



FARNHAM TOWN COUNCIL

F

Notes

Planning & Licensing Consultative Working Group

Time and date

9.30 am on Monday 15th November, 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 Councillor Wicks.

2. Disclosure of Interests

None were received.

3. Applications Considered for Key/Larger Developments

Farnham Moor Park

WA/2021/02587 Farnham Moor Park

Officer: James Kidger

ANIMAL SNACK AND TACK, GUILDFORD ROAD, RUNFOLD GUI0 1PN

Application under Section 73 to vary conditions 1, 27, & 41 of WA/2019/0063 (approved plan numbers) to allow alterations to design and layout of commercial unit and service goods yard.

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

4. Applications Considered

Farnham Bourne

Amendments received

Red line amended to incorporate 1 Grovelands as alterations to elevations are shown as part of the scheme.

WA/2021/02277 Farnham Bourne

Officer: Tracy Farthing

LAND ADJACENT 1 GROVELANDS, LOWER BOURNE, FARNHAM GU10 3RQ

Erection of an attached dwelling together with associated works.

Farnham Town Council maintains its objection. An application for an 'attached' dwelling does not make this application more acceptable, in fact an attached dwelling would be out of character given the surrounding pattern of development of individual detached properties on larger plots.

Farnham Town Council strongly objects to this application being out of character and contrary to the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation and FNPI6 Extensions and LPP1 policy TDI Townscape and Design.

Local Plan Part 1 (LLPI) policy TDI Townscape and Design states: account will be taken of design guidance adopted by the Council including design and development briefs, Conservation Area Appraisals and associated Management Plans, town and village design statements and other design policies and guidance produced within subsequent Development Plan Documents, Supplementary Planning Documents and Neighbourhood Plans.

Please refer to the Inspectors decision on WA/2020/0764: 'Consequently, the proposed dwelling would be contrary to policy TDI of the Local Plan (2018) Part 1 (2018LP) which seeks, amongst other things, for development to be high quality that responds to the local character of an area. Furthermore, the proposal would not accord with the character and appearance related sections of policies D1 and D4 of the 2002 Local Plan (2002LP). These include seeking to prevent development that would harm the visual character and distinctiveness of a locality and be appropriate in terms of form and appearance. The proposed dwelling would also not satisfy

policies FNPI and FNPI6 of the Farnham Neighbourhood Plan 2017 (NP). These seek development to respond to local distinctive character and for spacing between buildings to respect the local character. The proposal would also fail to accord with the Farnham Design Statement. This seeks development that consists of a design that is sympathetic to its surroundings in terms of pattern, scale and form.'

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/2021/02574 Farnham Bourne

Officer: Lara Davison

LAND AT VALE HOUSE, 40 FRENHAM VALE, LOWER BOURNE, FARNHAM

Erection of gates, pillars, pedestrian access and wall following demolition of existing gates and wall.

Farnham Town Council raises objection to the increase in built-form in this semi-rural location where green boundaries should be retained not being compliant with the Farnham Design Statement and Farnham Neighbourhood Plan policy FNPI0 Protect and Enhance the Countryside and LPP1 policy CCI Climate Change and NE2 Green and Blue Infrastructure.

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/2021/02617 Farnham Bourne

Officer: Sam Wallis

75 FRENHAM ROAD, LOWER BOURNE, FARNHAM GU10 3HL

Erection of garage with ancillary accommodation above and associated works.

Farnham Town Council raises objection to this application unless the garage with accommodation above is Conditioned 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, 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.

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/2021/02579 Farnham Bourne

Officer: Jessica Sullivan

VALE HOUSE, 40 FRENHAM VALE, LOWER BOURNE GU10 3HT

Amendment to WA/2021/0041 - addition of a small window at ground floor - replace windows with double doors/Juliet balcony at first floor - single door to internal face of garage drive-through.

Farnham Town Council raises objection unless the amendments are confirmed acceptable as non-material with the addition of a Juliet balcony and compliant with the Farnham Design Statement and Farnham Neighbourhood Plan policy FNPI6 Extensions, Residential Extensions SPD and LPPI policy CCI and CC2.

