



FARNHAM TOWN COUNCIL

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Notes

Planning & Licensing Consultative Working Group

Time and date

9.30 am on Monday 29th 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

Councillor Martin declared a non pecuniary interest to NMA/2021/02710 due to vicinity to the application. The Officer declared a pecuniary interest to WA/2021/02690 and WA/2021/02691 due a personal connection to a property within the vicinity.

3. Applications Considered for Key/Larger Developments

Farnham Castle

WA/2021/02776 Farnham Castle

Officer: Philippa Smyth

KINGSDOWN, CASTLE HILL, FARNHAM GU9 0AD

Application under section 73 to vary condition 1 of WA/2019/1802 (approved plan numbers) to allow alterations to design; amendments to internal layout together with alterations to roofspace to form habitable accommodation.

Farnham Town Council objects to accommodation and glazing in the roofspace being yet further overdevelopment of the site, not compliant with the Farnham Design Statement and Farnham Neighbourhood Plan policy FNPI.

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 Firgrove Hill

PIP/2021/02768 Farnham Firgrove

Officer: Carl Housden

LAND AT HOOKSTILE LANE, FARNHAM GU9 8LG

Application for permission in principle for the erection of 9 dwellings.

Farnham Town Council strongly objects to this application. Given the location to the Thames Basin Heath Special Protection Area, development must be subject to an Environmental Impact Assessment (EIA) or Habitats legislation. You cannot get planning permission in Farnham without a legal agreement and a legal agreement cannot be part of a PIP application. This application is invalid and must be refused.

The decision on whether to grant permission in principle to a site must still be made in accordance with relevant policies in the local development plan. 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. This site is not an approved site for development in Farnham's Neighbourhood Plan.

Although access may be part of the Technical Details Consent stage, the site access is unacceptable. The refusal of WA/2020/0558 states the following:

- 1. It has not been demonstrated that the proposed development could provide the required visibility splays and that the proposal would not result in an obstruction to the free and safe flow of traffic on Firgrove Hill. The proposed development would therefore be contrary to the objectives of Policy ST1 of the Waverley Borough Local Plan 2018, paragraphs 108, 109 and 110 of the National Planning Policy Framework 2019 and FNP30 of the Farnham Neighbourhood Plan 2013-2032.**
- 2. It has not been demonstrated that the proposal could be achieved without causing a detrimental impact on the highway safety for pedestrians and cyclists using the shared surface area. The proposed development would therefore be contrary to the objectives of Policy ST1 of the Waverley Borough Local Plan**

2018, paragraphs 108, 109 and 110 of the National Planning Policy Framework 2019 and Policy FNP30 of the Farnham Neighbourhood Plan (2013-2032).

3. It has not been demonstrated that the safe movement to and from the site by pedestrians, cyclists and cars associated with the development could be achieved using the existing narrow access driveway. The proposed development would therefore be contrary to the objectives of Policy ST1 of the Waverley Borough Local Plan 2018, Policy FNP30 of the Farnham Neighbourhood Plan (2013-2032) and paragraphs 108, 109 and 110 of the National Planning Policy Framework 2019.

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Farnham Moor Park

NMA/2021/02711 Farnham Moor Park

Officer: James Kidger

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

Non-material amendment to planning permission WA/2019/0063 (erection of 9 dwellings and commercial building) to remove the originally proposed service yard and relocate a garage.

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

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

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 Upper Hale

NMA/2021/02677 Farnham Upper Hale

Officer: Ruth Dovey

LAND SOUTH OF JUNCTION WITH UPPER OLD PARK LANE FOLLY HILL FARNHAM
Amendment to WA/2016/1224 for addition of a study window.

Farnham Town Council raises objection unless the amendments 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.

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

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NMA/2021/02697 Farnham Upper Hale

Officer: Ruth Dovey

LAND SOUTH OF JUNCTION WITH UPPER OLD PARK LANE FOLLY HILL FARNHAM
Amendment to WA/2016/1224 Remove study window on plots 1 & 15 At the request of purchasers

Farnham Town Council raises objection unless the amendments 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.

