



# FARNHAM TOWN COUNCIL

## Notes

### Planning & Licensing Consultative Working Group

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#### Time and date

9.30 am on Monday 18th October, 2021

#### Place

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

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#### 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

Officers: Jenny de Quervain

#### 1. Apologies for Absence

Apologies were received from Councillors Martin and Wicks.

#### 2. Disclosure of Interests

None were received.

#### 3. Applications for Key/Larger Developments Considered

##### **S52/2021/02389 Farnham Weybourne and Badshot Lea**

Officer: Ruth Dovey

LAND ON WEST SIDE OF GREEN LANE, BADSHOT LEA

Request to modify a S106 legal agreement (WA/2015/2283) to remove the obligation to Taylor Wimpey to construct a shared pedestrian/cycling facility on Green Lane between its junctions with Lower Weybourne Lane and Crown Lane and, instead, instantiate a monetary contribution equivalent to the cost of works to the council so that the Council may provide the facility at a later date

**Confirmation has been sought from Surrey County Council's Farnham Infrastructure Programme Team and Atkins Consultants working on the Farnham Local Cycling and Walking Infrastructure Plan (LCWIP) as to the inclusion of routes in Badshot Lea, currently listed as 'least important'.**

A response has been received from Beatriz Campos (Atkins on behalf of SCC) which states “Badshot Lea is a mix of ‘mid to least important’, which I must admit is not the most appropriate name; we should have used ‘phase 2 and phase 3 routes’. When we carried out the study a few months ago, for phase 1 we limited the design development to 5 routes, and the remaining ones to phases 2 and 3. In the context of the city centre, routes such West Street and South Street took priority. However since then, with the development of other workstreams such as the City Centre and Quick Wins, West Street and South Street could be part of these schemes and we will be able to add Badshot Lea (the section between Lower Weybourne Lane and Crown Lane) as Priority 1 route.”

Farnham Town Council does not accept that these works should be delayed. Works on Green Lane, from Lower Weybourne Lane to Crown Lane, should be carried out as a priority by the developer and not through an instantiated monetary contribution that may take years to complete. If Section 106 monies from WA/2015/2283 Land on West Side of Green Lane, Badshot Lea, contribute to the wider Farnham Infrastructure Programme, these works must be categorised in Phase 1 and implemented without delay.

Farnham Town Council has grave concerns about residents’ safety on this narrow road without the implementation of defined shared pedestrian/cycling facility, on Green Lane between Lower Weybourne Lane and Crown Lane, especially as the original agreement with Taylor Wimpey was for implementation ‘prior to occupation’. This was a key requirement contributing to the sustainability of the site.

#### 4. Applications Considered

##### **Farnham Bourne**

###### **CA/2021/02333 Farnham Bourne**

Officer: Jack Adams

3 LITTLE AUSTINS ROAD, FARNHAM GU9 8JR

GREAT AUSTINS CONSERVATION AREA REMOVAL OF TREE

**Farnham Town Council objects to this application and raises concern to the number of applications submitted at 3 Little Austins Road.**

No reason has been given for felling. Farnham Town Council strongly objects to the removal of trees, especially in an area covered by Farnham Neighbourhood Plan policy FNP5 Great Austins Conservation Area and its setting 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. If removal is absolutely necessary, a replacement tree must be planted.

###### **CA/2021/02336 Farnham Bourne**

Officer: Jack Adams

18 BOURNE GROVE, FARNHAM GU10 3QU

OLD CHURCH LANE CONSERVATION AREA REMOVAL OF TREES

**Farnham Town Council strongly objects to the removal of trees, especially in an area covered by Farnham Neighbourhood Plan policy FNP7 Old Church Lane Conservation Area and its setting. 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.**

**CA/2021/02337 Farnham Bourne**

Officer: Jack Adams

JASMINE LODGE, LITTLE AUSTINS ROAD, FARNHAM GU9 8JR

GREAT AUSTINS CONSERVATION AREA REMOVAL OF 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. If removal is absolutely necessary, a replacement tree must be planted.**

**TM/2021/02356 Farnham Bourne**

Officer: Jack Adams

62 A MIDDLE BOURNE LANE, FARNHAM GU10 3NJ

APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 24/18

**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.**

**WA/2021/02384 Farnham Bourne**

Officer: Daniel Holmes

18 MIDDLE BOURNE LANE, FARNHAM GU10 3NH

Erection of a single storey extension and garage following demolition of existing garage outbuilding.

