



FARNHAM TOWN COUNCIL

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Notes

Planning & Licensing Consultative Working Group

Time and date

9.30 am on Monday 21st February, 2022

Place

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

Planning & Licensing Consultative Working Group Members Present:

Councillor John "Scotty" Fraser (Lead Member)
Councillor Brian Edmonds
Councillor Roger Blishen
Councillor George Hesse
Councillor Michaela Martin
Councillor John Neale

Officers: Jenny de Quervain

1. Apologies for Absence

Apologies were received from Councillor Wicks.

2. Disclosure of Interests

WA/2022/00513 Kiosk 3A - Councillor Martin declared a non-pecuniary interest due to prior knowledge of the application.

3. Applications Considered for Key/Larger Developments

WA/2022/00444 Farnham Firgrove

Officer: Carl Housden

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

Application under Section 73 to vary condition 1 of WA/2019/0094 (approved plans) to allow changes to layout.

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 FNPI New Development and Conservation.

Questions have been raised regarding construction methods on the site. These must be confirmed and proved not to have any negative impact on the adjacent properties.

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/2022/00548 Farnham Moor Park

Officer: Ruth Dovey

BRIGHTWELL HOUSE, OLD MARKET PLACE, FARNHAM

Application under Section 19 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to vary Condition 6 of WA/2017/2028 (approved plan numbers) to allow alterations to elevations and internal layout.

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 FNP1 New Development and Conservation, FNP2 Town Centre Conservation Area and its setting and LPPI policy TDI Townscape and Design.

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

WA/2022/00534 Farnham Upper Hale

Officer: Philippa Smyth

HALE CHILDRENS NURSERY, UPPER HALE ROAD, FARNHAM

Change of use of building from children's nursery (Use Class F1) to youth centre (Use Class F2) with alterations to elevations.

Farnham Town Council welcomes the provision of a youth centre in the community.

Farnham Weybourne and Badshot Lea

WA/2022/00511 Farnham Weybourne and Badshot Lea

Officer: Carl Housden

SUMMERFIELD COTTAGE, RUNFOLD ST GEORGE, BADSHOT LEA, FARNHAM GU10 1PP

Outline application with some matters reserved for erection of 30 dwellings with associated garages, parking and access roads following demolition of existing dwelling and outbuildings.

The History and Constraints document is missing from this application. It is vital to include this information for those reviewing the application to understand the planning history and the policies relevant to the site.

Local Plan Part I (LPP1) 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.

Farnham Town Council strongly objects to the Outline application for the erection of 30 dwellings. This is not an approved housing allocation in the Farnham Neighbourhood Plan, is outside the built-up area boundary and contrary to policy FNPI New Development and Conservation, FNPI0 Protect and Enhance the Countryside, FNPI1 Preventing Coalescence, FNPI3 Protect and Enhance Biodiversity due to its vicinity to Tice's Meadow and FNPI4 Housing Site Allocations and the Farnham Design Statement.

This application represents ten times the amount of development in Outline application for 3 dwellings allowed at Appeal (WA/2016/0406). The Inspector concludes that the proposal for 3 dwellings would continue the linear form of development fronting this short section of dead-end road. A larger development, including dwellings behind the frontage dwellings and away from the road frontage, would result in a negative effect on the character and appearance of the rural area.

The subsequent Reserved Matters application (WA/2021/01405) for 3 dwellings was granted permission and the area confirmed as 'outside the residential curtilage' of Summerfield Cottage by WBC Planning Officer Carl Housden therefore pending application WA/2021/02838 is not lawful. The lawful residential use of the adjoining land of Summerfield Cottage cannot be considered incidental to the enjoyment of the dwellinghouse. Areas within the boundary of the red line are managed very differently and have been fenced off and developed for other uses, including business uses, without planning permission. The images provided contradict statements within application WA/2021/02838 and do not show the extent of the land to which the application relates therefore cannot be considered 'evidence'.

The built form, density and population of a development for 30 dwellings will have a negative impact on the adjacent land to the east, Tice's Meadow Nature Reserve. Consisting of almost 140 acres of grasslands and wetland areas, it is promoting biodiversity enhancements, including restoration and re-creation of wildlife habitats, supporting many species and a growing breeding bird population within a Biodiversity Opportunity Area. Run-off from roadways and hardstanding risks polluting the expanding wetland Nature Reserve.

