



# FARNHAM TOWN COUNCIL

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## Notes

### Planning & Licensing Consultative Working Group

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#### Time and date

9.30 am on Monday 7th February, 2022

#### 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 Roger Blishen  
Councillor George Hesse  
Councillor Michaela Martin  
Councillor John Neale

Officers: Jenny de Quervain

#### 1. Apologies for Absence

Apologies were received from Councillor Edmonds and Wicks.

#### 2. Disclosure of Interests

WA/2022/00239 2A Wicket Hill - Councillor Blishen declared a non-pecuniary interest due to vicinity to the application.

WA/2022/00282 5 & 6 Wicket Hill - Councillor Blishen declared a non-pecuniary interest due to vicinity to the application.

WA/2022/00298 Bishops Mead Cottage - Councillor Hesse declared a non-pecuniary interest due to vicinity to the application.

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

##### **Farnham Firgrove**

##### **NMA/2022/00266 Farnham Firgrove**

Officer: Sam Wallis

LAND AT FARNHAM COLLEGE, MORLEY ROAD, FARNHAM GU9 8LU

Amendment to WA/2019/0094 proposed change in external materials to Plots 3, 4, 6, 7, 8, 10 and 11.

**Farnham Town Council has no objections, subject to the proposed changes being confirmed compliant with the Farnham Design Statement for Firgrove and Farnham Neighbourhood Plan policy FNP1 New Development and Conservation.**

**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 Moor Park**

#### **WA/2022/00285 Farnham Moor Park**

Officer: Ruth Dovey

BUILDING D21, LAND CENTRED COORDINATES 484270 146934, EAST STREET, FARNHAM

Erection of shopfront for Unit D21 in relation to details required for Condition 10 of planning permission WA/2016/0268

**Farnham Town Council would like to see more detailed shopfront applications for the Brightwells Yard development.**

**With the desire to progress the site in a timely manner, applications need to contain more detailed specifications and comprehensive drawings to ensure proposal can be easily assessed by the Planning Officer and other reviewers.**

**The information within this application is not 'clear and sufficient to determine the application' and its determination is likely to be further delayed with requests for more detailed information.**

**Illustrative drawings of the elevations showing materials within 'legend' would be of benefit to give the reviewer an overall impression of the 'look' of the building with horizontal timber cladding – colour blonde, blue grey shopfronts, etc. (the materials legend is missing details of number 84 and the North Elevation needs number 67 adding, if that is what 'signage projecting off the wall' looks like?).**

**The Planning Officer is unlikely to be able to approve unconfirmed materials for 'timber or metal louvres'. Materials need to be consistent across all elevations - this is a two-storey building not a linear high street where materials and designs of shopfronts do vary. It is anticipated that tenants will have specific signage requirements, these will need to be in the confines of the facias and hanging signage not in a variety of materials across block D21.**

**In submitting shopfront applications, the Applicant/Agent is required to demonstrate that proposals meet the local policies rather than giving a blanket statement 'development is considered to be in line with policy TDI'. To be in line with LPP1 policy TDI, local policies for Farnham town centre must be considered, including the Farnham Design Statement, Farnham Neighbourhood Plan policy FNP2 Town Centre Conservation Area and its setting, FNP4 Advertisement**

## **Control, FNP21 East Street, South Street and Dogflud Way and Shopfront Design Guide SPD.**

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/2022/00325 Farnham Weybourne and Badshot Lea**

Officer: Ruth Dovey

LAND SOUTH OF DEPOT AND EAST OF GREEN LANE, BADSHOT LEA, FARNHAM

Outline planning application for 131 dwellings with associated parking, amenity and landscaping with all matters reserved except access.

**Farnham Town Council strongly objects to the proposed development of land to the south of the SSE Depot and East of Green Lane. The adjacent brownfield SSE Depot site is an approved allocation within the Farnham Neighbourhood Plan; this application for development on a green field site is unacceptable.**

**The location is outside the Built-Up Area Boundary of the Farnham Neighbourhood Plan and not an allocated site for development through policy FNPI4 Housing Site Allocations, contrary to policy FNPI New Development and Conservation, FNPI0 Protect and Enhance the Countryside and FNPI1 Preventing Coalescence. The site is within the Farnham/Aldershot Strategic Gap retained policy C4 and countryside beyond the green belt policy RE1.**

**Although plans are only indicative, the proposed density is too high with the majority of affordable housing being clustered near to the railway line and made up of small units.**