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4. Applications Considered

Farnham Bourne

WA/2021/02721 Farnham Bourne

Officer: Brett Beswetherick

CORNER COTTAGE, 16 LODGE HILL ROAD, LOWER BOURNE, FARNHAM GU10 3QN

Erection of extensions, alterations to elevations and fenestrations, erection of garden studio and widening of existing vehicular access with associated landscaping, following demolition of existing garage and conservatory.

Farnham Town Council raises objection to this application unless the extensions and alterations are confirmed compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNP16 Extensions, Residential Extensions SPD and LPPI policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction.

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/2021/02740 Farnham Bourne

Officer: Jack Adams

16 OLD CHURCH LANE, FARNHAM GU9 8HQ

OLD CHURCH LANE CONSERVATION AREA WORKS TO TREES

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/2021/02660 Farnham Bourne

Officer: Jack Adams

5 MANOR GARDENS, LOWER BOURNE, FARNHAM GU10 3QB

APPLICATION FOR WORKS TO AND REMOVAL OF TREES SUBJECT OF TREE

PRESERVATION ORDER 01/00

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, trees must be replaced.

TM/2021/02727 Farnham Bourne

Officer: Jack Adams

PINE WOOD, PINE RIDGE DRIVE, LOWER BOURNE, FARNHAM GU10 3JW
APPLICATION FOR WORKS TO AND REMOVAL OF TREES SUBJECT OF TREE
PRESERVATION ORDER 04/11

Farnham Town Council leaves to the Arboricultural Officer. In response to a climate emergency, it is vital to retain green infrastructure in line with LPP1 policy CCI Climate Change and NE2 Green and Blue Infrastructure, trees must be replaced.

TM/2021/02783 Farnham Bourne

Officer: Jack Adams

9 DOUGLAS GROVE, FARNHAM GU10 3HP
APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 50/99

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.

Farnham Castle

PRA/2021/02696 Farnham Castle

Officer: Carl Housden

THE FORGE, 5 UPPER CHURCH LANE, FARNHAM GU9 7PW
General Permitted Development Order 2015, Schedule 2 Part 3 Class MA - Prior Notification
Application for change of use from office (Use class E) to 1 dwelling (Use class C3) and for
building operations reasonably necessary for the conversion.

Farnham Town Council notes that secure covered bicycle storage and appropriate bin storage is included in the proposal. Provided that the change of use is approved by the Heritage Officer and strictly adheres to the Farnham Design Statement and Farnham Neighbourhood Plan policy FNPI Design of New Development and Conservation and LPP1 policy CCI Climate Change and CC2 Sustainable Construction and Design, Farnham Town Council has no objections.

Construction materials and/or vehicles must not be left in Upper Church Lane as this will cause obstruction to the narrow roadway. 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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The Officer declared a pecuniary interest to WA/2021/02690 and WA/2021/02691, Councillors formulated comments.

WA/2021/02690 Farnham Castle

Officer: Brett Beswetherick

WICKHAM HOUSE, 40 WEST STREET, FARNHAM GU9 7DX

Erection of pool house, construction of swimming pool with associated works and relocation and replacement of existing manual gates with automated gates.

Farnham Town Council raises objection to this application unless the swimming pool and automated gates 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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WA/2021/02691 Farnham Castle

Officer: Brett Beswetherick

WICKHAM HOUSE, 40 WEST STREET, FARNHAM GU9 7DX

Listed Building consent for erection of pool house, construction of swimming pool with associated works and relocation and replacement of existing manual gates with automated gates.

Farnham Town Council raises objection to this application unless the swimming pool and automated gates 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.

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WA/2021/02778 Farnham Castle

Officer: Lara Davison

1 THE BOROUGH, FARNHAM GU9 7NA

Listed Building consent for internal alterations, painting of shop front and display of fascia and hanging non illuminated signs.

Farnham Town Council raises objection unless the shop front and signage is compliant with the Farnham Design Statement and Farnham Neighbourhood Plan policy FNP2 Town Centre Conservation Area, FNP3 Shop Fronts within Farnham Town Centre Conservation Area and its setting where illuminated signage is prohibited, FNP4 Advertisement Control, Farnham Conservation Area Management Plan (FCAMP) and Shopfront Design Guide SPD.