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

4. Applications Considered

Farnham Bourne

WA/2022/00451 Farnham Bourne

Officer: Sam Wallis

1 FRENHAM VALE, LOWER BOURNE, FARNHAM GU10 3HN

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, FNPI 6 Extensions, Residential Extensions SPD and LPP1 policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction. With the addition of dormer windows in the roof, the existing chimney heights will need to be raised.

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/2022/00452 Farnham Bourne

Officer: Lauren Kitson

5 MIDDLE BOURNE LANE, LOWER BOURNE, FARNHAM GU10 3ND

Certificate of Lawfulness under S192 for erection of single storey extension.

Farnham Town Council raises objection unless the extension 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/2022/00454 Farnham Bourne

Officer: Sam Wallis

1 BLACKTHORN CLOSE, LOWER BOURNE, FARNHAM GU10 3LG

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, FNPI 6 Extensions, Residential Extensions SPD and LPP1 policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction and has no negative impact on the neighbour's amenity at no. 121 Burnt Hill Road with the extension to the boundary.

Local Plan Part 1 (LPP1) 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/2022/00461 Farnham Bourne

Officer: James Kidger

WAVERLEY COURT FARM, MONKS WALK, FARNHAM GU9 8HT

Change of use from existing barn to Class C3 dwelling house including external alterations, landscaping and car parking.

Farnham Town Council raises objection to this application unless the dwelling is confirmed compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNP10 Protect and Enhance the Countryside, LPP1 policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction and retained policy RE3 Landscape Character - Surrey Hills Area of Outstanding Natural Beauty (AONB) and an Area of Great Landscape Value (AGLV).

Local Plan Part I (LPP1) 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/2022/00482 Farnham Bourne

Officer: Sam Wallis

WALDEN HOUSE, GOLD HILL, LOWER BOURNE, FARNHAM GU10 3JH

Certificate of Lawfulness under S192 for erection of single storey extensions.

Farnham Town Council raises objection unless the extensions are confirmed lawful.

The 'merits' of trees and tree roots should be considered in an area designated 'South Farnham Arcadian Areas' characterised by its tree! Construction of the proposed extension must ensure the protection of trees and tree roots.

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/2022/00544 Farnham Bourne

Officer: Lauren Kitson

BURROWS DENE, TILFORD ROAD, FARNHAM GU9 8JA

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, FNP10 Protect and Enhance the Countryside, 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 dark environment from the extensive glazing.

Local Plan Part I (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.

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/2022/00555 Farnham Bourne

Officer: Lauren Kitson

GARRICK HOUSE, 51A LODGE HILL ROAD, LOWER BOURNE, FARNHAM GU10 3RD

Erection of first floor extension, two storey extension and single storey extension with changes to fenestration.

Farnham Town Council raises objection to this application unless the extensions are confirmed compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNP8

South Farnham Arcadian Areas, 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 dark environment from the extensive glazing.

Local Plan Part I (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.

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/2022/00561 Farnham Bourne

Officer: Sam Wallis

3 WISLEY PLACE, WRECCLESHAM, FARNHAM GU10 4FA

Certificate of Lawfulness under Section 192 for erection of detached outbuilding for use as a garden store.

Farnham Town Council raises objection unless the detached outbuilding 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.

Farnham Castle

PRA/2022/00507 Farnham Castle

Officer: Sam Wallis

15 MARSTON ROAD, FARNHAM GU9 7BN

The erection of a single storey rear extension which would extend beyond the rear wall of the original house by 5.48m, for which the height would be 3.44m, and for which the height of the eaves would be 2.73m.

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

Extensions, Residential Extensions SPD and LPP1 policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction and has no negative impact on the neighbour's amenity at no. 17.

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/2022/00520 Farnham Castle

Officer: Sam Wallis

15 MARSTON ROAD, FARNHAM GU9 7BN

Certificate of Lawfulness under S192 for erection of single storey extension.

Farnham Town Council raises objection unless the extension 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.

Councillor Martin declared a non-pecuniary interest due to knowledge of the application.

WA/2022/00513 Farnham Castle

Officer: Carl Housden

KIOSK 3A, MARKET STALL, CASTLE STREET, FARNHAM GU9 7LP

Erection of extension to existing 3A kiosk market stall.