**Affordable housing must be tenure neutral and distributed over a site.**

**Highways measures have been implemented for the adjacent approved development to minimise the impact on Green Lane. This proposed development for 131 dwellings will create an unacceptable level of vehicles movement and have a severe impact on Green Lane, Lower Weybourne Lane and the congested junctions in Weybourne and Badshot Lea.**

## **4. Applications Considered**

### **Farnham Bourne**

#### **TM/2022/00305 Farnham Bourne**

Officer: Jack Adams

6 ELDON DRIVE, FARNHAM GU10 3JE

APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDERS 26/03 AND 02/00

**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 LPP1 policy CCI Climate Change and NE2 Green and Blue Infrastructure.**

**WA/2022/00238 Farnham Bourne**

Officer: Lauren Kitson

95 BURNT HILL ROAD, LOWER BOURNE, FARNHAM GU10 3LH

Erection of extensions and alterations following demolition of existing 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, 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 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/2022/00297 Farnham Bourne**

Officer: Sam Wallis

23 MIDDLE BOURNE LANE, LOWER BOURNE, FARNHAM GU10 3NH

Erection of orangery following demolition of existing garden room.

**Farnham Town Council raises objection to this application unless the orangery is 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 and has no negative impact on the neighbour's amenity at no. 2 White Rose Lane.**

**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/2022/00310 Farnham Bourne**

Officer: Sam Wallis

20 VICARAGE LANE, THE BOURNE, FARNHAM GU9 8HN

Erection of extension and alterations including raising of roof height

**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 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/2022/00314 Farnham Bourne**

Officer: Sam Wallis

6 AVELEY LANE, FARNHAM GU9 8PN

Erection of 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 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. 53 Edward Road.**

**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 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/2022/00322 Farnham Bourne**

Officer: Daniel Holmes

126 BURNT HILL ROAD, LOWER BOURNE, FARNHAM GU10 3LJ

Erection of extensions, alterations to elevations and fenestrations 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 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. 128 Burnt Hill Road from the height of the front extension.**

**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 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/2022/00323 Farnham Bourne**

Officer: Lauren Kitson

40 FRENHAM VALE, FARNHAM GU10 3HT

Construction of replacement tennis court.

**Farnham Town Council has no objections to the replacement tennis court.**

**WA/2022/00333 Farnham Bourne**

Officer: Daniel Holmes

110 BURNT HILL ROAD, LOWER BOURNE, FARNHAM GU10 3LJ

Erection of extension and 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, 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 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/2022/00338 Farnham Bourne**

Officer: Daniel Holmes

8 GREENHILL ROAD, FARNHAM GU9 8JW

Erection of extension, detached garage with ancillary habitable accommodation above and detached outbuildings following demolition of existing extensions and outbuildings.

**Farnham Town Council raises objection to this application unless the extension and ancillary accommodation is approved by the Heritage Officer and confirmed compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNP5 Great Austins Conservations Area and its setting, FNP8 South Farnham Arcadian Areas, FNPI6 Extensions, Residential Extensions SPD and LPPI policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction. The accommodation above the garage must be Conditioned ancillary to the dwellinghouse.**

**The site is bounded by trees and located within the Great Austins Conservation Area and a South Farnham Arcadian Area. The Arboricultural Officer must review documentation relating to the assessment of the site's trees, protection of trees and tree roots, to ensure that there is no negative impact on the sylvan character of the area.**

**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/2022/00348 Farnham Bourne**

Officer: Brett Beswetherick

RICHMOND, LONGDOWN ROAD, LOWER BOURNE, FARNHAM GU10 3JS

Erection of extensions and alterations with associated works following demolition of existing 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, FNP8 South Farnham Arcadian Areas, 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 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/2022/00353 Farnham Bourne**

Officer: Sam Wallis

1 LATCHWOOD LANE, LOWER BOURNE, FARNHAM GU10 3HA

Application under Section 73 to vary Condition 1 of WA/2021/2143 (approved plans) to allow for alterations to windows and doors.

**Farnham Town Council has no objections to the alterations to the windows and doors.**

**WA/2022/00391 Farnham Bourne**

Officer: Sam Wallis

COURT HOUSE, 1 GONG HILL DRIVE, LOWER BOURNE, FARNHAM GU10 3HG

Erection of extension.

**Farnham Town Council raises objection to this application unless the extension is confirmed compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNP8 South Farnham Arcadian Areas, FNP16 Extensions, Residential Extensions SPD and LPPI policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction.**

**Local Plan Part 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/2022/00407 Farnham Bourne**

Officer: Lauren Kitson

GOLDHILL GROVE, GOLD HILL, LOWER BOURNE, FARNHAM GU10 3JH

Erection of extension and alterations to roofing and cladding.