**Farnham Town Council raises objection to this application unless the extension and garage 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. 20.**

**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/2021/02387 Farnham Bourne**

Officer: Brett Beswetherick

CHIPCHASE, 10 GONG HILL DRIVE, LOWER BOURNE, FARNHAM GU10 3HG

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

**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 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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**WA/2021/02438 Farnham Bourne**

Officer: Sam Wallis

LAVENDER COTTAGE, 40 FRENHAM ROAD, LOWER BOURNE, FARNHAM GU10 3NY

Erection of extensions, alterations and associated works following demolition of existing conservatory and utility room.

**Farnham Town Council raises objection to this application unless the extensions and alterations are confirmed compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNP2 Town Centre Conservation Area and its setting, 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.

#### **NMA/2021/02388 Farnham Bourne**

Officer: Philippa Smyth

ROBINSWOOD, 3 PACKWAY, FARNHAM GU9 8HW

Amendment to WA/2017/0493 Panels above the front door of the front entrance (first floor) have been reduced from 5 no. to 3 no. The glazed panels each side of the front door on the ground floor have been reduce from 2 no. to 1 no.

**Farnham Town Council has no objection to the reduction in glazed panels.**

#### **Farnham Castle**

#### **WA/2021/02369 Farnham Castle**

Officer: Jessica Sullivan

41 CASTLE STREET, FARNHAM GU9 7JB

Infilling of undercroft to create habitable space and alterations to elevations.

**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, FNP2 Town Centre Conservation Area and its setting, FNPI6 Extensions, Residential Extensions SPD and LPP1 policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction and approved by the Heritage Office with being a Grade II Listed building (grouping with 39, 40 and 41 Castle Street).**

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, 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/2021/02370 Farnham Castle**

Officer: Jessica Sullivan

41 CASTLE STREET, FARNHAM GU9 7JB

Listed Building consent for infilling of undercroft to create habitable space, alterations to elevations and internal alterations.

**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, FNP2 Town Centre Conservation Area and its setting, FNPI6 Extensions, Residential Extensions SPD and LPPI policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction and approved by the Heritage Office with being a Grade II Listed building (grouping with 39, 40 and 41 Castle Street).**

**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, 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/2021/02371 Farnham Castle**

Officer: Daniel Holmes

MERRIOTT HOUSE, 26 WEST STREET, FARNHAM GU9 7DR

Erection of extensions and alterations to existing elevations.

**Farnham Town Council raises objection to this application unless the extensions and alterations are confirmed compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNP2 Town Centre Conservation Area and its setting, FNPI6 Extensions, Residential Extensions SPD and LPPI policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction and approved by the Heritage Office with being a Grade II Listed building.**

**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, 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/2021/02372 Farnham Castle**

Officer: Daniel Holmes

MERRIOTT HOUSE, 26 WEST STREET, FARNHAM GU9 7DR

Listed building consent for erection of extensions and alterations to existing elevations.

**Farnham Town Council raises objection to this application unless the extensions and alterations are confirmed compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNP2 Town Centre Conservation Area and its setting, FNPI6 Extensions, Residential Extensions SPD and LPP1 policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction and approved by the Heritage Office with being a Grade II Listed building.**

**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/2021/02425 Farnham Castle**

Officer: Carl Housden

FARNHAM CRICKET CLUB, FOLLY HILL, FARNHAM GU9 0AU

Application under Section 73a to vary Condition 2 of WA/2019/1305 (siting of a storage container for a temporary period which expires on 23/10/2021) to allow for temporary siting of the container for a further two years.