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/2021/02623 Farnham Bourne

Officer: Jack Adams

36 FRENHAM VALE, FARNHAM GU10 3HT

APPLICATION FOR REMOVAL OF TREE SUBJECT TO TREE PRESERVATION ORDER FAR I05

Farnham Town Council, subject to the Arboricultural Officer's comments, objects to the removal of trees. A replacement tree must be planted regardless of the number of established 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.

TM/2021/02608 Farnham Bourne

Officer: Jack Adams

15 AVELEY LANE, FARNHAM GU9 8PW

APPLICATION FOR WORKS TO AND REMOVAL OF TREES SUBJECT OF TREE PRESERVATION ORDER FAR I07

Farnham Town Council leaves to the Arboricultural Officer. A replacement tree must be planted regardless of the number of trees in the vicinity. 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 Castle

WA/2021/02600 Farnham Castle

Officer: Lauren Kitson

62 CASTLE STREET, FARNHAM GU9 7LN

Certificate of Lawfulness under S192 for use of outbuilding as two storey, ancillary habitable accommodation to main dwelling.

Farnham Town Council raises objection to this application unless the outbuilding is Conditioned ancillary to the dwellinghouse.

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/2021/02610 Farnham Castle

Officer: Jack Adams

38 RED LION LANE, FARNHAM GU9 7QN

FARNHAM CONSERVATION AREA WORKS TO TREE

Farnham Town Council, subject to the Arboricultural Officer's comments, welcomes the maintenance of trees to extend their life and associated amenity. The regular maintenance of the trees at 38 Red Lion Lane is commendable, although a two-year cycle may be too frequent. 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/2021/02624 Farnham Castle

Officer: Jack Adams

VERNON HOUSE, 28 WEST STREET, FARNHAM GU9 7DR

FARNHAM CONSERVATION AREA WORKS TO AND REMOVAL OF TREES

The trees around the library have been neglected and in desperate need of work. 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 Firgrove Hill

Amendments received

Amendments to plans to reduce the two-storey element of the extensions

WA/2021/01502 Farnham Firgrove

Officer: Jessica Sullivan

27 BRIDGEFIELD, FARNHAM GU9 8AN

Erection of extensions and alterations to elevations.

The History and Constraints document is still missing from this application.

Farnham Town Council welcomes the reduction in the two storey elements of the extension. The extensions and alterations must be confirmed compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNP1 New Development and Conservation, FNP16 Extensions, Residential Extensions SPD and LPPI policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction.

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/2021/02559 Farnham Firgrove

Officer: Lauren Kitson

74 TILFORD ROAD, FARNHAM GU9 8DW

Alterations to roof to provide habitable accommodation and alterations to elevations.

Farnham Town Council objects to the changes to the roofline to the front of the dwelling, 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, FNP16 Extensions 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.

NMA/2021/02649 Farnham Firgrove

Officer: Sam Wallis

3 LONGLEY ROAD, FARNHAM GU9 8LZ

Amendment to WA/2019/1775 for a reduction in the floor area and alterations to elevations.

Farnham Town Council raises objection to the proposed materials being out of character with the dwellinghouse.

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 Hale and Heath End

WA/2021/02644 Farnham Hale and Heath End

Officer: Sam Wallis

19 WHITMORE GREEN, FARNHAM GU9 9AF

Certificate of Lawfulness under S192 for rear dormer extension to roof to provide additional habitable accommodation with rooflights on front elevation.

Farnham Town Council strongly objects to this application. Farnham Town Council notes that the previous identical specification in planning application WA/2021/0341 was refused 'The proposed rear box dormer window would dominate the rear roof slope and would introduce an incongruous design into the rear roof slope. It would form a prominent and intrusive feature to the public realm that would have a detrimental impact upon the character of the area. The proposal is therefore contrary to Policies DI and D4 of the Local Plan 2002 and the Residential Extensions SPD.' This application, as a certificate of lawfulness, cannot be acceptable either.

Farnham Moor Park

WA/2021/02557 Farnham Moor Park

Officer: Lauren Kitson

3 FORGE CLOSE, FARNHAM GU9 9PX

Erection of extensions and alterations following demolition of existing porch.