**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, FNP8 South Farnham Arcadian Areas, FNP16 Extensions, Residential Extensions SPD and LPPI policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction.**

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

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**WA/2022/00424 Farnham Bourne**

Officer: Daniel Holmes

12 KILN LANE, LOWER BOURNE, FARNHAM GU10 3LR

Erection of extension and alterations following demolition of existing garage

**Farnham Town Council acknowledges the reduction in the proposed extension from two storey in WA/2021/0051 to a single storey extension in this application.**

**Farnham Town Council raises objection to this application unless the single storey extension is not overbearing to the neighbour at no. 14, sitting at a much lower level to no.12, and that the extension is 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.**

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

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**WA/2022/00429 Farnham Bourne**

Officer: Sam Wallis

COTTERSTOCK HOUSE, CLUMPS ROAD, LOWER BOURNE, FARNHAM GU10 3HF  
Erection of extensions and alterations; erection of a detached garage with habitable accommodation above.

**Farnham Town Council raises objection to this application unless the extensions and alterations and detached garage with accommodation above 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. The accommodation above the garage must be Conditioned ancillary to 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.**

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

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**WA/2022/00432 Farnham Bourne**

Officer: Sam Wallis

8 VALE CLOSE, LOWER BOURNE, FARNHAM GU10 3HR

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

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

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**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 Castle**

#### **WA/2022/00256 Farnham Castle**

Officer: James Kidger

Land to the rear of PENNYS, 88B WEST STREET, FARNHAM GU9 7EN

Erection of a three bedroom dwelling.

**Farnham Town Council objects to a second dwelling in the garden land between 88a fronting West Street and 88b to the rear to create 88c West Street.**

**The application does not enhance and protect the Conservation Area, not compliant with the Farnham Design Statement, Farnham Neighbourhood policy FNPI New Development and Conservation, FNP2 Farnham Town Centre Conservation Area and its setting and LLPI policy TDI. The proposed development will be harmful to the amenity of the surrounding dwellings, mainly Listed buildings including with the garden wall to the west, and detrimental to the impressive Limes and the large Yew on the boundary. The Arboricultural Officer must be consulted on the impact to the trees and tree roots. The proposal will increase vehicles movements in an already congested area.**

**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/2022/00292 Farnham Castle**

Officer: Carl Housden

LAND AT REAR, 37-38 DOWNING STREET, FARNHAM Erection of two storey dwelling with relocation of existing vehicular access and following demolition of single storey storage building

**The History and Constraints document needs to be updated to include that the previously refused application WA/2020/1260 has now been dismissed at appeal.**

**Farnham Town Council objects to a dwelling to the rear of Downing Street, on land adjoining the car parking of the Club off Ivy Lane, having a negative impact on the**

neighbours at no. 1-3 Ivy Lane, not compliant with the Farnham Design Statement, Farnham Neighbourhood policy FNPI New Development and Conservation, FNP2 Farnham Town Centre Conservation Area and its setting and LPPI policy TDI. The parking provision is inaccessible on the narrow lane.

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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Councillor Hesse declared a non-pecuniary due to vicinity

**WA/2022/00298 Farnham Castle**

Officer: Brett Beswetherick

BISHOPS MEAD COTTAGE, BISHOPS MEAD, FARNHAM GU9 7DU

Erection of 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, 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.**

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.

**Access to the site is limited and the narrow lane must not be obstructed by vehicles and materials. Space must be available on or off site for construction vehicles and materials. 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/2022/00335 Farnham Castle**

Officer: Daniel Holmes

15 CRONDALL LANE, FARNHAM GU9 7BG

Certificate of lawfulness under S 192 for the proposed stationing of a touring caravan for purposes ancillary to the Dwelling House.

**Farnham Town Council strongly objects to the inappropriate siting of a caravan for use as ancillary accommodation. The red line on the location plan is shown to the front of the dwelling house on Crondall Lane – this is not to say that the rear garden is more appropriate.**

**Although S192 takes no account of planning policies, siting to the front of the dwelling will be cramped and constitute overdevelopment and have a negative impact on the street scene. The dwelling has insufficient parking within the boundary of the property to accommodate vehicles and a caravan in this congested area with limited on street parking.**

**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/2022/00361 Farnham Castle**

Officer: Daniel Holmes

6 MEAD LANE, FARNHAM GU9 7DY

Listed Building Consent for alterations to replace windows and doors.