**Farnham Town Council wish to see some progress in long planned improvements on the site to provide new facilities including storage. Permission must be limited to two years as this is an inappropriate location for shipping container storage in the vicinity of Farnham Castle, a Scheduled Ancient Monument and Grade I Listed Outer Curtain Wall.**

### **Farnham Hale and Heath End**

#### **WA/2021/02374 Farnham Hale and Heath End**

Officer: Sam Wallis

39 WILLOW WAY, FARNHAM GU9 0NU

Erection of extensions and alterations to roofline and elevations with associated landscaping following demolition of garage and store.

**Farnham Town Council raises objection to this application unless the extensions and alterations are confirmed compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNPI6 Extensions, Residential Extensions SPD and LLPI policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction and has no negative impact on the at no. 41.**

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

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

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### **Farnham Moor Park**

#### **TM/2021/02340 Farnham Moor Park**

Officer: Jack Adams

27 COMPTON WAY, FARNHAM GU10 1QT

APPLICATION FOR REMOVAL OF TREES SUBJECT OF TREE PRESERVATION ORDER 11/15



**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.**

**WA/2021/02367 Farnham Moor Park**

Officer: Brett Beswetherick

9 SANDS ROAD, FARNHAM GU10 1PX

Certificate of Lawfulness under Section 192 for construction of a garage building, driveway and access onto private road.

**Farnham Town Council objects to the garage building, driveway and new access unless confirmed lawful. Additional planting is requested on the site with the loss of green boundary.**

**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/2021/02407 Farnham Moor Park**

Officer: Daniel Holmes

BRAMBLEDENE, 15 SANDS ROAD, SANDS, FARNHAM GU10 1QA

Extension of existing garden outbuilding to provide ancillary habitable accommodation with alterations to elevations and associated works.

**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 FNP16 Extensions, Residential Extensions SPD and LPP1 policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction.**

**Local Plan Part 1 (LLP1) 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/2021/02408 Farnham Moor Park**

Officer: Jessica Sullivan

KILNSIDE FARMHOUSE, MOOR PARK LANE, FARNHAM GU10 1NS

Certificate of Lawfulness under Section 191 for occupation of dwelling in breach of agricultural occupancy for a period in excess of 10 years.

**Farnham Town Council strongly objects to the removal of the agricultural occupancy condition. Kilnside Farmhouse has been subject to applications claiming**

that the farm is operational and that it produces lamb, beef and now cider, to be sold at their farm shop. If the occupation of Kilnside Farmhouse has not been agricultural for 10 years, the licensing application for the farm shop and planning application for the sand school contain misleading statements, resulting in permissions being granted on contradictory information. When determining an application, the history on the site is a material consideration. Evidence is available that this is an operational farm and that agricultural occupancy is not in breach.

**WA/2021/02437 Farnham Moor Park**

Officer: Sam Wallis

SOMERSBY, 18 COMPTON WAY, FARNHAM GU10 1QZ

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

**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.**

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**Farnham Shortheath and Boundstone**

**TM/2021/02355 Farnham Shortheath and Boundstone**

Officer: Jack Adams

29 SHORTHEATH ROAD, FARNHAM GU9 8SN

APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 26/00

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

## **Farnham Upper Hale**

### **TM/2021/02341 Farnham Upper Hale**

Officer: Jack Adams

15 PARKSIDE, FARNHAM GU9 0JP

APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 16/99

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

### **TM/2021/02346 Farnham Upper Hale**

Officer: Jack Adams

13 BALL AND WICKET LANE, FARNHAM GU9 0PD

APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 07/14

**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.**

### **TM/2021/02439 Farnham Upper Hale**

Officer: Jack Adams

THE SPINNEY, 9 PARKSIDE, FARNHAM GU9 0JP

APPLICATION FOR REMOVAL OF TREES SUBJECT OF TREE PRESERVATION ORDER 16/99

**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.**

### **WA/2021/02368 Farnham Upper Hale**

Officer: Sam Wallis

21 SPRING LANE, FARNHAM GU9 0JD

Erection of extensions and alterations with dormer, glazed veranda and associated works.