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/2021/02592 Farnham Moor Park

Officer: Lauren Kitson

49 LYNCH ROAD, FARNHAM GU9 8BT

Erection of a single storey 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, 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.

CA/2021/02641 Moor Park

Officer: Jack Adams

THE WOOLHOUSE, BEAR LANE, FARNHAM GU9 7LG

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

Farnham Shortheath and Boundstone

WA/2021/02590 Farnham Shortheath and Boundstone

Officer: Sam Wallis

92 SHORTHEATH ROAD, FARNHAM GU9 8SQ

Alterations to roofspace to provide habitable accommodation including insertion of 3 rooflights.

Farnham Town Council raises objection unless the alterations are confirmed compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNPI6 Extensions, Residential Extensions SPD and 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.

Farnham Weybourne and Badshot Lea

WA/2021/02560 Farnham Weybourne and Badshot Lea

Officer: Lauren Kitson

GLANDALE, 106 WEYBOURNE ROAD, FARNHAM GU9 9HE

Certificate of Lawfulness under Section 192 for extension and alterations to roof line with roof lights and rear dormer.

Farnham Town Council raises objection unless the alterations are confirmed lawful and has no negative impact on the neighbour's amenity at no. 104.

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/2021/02575 Farnham Weybourne and Badshot Lea

Officer: Carl Housden

THE BARN AT BADSHOT FARM, ST GEORGES ROAD, BADSHOT LEA, FARNHAM GU9 9HR

Listed Building consent for internal and external alterations together with insertion of upper mezzanine floors.

Farnham Town Council raises objection unless the alterations are approved by the Heritage Officer with being Grade II Listed and confirmed compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation and LPPI 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.

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/2021/02576 Farnham Weybourne and Badshot Lea

Officer: Carl Housden

THE BARN AT BADSHOT FARM, ST GEORGES ROAD, BADSHOT LEA, FARNHAM GU9 9HR

Alterations to elevations and fenestrations together with the installation of rooflights.

Farnham Town Council raises objection unless the alterations are approved by the Heritage Officer with being Grade II Listed and confirmed compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation and LPPI 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.

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/2021/02580 Farnham Weybourne and Badshot Lea

Officer: Alex Inglis

LAND AT 2 OAK TREE VIEW, RUNFOLD ST GEORGE, BADSHOT LEA, FARNHAM GU10 1PP

Outline application with some matters reserved for erection of 3 (2 self build) dwellings and access.

Farnham Town Council objects to the intensification of residential development in this location, not being compliant with Farnham Neighbourhood Plan policies FNPI, FNPI0 and FNPI1 and LPPI policy TDI.

Although the adjacent site for 3 dwellings WA/2016/0406 was granted outline planning permission at appeal, and subsequently reserved matters under WA/2021/01405, this is for three dwellings fronting the road and extending built development from the existing buildings at Runfold St George toward the village of Badshot Lea.

The proposal in this application is development to the with an access road from Runfold St George's to the boundary of Tice's Meadow Nature Reserve, having a negative impact on the character and appearance of this location.

WA/2021/02621 Farnham Weybourne and Badshot Lea

Officer: Philippa Smyth

LAND AT 151 LOWER WEYBOURNE LANE, BADSHOT LEA, FARNHAM GU9 9LL

Erection of new dwelling (revision of WA/2020/1120).

As outlined in the refused appeal of WA/2020/1120, the proposed development would harm the character and appearance of the area. It would therefore conflict with Policy TDI of the Waverley Local Plan Part 1: Strategic Policies and Sites 2018 (LPPI), Policy FNPI of the Farnham Neighbourhood Plan 2020 (FNP) and Saved Policies D1 and D4 of the Waverley Borough Council Local Plan 2002 (LP). These policies together seek development that is a high quality design, integrates well with the site, complements its surroundings and responds to the distinctive character of the local area.

The evidence of two planning approvals for new dwellings at 5a Lea Close and land at 8 Lea Close was not viewed as relevant 'The schemes, which are close to the appeal site, share some of the characteristics of the appeal scheme in that they occupy land to the side of the host property and are not subordinate. However,

neither has the same relationship to a neighbouring property as in the appeal scheme nor do they front Lower Weybourne Lane. Whilst these proposals have been found acceptable, this in itself does not make the appeal scheme acceptable.'