**Farnham Town Council raises objection to this application unless the alterations to the Grade II Listed building are approved by the Heritage Officer and confirmed compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNP2 Town Centre Conservation Area and its setting, 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.**

**Access to the site is limited and the narrow lane must not be obstructed by vehicles and materials. Space must be available on or off site for construction vehicles and materials. 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/2022/00344 Farnham Castle**

Officer: Daniel Holmes

2 VICARAGE LANE, FARNHAM GU9 7PR

Listed Building consent for external and internal alterations.

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

**Access to the site is limited and the narrow lane must not be obstructed by vehicles and materials. Space must be available on or off site for construction vehicles and materials. 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/2022/00345 Farnham Castle**

Officer: Daniel Holmes

2 VICARAGE LANE, FARNHAM GU9 7PR

Erection of extension and alterations to elevations and fenestration, alteration to existing outbuilding to provide additional habitable accommodation with associated works following demolition of existing extension.

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

**Access to the site is limited and the narrow lane must not be obstructed by vehicles and materials. Space must be available on or off site for construction vehicles and materials. 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/2022/00427 Farnham Castle**

Officer: Daniel Holmes

BURLES HOUSE, CRONDALL LANE, DIPPENHALL, FARNHAM GU10 5DN

Alterations to garage to provide home office.

**Farnham Town Council objects to the inappropriate development of the garage to provide a home office, in the setting of the unique 1937 Harold Falkner Grade II Listed Burles House. The design and materials, although oak is incorporate, creates a box-like structure in an elevated position with excessive glazing, having a negative impact on this dark location from light pollution and in conflict with the host dwelling. This application must be referred to the Heritage Officer and Historic England for consideration. The 'domestic car garage' may not be mentioned within the listing, nor is its planning permission shown in the History and Constraints document. When was permission granted for the erection of a garage within the grounds of the Grade II Listed building?**

**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**

#### **WA/2022/00233 Farnham Firgrove**

Officer: Sam Wallis

3 LONGLEY ROAD, FARNHAM GU9 8LZ

Erection of extension and alterations following demolition of existing conservatory.

**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.**

**WA/2022/00273 Farnham Firgrove**

Officer: Sam Wallis

93 WEYDON HILL ROAD, FARNHAM GU9 8NY

Certificate of Lawfulness under S192 for alterations to roof including dormer extension and rooflights to provide additional habitable accommodation (revision of WA/2021/02705).

**Farnham Town Council raises objection unless the extension and alterations are confirmed lawful.**

**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/2022/00339 Farnham Firgrove**

Officer: Sam Wallis

19 RYLE ROAD, FARNHAM GU9 8RW

Application under Section 73 to vary conditions 1 and 2 (drawing numbers and materials) of WA/2021/01013 to change materials.

**Farnham Town Council raises objection to this application unless the change in materials is in keeping with the street scene and confirmed compliant with the Farnham Design Statement.**

**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**

##### **TM/2022/00311 Farnham Hale and Heath End**

Officer: Jack Adams

WINTERBOURNE CLOSE, FARNHAM GU9 0DP

APPLICATION FOR THE REMOVAL OF A TREE SUBJECT OF TREE PRESERVATION ORDER 01/19

**Farnham Town Council objects to the removal of trees and requests that the Arboricultural Officer thoroughly assess if this is necessary. 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.**

##### **WA/2022/00202 Farnham Hale and Heath End**

Officer: Lara Davison

LAND AT 9 WELLINGTON LANE, FARNHAM GU9 9BA

Approval of Reserved Matters, access, layout, appearance, landscaping and scale following the outline approval of WA/2019/1915 for the erection of a new dwelling.

**Farnham Town Council raises objection to this application unless the proposed new dwelling is confirmed compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, LPP1 policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction. The parking provisions is in a hazardous location, the access and safety of other road users must be reviewed by Surrey Highways.**

**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 is a congested area with limited on street parking, space must be available on-site for construction vehicles and materials. 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/2022/00320 Farnham Hale and Heath End**

Officer: Sam Wallis

3 THE CRESCENT, FARNHAM GU9 0LE

Erection of extensions and alterations, and replacement flat roof to outbuilding with pitched roof.