**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 TD1 Townscape and Design, CCI Climate Change and CC2 Sustainable Construction and has no negative impact on the neighbour's amenity at no.15 Spring Lane.**

**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.**

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/2021/02376 Farnham Upper Hale**

Officer: Sam Wallis

3 BECK GARDENS, FARNHAM GU9 0SE

Erection of extension and alterations to elevations following demolition of existing conservatory. 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, FNPI 6 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. 4.

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/2021/02385 Farnham Upper Hale**

Officer: Sam Wallis

2A BISHOPS ROAD, FARNHAM GU9 0JA

Erection of extension, alterations to elevations and conversion of loft to habitable space with dormer and rooflights.

Farnham Town Council strongly objects to the excessive flatroof dormer not being compliant with Residential Extensions SPD.

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 Weybourne and Badshot Lea**

##### **WA/2021/02405 Farnham Weybourne and Badshot Lea**

Officer: Daniel Holmes

121 LOWER WEYBOURNE LANE, BADSHOT LEA, FARNHAM GU9 9LQ

Erection of extensions and alterations to elevations of garage to create a two storey outbuilding (revision of WA/2021/0435).

**Farnham Town Council objects to the extensions and alterations to create a two storey outbuilding with accommodation of the first floor and shower and toilet facilities on the ground floor, having a negative impact on the neighbours' amenity with the potential to be used as a permanent residence, not compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNPI6 Extensions and Residential Extensions SPD, located in Flood Zone 2.**

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

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

#### **Farnham Wrecclesham and Rowledge**

##### **WA/2021/02402 Farnham Wrecclesham and Rowledge**

Officer: Jessica Sullivan

7 HOLLIS WOOD DRIVE, WRECCLESHAM, FARNHAM GU10 4JT

Erection of first floor side and single storey rear extensions and alterations.

**Farnham Town Council raises objection to this application unless the extensions and alterations are confirmed compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNP16 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/2021/02350 Farnham Wrecclesham and Rowledge**

Officer: Lara Davison

VINERS MEAD, WRECCLESHAM ROAD, FARNHAM GU10 4PT

Alterations and extension to an existing ancillary building to provide a dwelling; alterations to existing garage and provision of an additional parking space.

**Farnham Town Council objects to this application for an additional dwelling in this location. Ancillary use is acceptable with the outbuilding's vicinity to Pitfield Cottage however, a separate dwelling will create additional noise and light pollution and have a negative impact on the neighbour's amenity. Pitfield Cottage appears to have a large dormer on the northeast elevation in full view from the proposed extension to the outbuilding.**

**This is a cramped proposal, having a negative impact on Pitfield Cottage, not compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNP16 Extensions and Residential Extensions SPD.**

**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/2021/02357 Farnham Wrecclesham and Rowledge**

Officer: Lara Davison

VINERS MEAD, WRECCLESHAM ROAD, FARNHAM GU10 4PT

Listed Building Consent for alterations and extension to an existing ancillary building to provide a dwelling

**Farnham Town Council objects to this application for an additional dwelling in this location. Ancillary use is acceptable with the outbuilding's vicinity to Pitfield Cottage however, a separate dwelling will create additional noise and light pollution and have a negative impact on the neighbour's amenity. Pitfield Cottage appears to have a large dormer on the northeast elevation in full view from the proposed extension to the outbuilding.**

**This is a cramped proposal having a negative impact on Pitfield Cottage, not compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNPI6 Extensions and Residential Extensions SPD.**

**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.**

**CA/2021/02334 Farnham Wrecclesham and Rowledge**

Officer: Jack Adams

8 LUFFS COTTAGES, CHURCH LANE, WRECCLESHAM, FARNHAM GU10 4PX

WRECCLESHAM CONSERVATION AREA REMOVAL OF 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.**

**CA/2021/02335 Farnham Wrecclesham and Rowledge**

Officer: Jack Adams

49 THE STREET, WRECCLESHAM, FARNHAM GU10 4QS

WRECCLESHAM 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 LPPI policy CCI Climate Change and NE2 Green and Blue Infrastructure.**