WA/2021/02779 Farnham Castle

Officer: Lara Davison

1 THE BOROUGH, FARNHAM GU9 7NA

Consent to display fascia and hanging non illuminated signs.

Farnham Town Council raises objection unless the shop front and signage is compliant with the Farnham Design Statement and Farnham Neighbourhood Plan policy FNP2 Town Centre Conservation Area, FNP3 Shop Fronts within Farnham Town Centre Conservation Area and its setting where illuminated signage is prohibited, FNP4 Advertisement Control, Farnham Conservation Area Management Plan (FCAMP) and Shopfront Design Guide SPD.

Farnham Firgrove Hill

WA/2021/02654 Farnham Firgrove

Officer: Lauren Kitson

24 WAVERLEY LANE, FARNHAM GU9 8BQ

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

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. 24a.

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.

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WA/2021/02701 Farnham Firgrove

Officer: Lauren Kitson

24 RIDGWAY ROAD, FARNHAM GU9 8NW

Alterations to roof to include rear dormers and front rooflights to provide additional habitable accommodation.

Farnham Town Council raises objection to this application unless the alterations are confirmed compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNP16 Extensions, Residential Extensions SPD and LPPI policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction and has no negative impact on the neighbour's amenity at no. 22.

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/2021/02702 Farnham Firgrove

Officer:

24 RIDGWAY ROAD, FARNHAM GU9 8NW

Erection of extensions and alterations 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, 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. 22.

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WA/2021/02705 Farnham Firgrove

Officer: Sam Wallis

93 WEYDON HILL ROAD, FARNHAM GU9 8NY

Certificate of lawfulness under S192 for alterations to roof including rear dormer and front rooflights to provide additional habitable accommodation.

Farnham Town Council raises objection unless the alterations are confirmed lawful and has no negative impact on the neighbour's amenity at no. 91.

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WA/2021/02737 Farnham Firgrove

Officer: Lauren Kitson

62 WEYDON HILL ROAD, FARNHAM GU9 8NY

Erection of single storey rear extension with associated works.

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 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.

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WA/2021/02757 Farnham Firgrove

Officer: Lauren Kitson

15 RIDGWAY ROAD, FARNHAM GU9 8NN

Erection of single storey rear extension with alterations to elevations 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, 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 neighbour's amenity at no. 11b to the rear.

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

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Farnham Hale and Heath End

WA/2021/02747 Farnham Hale and Heath End

Officer: Brett Beswetherick

SONRISA, OAST HOUSE LANE, FARNHAM GU9 0NW

Erection of dormer extensions above garage to create additional habitable accommodation.

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 LPPI policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction.

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Farnham Moor Park

WA/2021/02672 Farnham Moor Park

Officer: Sam Wallis

HENDRICK HOUSE, 6 CROOKSBURY ROAD, FARNHAM GU10 1QE

Erection of extensions and alterations and creation of vehicular crossover with 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, FNPI6 Extensions, Residential Extensions SPD and LPPI policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction and has negative impact on the neighbour's amenity at no. 4 or no. 8.

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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/2021/02681 Farnham Moor Park

Officer: Lauren Kitson

29 STEPHENDALE ROAD, FARNHAM GU9 9QP

Erection of extension 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, FNP16 Extensions, Residential Extensions SPD and LPPI policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction.

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

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

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

WA/2021/02688 Farnham Moor Park

Officer: Sam Wallis

THE SPINNEY, 17 CROOKSBURY ROAD, FARNHAM GU10 1QB

Certificate of Lawfulness under S192 for erection of detached outbuilding, erection of detached garage, construction of 1 metre high brick wall and extended driveway hardstanding.

Farnham Town Council strongly objects to the proposed 1m high brick wall along the front boundary on the Crooksbury Road being inappropriate for the setting and having an urbanising effect on the semi-rural location. The property already benefits from a secure boundary with hedging and wire fencing. Biodiversity must be considered, a brick wall will be harmful to wildlife and wildlife corridors, especially small mammals.

WA/2021/02707 Farnham Moor Park

Officer: Lauren Kitson

27 ABBOTS RIDE, FARNHAM GU9 8HZ

Erection of extensions and alterations to existing bungalow to provide a two storey dwelling (revision of WA/2019/1040).