**Farnham Town Council objects to extensions, alterations and the excessive glazing on the proposed new pitched roof, not being compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNPI6 Extensions, Residential Extensions SPD and LPPI policy TDI Townscape and Design and having a negative impact on the neighbour's amenity at no. 1 The Crescent due to vicinity of the extensions.**

**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/2022/00326 Farnham Hale and Heath End**

Officer: Sam Wallis

AUGHTON, UPPER HALE ROAD, FARNHAM GU9 0NJ

Erection of extension, alterations and replacement boundary wall

**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 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/2022/00386 Farnham Hale and Heath End**

Officer: Lara Davison

12 UPPER HALE ROAD, FARNHAM GU9 0NJ

Erection of 3 x dwellings; relocation of existing site entrance.

**Farnham Town Council strongly objects to the overdevelopment of the garden of 12 Upper Hale Road, with the proposed erection of an additional three dwellings not being compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, LPP1 policy TDI Townscape and Design. The access is insufficient for four dwellings on a dangerous section of the Upper Hale Road.**

**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 Moor Park**

**WA/2022/00223 Farnham Moor Park**

Officer: Daniel Holmes

12 STONEYFIELDS, FARNHAM GU9 8DX

Erection of a dwelling following demolition of existing dwelling.

**Farnham Town Council raises objection to this application unless the replacement dwelling is confirmed compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, 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. 12 with overlooking from the proposed balcony.**

**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 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/2022/00226 Farnham Moor Park**

Officer: Sam Wallis

5 TEMPLES CLOSE, FARNHAM GU10 1RB

Erection of 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, FNP8 South Farnham Arcadian Areas, 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 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/2022/00293 Farnham Moor Park**

Officer: Philippa Smyth

LAND EAST OF BRIDLEWAY 186 CENTRED COORDINATES 486985 147072,

CROOKSBURY ROAD, FARNHAM

Erection of a stable and storage building.

**Farnham Town Council strongly objects to inappropriate development in the countryside, not being compliant with Farnham Neighbourhood Plan policy FNPI New Development and Conservation and FNPI0 Enhance and Protect the Countryside, being outside the built-up area boundary, inappropriate in size, scale and materials in this setting.**

The site is inadequate as grazing and not sufficient in size for the proposed stabling. Inappropriate ornate gates, bollards and post box have been erected at the site; all unnecessary residential paraphernalia not required for stables. Enforcement must be notified of unauthorised development.

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/2022/00416 Farnham Moor Park**

Officer: Lauren Kitson

82 STOKE HILLS, FARNHAM GU9 7TQ

Erection of retaining walls and fencing with associated landscaping works.

**Farnham Town Council objects to the height of the proposed fencing being unneighbourly and too dominant in the street scene. The illustrations show the panels almost up to the neighbour's first floor window and the figures being dwarfed by the scale of the fencing!**

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.

Councillor Martin left the meeting at 11.40am.

#### **Farnham Shortheath and Boundstone**

Councillor Blishen declared a non-pecuniary interest due to vicinity.

#### **WA/2022/00239 Farnham Shortheath and Boundstone**

Officer: Brett Beswetherick

HIGHCROFT, 2A WICKET HILL, WRECCLESHAM, FARNHAM GU10 4RD

Erection of detached outbuilding

**The location is within the vicinity of Surrey Wildlife Trust's Underdown Nature Reserve and must be reviewed by the Arboricultural Officer and comments sought from Surrey Wildlife Trust. The impact on trees and wildlife must be considered along with appropriate materials for the setting.**

**Farnham Town Council raises objection to this application unless the detached outbuilding is confirmed compliant with 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 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.

**WA/2022/00249 Farnham Shortheath and Boundstone**

Officer: Lauren Kitson

1 HEATHER COTTAGES, SUNNYDELL LANE, WRECCLESHAM, FARNHAM GU10 4RB

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, 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 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.

Councillor Blishen declared a non-pecuniary interest due to vicinity.

**WA/2022/00282 Farnham Shortheath and Boundstone**

Officer: Philippa Smyth

Rear of 5 & 6 WICKET HILL, WRECCLESHAM, FARNHAM GU10 4RD

Outline Application for erection of 2 dwellings with all matters reserved (revision of WA/2021/0148).

**Farnham Town Council maintains its strong objection to any additional residential development in the gardens of 5 and 6 Wicket Hill being overdevelopment and having a negative impact on the character of the area.**

**The impact on trees and wildlife is unacceptable, the site is situated close to Underdown Nature Reserve owned by Surrey Wildlife Trust, the application must**

be reviewed by the Arboricultural Officer and comments sought from Surrey Wildlife Trust.

The topography is not suitable for further residential development, the access via Bat and Ball Lane and Wicket Hill is inadequate for the excessive excavation from the site and the delivery of materials required for the proposed dwellings and the main road access has limited visibility in both directions.