**CA/2021/02423 Farnham Wrecclesham and Rowledge**

Officer: Jack Adams

3 BEALES LANE, FARNHAM GU10 4PY

WRECCLESHAM CONSERVATION AREA REMOVAL OF TREES

**Farnham Town Council strongly objects to the removal of trees, especially where no reason is given. 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.**

**TM/2021/02364 Farnham Wrecclesham and Rowledge**

Officer: Jack Adams

YATESBURY HOUSE, YATESBURY CLOSE, FARNHAM GU9 8UF

APPLICATION FOR WORKS TO AND REMOVAL OF TREES SUBJECT TO TREE

PRESERVATION ORDER 07/11

**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.**

**5. Surrey County Council mineral, waste, or Other Applications/Consultations Considered**

**Farnham Moor Park**

**WA/2021/02431 Farnham Moor Park**

Officer: Daniel Holmes

LAND AT RUNFOLD SOUTH QUARRY (AREA C), GUILDFORD ROAD, RUNFOLD

Consultation on a County Matter; The continued restoration of the land to agriculture by infilling with non-hazardous waste materials and temporary diversion of public footpath 121, without compliance with Condition 3 of planning permission ref: WA/2019/1678 dated 7 February 2020 as amended by ref: WA/2021/0346 dated 24 March 2021, to allow additional time for restoration of the site.

**Farnham Town Council notes that permission has been granted for an extension to the restoration of the wider site from December 2021 until December 2025. All subsequent applications must be time limited, and restoration must be completed as soon as possible, well in advance of 31 December 2025.**

**WA/2021/02432 Farnham Moor Park**

Officer: Daniel Holmes

LAND AT RUNFOLD SOUTH QUARRY (AREA C), GUILDFORD ROAD, RUNFOLD

Consultation on a County Matter; The continued use of temporary haul road to access Area C without compliance with Condition 3 of planning permission ref: WA/2019/1681 dated 7 February 2020 as amended by ref: WA/2021/0353 dated 23 March 2021, to allow additional time for use of the haul road until Area C is restored.

**Farnham Town Council notes that permission has been granted for an extension to the restoration of the wider site from December 2021 until December 2025. All subsequent applications must be time limited, and restoration must be completed as soon as possible, well in advance of 31 December 2025.**



## **6. Licensing Applications Considered**

### **New Premises Licence**

Maison Restaurant, Wrecclisham House, Wrecclisham Road, Wrecclisham, Farnham, GU10 4PS

Maison Restaurant Ltd

An application has been received for a new premises licence. The application is for Live music 11:00-00:00 Monday to Saturday and 11:00-23:00 Sunday; Recorded music 11:00-00:30 Monday to Sunday; Late night refreshment 23:00-00:30 Monday to Sunday (Public holidays, Christmas Eve, New Year's Eve, Christmas Day, New Year's day and small private functions until 01:00); On and off sales of alcohol 11:00-00:00 Monday to Sunday (Christmas Eve, New Year's Eve, private functions and special events 11:00- 01:00); and Opening hours 11:00-00:30 Monday to Sunday (Christmas Eve and New Year's Eve 11:00-01:00. Private functions and special events (maximum of 12 per year) 11:00-01:00).

**Farnham Town Council notes that the opening hours and light night refreshments are requested until 00.30, 7 days a week, and asks that this be reviewed. This is a residential area with no other facilities in the area operating until 00.30. The premises has previously been an office with daytime use only.**

**Patrons must use the car park to the rear of the premises and must not park on the residential road of Riverdale. This road has issues with excessive on-street parking and is particularly congested in the evening.**

## **7. Public speaking at Waverley's Western Planning Committee**

There were none for this meeting.

## **8. Date of next meeting**

1<sup>st</sup> November 2021.

The meeting ended at 12.08 pm

Notes written by Jenny de Quervain