ltd/Red Mist Leisure Ltd

Note. Comments submitted prior to meeting due to limited consultation period for Pavements Licence applications.

Though Farnham Town Council has no objections to the continued use of 5 tables and 10 chairs to the front of the premises, The Castle Inn trades on an outdated A3 Restaurant licence. It would therefore be appropriate to limit the use of the tables in line with serving of meals and be no later than one hour after the last service of food.

6. Date of next meeting

4th October 2021.

The meeting ended at 12.03.

Notes written by Jenny de Quervain