Development will have a negative impact on the neighbouring properties below on Birdhaven with overlooking from the site's elevated position and the potential of flooding with the displacement of ground water, especially with the removal of trees, not compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and LPPI policy TDI, CCI Climate Change, CC2 Sustainable Construction and Design and NE2 Natural Environment.

Local Plan Part LPPI 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/2022/00319 Farnham Shortheath and Boundstone**

Officer: Sam Wallis

80 GREENFIELD ROAD, FARNHAM GU9 8TQ

Erection of single storey extension and 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 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 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/2022/00370 Farnham Shortheath and Boundstone**

Officer: Sam Wallis

7 BIRCH CLOSE, WRECCLESHAM, FARNHAM GU10 4TJ

Erection of 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, 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 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 Upper Hale**

Amendments received

**Erection of 3 dwellings instead of 4.**

**WA/2021/0214 Farnham Upper Hale**

HILLSIDE, THE GREEN, FARNHAM, GU9 0HL

Officer: Philippa Staddon

Erection of 3 dwellings including access, parking and amenity space following the demolition of existing dwelling and outbuildings.

HILLSIDE, THE GREEN, FARNHAM GU9 0HL

**Farnham Town Council maintains its strong objection to the gross overdevelopment of the garden of Hillside. The amended proposal to create 3 dwellings instead of 4 does not lessen the negative impact of the location or address**

the issues of density, pattern of development or the proposed inadequate, inaccessible and dangerous parking provision.

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/2022/00129 Farnham Upper Hale**

Officer: Sam Wallis

19 SPRING LANE, FARNHAM GU9 0JD

Alterations to roof.

Further information has received on the negative impact of the neighbour's amenity at 10 Trinity Hill which has not been considered in the granting of PRA/2021/03136 and WA/2022/00130.

Farnham Town Council strongly objects to the alterations to the roof. The larger roof, with its gable end's vicinity to the boundary and the topography of the land, will be overbearing to 10 Trinity Hill.

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/2022/00216 Farnham Upper Hale**

Officer: Lara Davison

FOXHAVEN, OLD PARK LANE, FARNHAM GU10 5AA

Retention of existing office building.

Farnham Town Council notes yet another application at Foxhaven. Farnham Town Council raises objection unless the office building is confirmed lawful.

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/2022/00241 Farnham Upper Hale**

Officer: Lauren Kitson

3 THE GLEN, NUTSHELL LANE, UPPER HALE, FARNHAM GU9 0FF

Erection of single storey extension to link garage to house with alterations to provide habitable accommodation

Farnham Town Council raises objection to this application unless the extension and alterations to provide habitable accommodation in the garage 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. Sufficient parking must be available within the boundary of the property with the loss of the double garage.

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 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/2022/00355 Farnham Upper Hale**

Officer: Brett Beswetherick  
3 UPPER OLD PARK LANE, FARNHAM GU9 0AT  
Erection of detached garage

**Farnham Town Council raises objection to this application unless the detached garaged is confirmed compliant with Residential Extensions SPD.**

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/2022/00371 Farnham Upper Hale**

Officer: Sam Wallis  
59 ALMA LANE, FARNHAM GU9 0LT

Erection of extensions and alterations and erection of detached garage following demolition of existing extensions and detached garage (revision of WA/2021/02808).

**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.**

**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 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/2022/00201 Farnham Weybourne and Badshot Lea**

Officer: Sam Wallis

2 CHURCH COTTAGES, BADSHOT LEA ROAD, BADSHOT LEA, FARNHAM GU9 9LD

Erection of 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, 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. 3 with the extension to the property boundary.**

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

**Space must be available on-site for construction vehicles and materials 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/2022/00337 Farnham Weybourne and Badshot Lea**

Officer: Sam Wallis

109 BADSHOT PARK, BADSHOT LEA, FARNHAM GU9 9NF

Erection of extension and alteration to provide porch and use garage as habitable accommodation.

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

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

**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 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/2022/00402 Farnham Weybourne and Badshot Lea**

Officer: Sam Wallis

22 UPPER WEYBOURNE LANE, FARNHAM GU9 9DG

Erection of extension.

**Farnham Town Council raises objection to this application unless the extension is confirmed compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNPI6 Extensions, Residential Extensions SPD and 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 with the extension to the boundary.**

**Local Plan Part I (LLPI) policy TDI Townscape and Design states: account will be taken of design guidance adopted by the Council including design and development**

briefs, Conservation Area Appraisals and associated Management Plans, town and village design statements and other design policies and guidance produced within subsequent Development Plan Documents, Supplementary Planning Documents and Neighbourhood Plans.