Farnham Town Council maintains its strong objections to a proposed additional dwelling at this location, not being compliant with the Farnham Design Statement for Weybourne and Farnham Neighbourhood Plan FNPI New Development and Conservation, being overdevelopment of a restrictive site, negatively impacting the neighbouring property's outlook, light and being overbearing, impacting outdoor amenity space of the neighbour and the future occupants of the host and proposed dwelling.

A previously approved application for a large extension does not make a new dwelling acceptable on this restrictive site, the personal use of an extension cannot be compared with the impact of a separate dwelling resulting in unacceptable levels of light and noise disturbance so close to the boundary.

The inclusion of a 'car turn table' does not lessen the impact on the appearance of the frontage.

TM/2021/02626 Farnham Weybourne and Badshot Lea

Officer: Jack Adams

6 ROWHILLS CLOSE, FARNHAM GU9 9EQ

APPLICATION FOR REMOVAL OF TREE SUBJECT OF TREE PRESERVATION ORDER WA46

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 and a replacement must be planted in an appropriate location.

Farnham Wrecclesham and Rowledge

WA/2021/02585 Farnham Wrecclesham and Rowledge

Officer: James Kidger

STOKE BRUERNE, SUMMERFIELD LANE, FRENHAM, FARNHAM GU10 3AN

Erection of new dwelling and outbuilding, construction of swimming pool and tennis court and associated works, following demolition of existing dwelling.

Farnham Town Council objects to the vicinity of the built form to the neighbouring property, the new wing is only 2.8m away from the boundary. This seems very unneighbourly for such a large plot in a semi-rural location. Proposals must be compliant with the Farnham Design Statement and Farnham Neighbourhood Plan policy FNPI, FNP10 and LPP1 policy TDI.

WA/2021/02593 Farnham Wrecclesham and Rowledge

Officer: Sam Wallis

19 STABLE CLOSE, WRECCLESHAM, FARNHAM GU10 4EF

Alterations to roof to provide additional habitable accommodation.

Farnham Town Council raises objection unless the alterations are confirmed compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNPI6 Extensions, Residential Extensions SPD and 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/2021/02601 Farnham Wrecclesham and Rowledge

Officer: Lauren Kitson

WAYSIDE, 8 FULLERS ROAD, ROWLEDGE, FARNHAM GU10 4BP

Erection of extension and alterations.

Farnham Town Council raises objection 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 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.

5. Appeals Considered

There were none for this meeting.

6. Licensing Applications Considered

New Premises Licence

7am Premier Farnham, 57-59 Badshot Lea Road, Badshot Lea Farnham, GU9 9LP
Mr A S Aidan

An application has been received for a new premises licence. The application is for Off sales of alcohol and Opening hours 06:00-23:00 Monday to Sunday.

Farnham Town Council has previously commented on a new premises licence for Badshot Express, 61 Badshot Lea Road, Farnham, GU9 9LP. A Premises Licence has now been granted for Off sales of alcohol 08:00-23:00 Monday to Sunday and Opening hours 06:00-23:00 Monday to Sunday.

Farnham Town Council requests that the hours for Off sales be aligned to 08.00-23.00 Monday to Sunday with Badshot Express at no. 61 and, to better serve the expanding community of Badshot Lea, would like to see the majority of the store for general provisions rather than off sales of alcohol. This would support the licensing objectives: the prevention of crime and disorder; public safety; the prevention of public nuisance; and the protection of children from harm.

Concern has been raised about the potential nuisance caused by deliveries and customers vehicles stopping at this location with double yellow lines and at a crossroads with traffic lights.

7. Public speaking at Waverley's Western Planning Committee

WA/2021/1021 Old Stone Yard, Tongham Road, Runfold GU10 1PH – Representation was being made by double-hatted Councillors, it was not necessary to send a Farnham Town Council representative.

8. Date of next meeting

29th November 2021.

The meeting ended at 11.56 am

Notes written by Jenny de Quervain