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.

The safeguarding of the living conditions of no. 25 and no. 29 must have been addressed in the proposed changes in this application compared to the refused application and Inspector's Dismissal of WA/2019/1040 - the Inspector concluded 'the proposed development would have an unacceptable effect on the living conditions of the occupiers of 25 Abbots Ride. This outweighs the lack of unacceptable harm that I have concluded would result to the living conditions of the occupiers of No 29. I therefore conclude that the proposal would have an unacceptable effect on the living conditions of occupiers of an adjoining residential property, contrary to Policy FNPI6 of the Farnham Neighbourhood Plan 2017, and saved Policies DI and D4 of the Waverley Borough Council Local Plan 2002. These policies require the privacy, daylight, sunlight and outlook of adjoining residents to be safeguarded, and for development not to significantly harm the amenities of occupiers of neighbouring properties, by reason of factors including overbearing appearance.'

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/2021/02743 Farnham Moor Park

Officer: Sam Wallis

HILLBROW, BOTANY HILL, SANDS, FARNHAM GU10 1LZ

Certificate of Lawfulness under S192 for erection of garage with attached home office.

Farnham Town Council raises objection unless the garage with attached home office is confirmed lawful and conditioned ancillary to the dwellinghouse.

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/2021/02760 Farnham Moor Park

Officer: Brett Beswetherick

BUSH COTTAGE, 31 CROOKSBURY ROAD, FARNHAM GU10 1QD

Alterations to roof to provide additional habitable accommodation at first floor level following demolition of existing rear extension.

Farnham Town Council raises objection to this application unless the alterations are confirmed compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNPI6 Extensions, Residential Extensions SPD and LPPI policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction.

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

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

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

TM/2021/02781 Farnham Moor Park

Officer: Jack Adams

BLUE CEDARS, TILFORD ROAD, FARNHAM GU9 8DP

APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 34/06

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

Councillor Martin declared a non pecuniary interest due to vicinity and left the meeting at 11.35am.

NMA/2021/02710 Farnham Moor Park

Officer: Philippa Smyth

LAND AT KILNSIDE FARMHOUSE, MOOR PARK LANE, FARNHAM GU10 INS

Amendment to WA/2020/0864 - Reduced size of Garage roller door width opening by 0.5m.

Provision of a side pedestrian door in line with H&S /fire requirements, to enable storage shelving along the internal wall.

Farnham Town Council raises objection unless this application is confirmed non-material in accordance with Waverley Borough Council's criteria.

Farnham Shortheath and Boundstone

TM/2021/02662 Farnham Shortheath and Boundstone

Officer: Jack Adams

12 BOWER ROAD, FARNHAM GU10 4ST

APPLICATION FOR WORKS TO AND REMOVAL OF TREES SUBJECT OF TREE PRESERVATION ORDER 01/10

Farnham Town Council leaves to the Arboricultural Officer. In response to a climate emergency, it is vital to retain green infrastructure in line with LPPI policy CCI Climate Change and NE2 Green and Blue Infrastructure, trees must be replaced.

TM/2021/02663 Farnham Shortheath and Boundstone

Officer: Jack Adams

8 BOWER ROAD, FARNHAM GU10 4ST

APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 01/10

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/2021/02675 Farnham Shortheath and Boundstone

Officer: Jack Adams

BROAD HA'PENNY, FARNHAM GU10 4TF

APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDERS 17/99 AND 18/99

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/2021/02714 Farnham Shortheath and Boundstone

Officer: Jack Adams

5 CEDARWAYS, FARNHAM GU9 8SW

APPLICATION FOR WORKS TO TREE 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

WA/2021/02742 Farnham Upper Hale

Officer: Lauren Kitson

MANDALAY, LAWDAY PLACE LANE, FARNHAM GU9 0BT

Erection of extensions and alterations to elevations with associated works (revision of WA/2020/1423).

Farnham Town Council raises objection to this application unless the extensions and alterations are confirmed compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNPI6 Extensions, Residential Extensions SPD and LPPI policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction.