Space must be available on-site for construction vehicles and materials 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 Wrecclesham and Rowledge**

##### **CA/2022/00358 Farnham Wrecclesham and Rowledge**

Officer: Jack Adams

4 TERRA COTTA COURT, QUENNELLS HILL, FARNHAM GU10 4SL

WRECCLESHAM CONSERVATION AREA REMOVAL OF TREE

**Farnham Town Council strongly objects to the removal of trees, especially in a Conservation Area covered by Farnham Neighbourhood Plan policy FNP6 Wrecclesham Conservation Area and its setting, and no reason being given for the felling of the Oak.**

**Farnham Town Council requests a site visit by an Arboricultural Officer to assess the tree and consider if worthy of a Tree Preservation Order. 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.**

##### **PRA/2022/00368 Farnham Wrecclesham and Rowledge**

Officer: Lauren Kitson

5 RIVER ROW COTTAGES, RIVER ROW, FARNHAM GU9 8UA

The erection of a single storey rear extension which would extend beyond the rear wall of the original house by 6m, for which the height would be 3.32m, and for which the height of the eaves would be 2.42m.

**Farnham Town Council strongly objects to the inappropriate development of a mid-terrace property with an excessive 6m single storey extension to the rear, having a negative impact on the neighbours' amenity at no. 4 and no. 6. A site visit is vital.**

**This objection must be considered when determining this application.**

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/2022/00237 Farnham Wrecclesham and Rowledge**

Officer: Brett Beswetherick

28 GREENFIELD ROAD, FARNHAM GU9 8TJ

Erection of 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, 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 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/2022/00336 Farnham Wrecclesham and Rowledge**

Officer: Brett Beswetherick

LEYLAND HOUSE, 12 THE STREET, WRECCLESHAM, FARNHAM GU10 4PR

Listed building consent for external alterations to elevation to protect and repair the building following the previous removal of an extension; provision of additional fencing.

**Farnham Town Council has no objection to the remedial works to repair the Grade II Listed Leyland House and add fencing to enclose the garden from the access to Old Julius Yard subject to the approval of the Heritage Office.**

**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/2022/00360 Farnham Wrecclesham and Rowledge**

Officer: Lauren Kitson

BOUNDARY VIEW, WESTFIELD LANE, WRECCLESHAM, FARNHAM GU10 4QP

Landscaping works including provision of a retaining structure, ground levelling and fencing.

**Farnham Town Council objects to the lack of CA tree notification for works or removal of trees within a Conservation Area, clarification must be sort prior to the determination of this application. 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 and consideration should be given to biodiversity gain with the additional hedging, ideally planting native species with benefits to wildlife in this edge of village location.**

**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/2022/00367 Farnham Wrecclesham and Rowledge**

Officer: Sam Wallis

70 RIVERDALE, WRECCLESHAM, FARNHAM GU10 4PJ

Erection of extensions and alterations following demolition of 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, FNPI 6 Extensions, Residential Extensions SPD and LPPI policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction and sufficient parking is available within the boundary of the property.**

**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 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/2022/00404 Farnham Wrecclesham and Rowledge**

Officer: Brett Beswetherick

14 THE STREET, WRECCLESHAM, FARNHAM GU10 4PR

Erection of an outbuilding.

**Farnham Town Council strongly objects to the proposed outbuilding, being remote to the dwellinghouse and a design not in keeping with the Conservation Area setting, not compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNP6 Wrecclesham Conservation Area and its setting, FNP16 Extensions and Residential Extensions SPD.**

**The statement that Class E Permitted Development should be a material consideration is not correct for the very reasons the Agent has included: ‘But for the fact that the outbuilding is marginally forward of the front elevation of the host dwelling no. 14 and is not in the same curtilage, the proposed outbuilding would be classed as permitted development under Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended. This is a material consideration which should be taken into account in determining the application.’**

**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/2022/00406 Farnham Wrecclesham and Rowledge**

Officer: Sam Wallis

32 WEY MEADOW CLOSE, WRECCLESHAM, FARNHAM GU9 8TX

Erection of 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 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 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/2022/00439 Farnham Wrecclesham and Rowledge**

Officer: Sam Wallis

8-10 THE STREET, WRECCLESHAM, FARNHAM GU10 4PR

Display of 3 non illuminated signs.

**Farnham Town Council has no objections to the new signage, being an improvement to existing and more in keeping with the Wrecclesham Conservation Area setting.**

**5. Appeals Considered**

**Appeal Notification**

APP/R3650/W/21/3278702

LAND COORDINATES 486010 148400, CROWN LANE, BADSHOT LEA

Outline application with all matters reserved for the erection of 5 dwellings with detached garages, associated works including vehicle access.

Mr M Coomber (M J Coomber Associates)

**APP/R3650/W/21/3278702**

**LAND COORDINATES 486010 148400, CROWN LANE, BADSHOT LEA**

Farnham Town Council has received notification from Waverley Borough Council on 20 January 2022 of an appeal against the decision to refuse planning application WA/2020/0651, Outline application with all matters reserved for the erection of 5 dwellings with detached garages, associated works including vehicle access. This letter advised representations are required by 17/02/2022 however, the PINS portal shows 02/12/2021. Clarification is requested.

Farnham Town Council maintains its objections to the erection of 5 dwellings in Crown Lane, Badshot Lea.

The location is outside the Built-Up Area Boundary of the Farnham Neighbourhood Plan and not an allocated site for development through policy FNPI4 Housing Site Allocations, contrary to policy FNPI New Development and Conservation, FNPI0 Protect and Enhance the Countryside and FNPI1 Preventing Coalescence. The site is within the Farnham/Aldershot Strategic Gap retained policy C4 and countryside beyond the green belt policy RE1. The proposed 5 dwellings would have a negative impact on the character of the countryside and an urbanising effect of the open area.

Crown Lane is narrow and unlit with no pedestrian footway limiting the sustainability of the location as all movement will be by car. Due to the lane's limited width, no space is available for the addition of a footway and the lane is becoming an increasingly important part of the local cycle network, though approximately one third of its length is so narrow that it is impossible for a car and a cyclist to pass.

The application states its objective is to provide bungalows for retired people wanting to downsize however, the site is detached from the village and the severe limitations of Crown Lane means that pedestrian use is dangerous.

**The proposed erection of 5 dwellings must be refused planning permission, being unacceptable development in this location, contrary to several policies, hazardous to pedestrians and road users alike.**

### **Enforcement Appeal Notification**

Notification of appeal against EN/2021/14: Legend Acres, River Lane, Farnham, GU9 8UD  
TOWN AND COUNTRY PLANNING ACT 1990

APPEAL BY: Mr Nigel Schultz

SITE: Legend Acres, River Lane, Farnham, GU9 8UD

An enforcement appeal against an Enforcement Notice dated 25/11/2021 issued by Waverley Borough Council has been lodged with the Planning Inspectorate, by Mr Nigel Schultz.

The Enforcement Notice appeal reference is APP/R3650/C/22/3290664.

The appeal will be dealt with by way of the Written Representations procedure.

The Enforcement Notice is in respect of:

Without planning permission the carrying out of an engineering operation to materially change the levels of the Land.

**It was agreed that Farnham Town Council would not submit written representations.**

### **Appeal Decision**

For information only.

### **WA/2020/0215 Farnham Bourne**

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

3 GREAT AUSTINS, FARNHAM GU9 8JG

**Appeal Dismissed.**

## **6. Licensing Applications Considered**

### **New Premises Licence**

Megan's Deli, 121 West Street, Farnham, Surrey, GU9 7HH

Chelsea Fine Food Ltd

The application is for On and off sales of alcohol 09:00-23:00 Monday to Sunday (From the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day) and Opening hours 09:00-23:30 Monday to Sunday (From the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day).

**Farnham Town Council is pleased to see a new business coming in with appropriate times for the location and has no objections to the proposed hours for on and off sales of alcohol for Megan's Deli, 121 West Street, Farnham GU9 7HH.**

## **7. Other Consultations**

Waverley Affordable Homes Delivery Strategy 2022-25 Consultation.

**It was agreed that Councillors submit comments for discussion at the next meeting on 21<sup>st</sup> February 2022. The consultation closes 24<sup>th</sup> February 2022.**

Surrey County Council Minerals and Waste Local Plan – Issues and Options Consultations

**It was agreed that as the consultation included 'call for sites', Farnham Town Council would take part in the next phases of the process, if Farnham sites were submitted.**

**8. Public Speaking at Waverley's Western Planning Committee**

There were none for this meeting.

**9. Date of next meeting**

21<sup>st</sup> February 2022.

The meeting ended at 12.35 pm

Notes written by Jenny de Quervain