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

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

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

WA/2021/02761 Farnham Upper Hale

Officer: Sam Wallis

PEAR TREE HOUSE, FOLLY HILL, FARNHAM GU9 0BD

Erection of single storey rear extension with associated hard landscaping following demolition of existing conservatory.

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 LPPI policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction.

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

subsequent Development Plan Documents, Supplementary Planning Documents and Neighbourhood Plans.

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

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

Farnham Weybourne and Badshot Lea

WA/2021/02731 Farnham Weybourne and Badshot Lea

Officer: Lauren Kitson

1 RADFORD CLOSE, FARNHAM GU9 9AB

Erection of single storey extension following demolition of existing conservatory.

Farnham Town Council raises objection to this application unless the extension is confirmed compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNP16 Extensions, Residential Extensions SPD and LPPI policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction.

Local Plan Part 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.

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/2021/02741 Farnham Weybourne and Badshot Lea

Officer: Sam Wallis

2 BROOK AVENUE, FARNHAM GU9 9HB

Erection of extensions and alterations to 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, 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 no. with the enlarged first floor.

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/2021/02764 Farnham Weybourne and Badshot Lea

Officer: Philippa Smyth

9 COPPICE CLOSE, FARNHAM GU9 9DQ

Erection of two semi-detached dwellings with alterations to elevations of existing dwelling.

Farnham Town Council strongly objects to the erection of two semi-detached dwellings at 9 Coppice Close. This application is not compliant with Farnham Neighbourhood Plan Policy FNPI, being overdevelopment of the garden of no. 9. The limited parking provision will add to the congestion and potential for road user conflict, not compliant with LPPI policy ST1 and policy FNP30. As with refused and dismissed application WA/2019/2004 'a standalone building unrelated to surrounding development would make it an obtrusive and incongruous feature within the streetscene, which would erode the spacious and open character of the area. It would be widely visible from the surrounding area.' The parking area is outside the appellant's ownership and is not appropriate for a new access to two dwellings. The surrounding streets do not have capacity for any additional on-street parking.

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/2021/02692 Farnham Wrecclesham and Rowledge

Officer: Carl Housden

ROWLEDGE TENNIS CLUB, TENNIS COURTS AND PAVILION, RECREATION ROAD, FARNHAM GU10 4BN

Erection of single storey pavilion following demolition of existing pavilion.

Farnham Town Council has no objections to the improved facilities retaining the same footprint and location on the site.

TM/2021/02661 Farnham Wrecclesham and Rowledge

Officer: Jack Adams

26 MAYFIELD, FARNHAM GU10 4DZ

APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 47/99

Note. Tree 1: Beech - Reduce lateral growth South and Southwest by approximately 2-3 metres

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.

5. Appeals Considered

There were none for this meeting.

6. Licensing Applications Considered

Hearing

New Premises Licence

The Mixing Glass, 8 Downing Street, Farnham, GU9 7PB

Mrs D R Maxwell

The application is for Recorded music, On sale of alcohol and Opening hours 11:00-00:00 Monday to Wednesday, 11:00-01:00 Thursday to Saturday and 11:00-23:30 Sunday.

Mrs Maxwell is the licence holder at Bloom on The Borough.

Councillor George Hesse as Ward Councillor to attend the hearing set before the Licensing Sub-Committee on 13th December 2021 at 10.00 am at the Council Offices, The Burs, Godalming, Surrey, GU7 1HR to determine the application.

Farnham Town Council objects the potential for public nuisance with the late opening hours proposed in this application. Unlike Bloom's current premises on The Borough, this location is more densely populated with residential dwellings both to the rear on Lower and Middle Church Lane's and above premises on Downing Street itself.

Councillor Hesse to make representation for closing times of 23.00 Monday to Thursday and 00.00 on Friday and Saturday. Concerns to be raised about lack of fire escapes for the first floor accommodation and to the rear of the premises as no exit is shown on the plan out of the courtyard to the rear.

7. Public Speaking at Waverley's Western Planning Committee

There were none for this meeting.

8. Date of next meeting

13th December 2021.

The meeting ended at 12.40 pm

Notes written by Jenny de Quervain