Farnham Town Council strongly objects to the proposed extension to link Kiosk 3 and Kiosk 2 and its negative visual impact on this historic location in the Town Centre Conservation Area, not being compliant with the Farnham Design Statement, Farnham Neighbourhood Plan Policy FNP2, FCAMP and Shopfront Design Guide SPD. The changes to the street scene are unacceptable and, although made up of glazed panels, will create continuous built form blocking street views through. The merging of the kiosks does not preserve or enhance the Conservation Area and will be detrimental to the character of the buildings, not sympathetic to the original.

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/2022/00440 Farnham Castle

Officer: Sam Wallis

THE TOWN HOUSE, CRONDALL LANE, FARNHAM GU9 7BQ

Erection of single storey extension, alterations to elevations and layout.

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 (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.

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/2022/00475 Farnham Castle

Officer: Lara Davison

69 WEST STREET, FARNHAM GU9 7EH

Listed building consent for erection of single storey side extension and installation of fire escape stair to the existing basement.

Farnham Town Council raises objection to this application unless the extension to the Grade II Listed building and installation of the basement staircase 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, FNP16 Extensions, Residential Extensions SPD and LPPI policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction.

Local Plan Part I (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.

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.

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WA/2022/00476 Farnham Castle

Officer: Lara Davison

69 WEST STREET, FARNHAM GU9 7EH

Erection of single storey side extension and installation of fire escape stair to the existing basement.

Farnham Town Council raises objection to this application unless the extension to the Grade II Listed building and installation of the basement staircase 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 (LPP1) 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. 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/2022/00490 Farnham Castle

Officer: Daniel Holmes

1 BRICKFIELD COTTAGES, MIDDLE OLD PARK, FARNHAM GU9 0AW

Erection of detached double garage with ancillary habitable accommodation above.

Farnham Town Council raises objection to this application unless the garage with accommodation above is confirmed compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNPI10 Protect and Enhance the Countryside, FNPI6 Extensions, Residential Extensions SPD and LPP1 policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction and the garage is conditioned ancillary to the dwellinghouse.

Local Plan Part I (LPP1) 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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TM/2022/00503 Farnham Castle

Officer: Theo Dyer

TRAFALGAR COURT, FARNHAM GU9 7QE

APPLICATION FOR REMOVAL OF TREE SUBJECT OF TREE PRESERVATION ORDER 12/12 Farnham Town Council leaves to the Arboricultural Officer. In response to a climate emergency, it is vital to retain green infrastructure in line with LPP1 policy CCI Climate Change and NE2 Green and Blue Infrastructure. If removal is necessary, a replacement tree must be planted.

Farnham Firgrove

WA/2022/00457 Farnham Firgrove

Officer: Sam Wallis

3 WEYDON HILL ROAD, FARNHAM GU9 8NX

Erection of extensions.

Farnham Town Council objects to the proposed unneighbourly two storey extension to the boundary with no. 1, being overbearing and not compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNPI6 Extensions, Residential Extensions SPD and LPP1 policy TDI Townscape and Design.

Local Plan Part I (LPP1) 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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(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/2022/00546 Farnham Firgrove

Officer: Sam Wallis

44 UPPER WAY, FARNHAM GU9 8RF

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 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. 46.

Local Plan Part I (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.

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Farnham Hale and Heath End

WA/2022/00456 Farnham Hale and Heath End

Officer: Brett Beswetherick

30 THE CRESCENT, FARNHAM GU9 0LG

Installation of 2 dormers following demolition of existing dormer; installation of 2 windows and removal of existing side elevation window.

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

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WA/2022/00468 Farnham Hale and Heath End

Officer: Lauren Kitson

12 UPPER HALE ROAD, FARNHAM GU9 0NJ

Construction of a new vehicular access and associated works.

Farnham Town Council objects to the hazardous access, close to a blind bend and opposite the junction of Oast House Lane. This application must be reviewed in conjunction with application WA/2022/00386 for three additional dwellings on the site to fully assess the impact on the highway due to the increased vehicle movement generated by four dwellings instead of one. Surrey Highways must also review these applications together.

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/2022/00487 Farnham Hale and Heath End

Officer: Sam Wallis

29 ALMA LANE, FARNHAM GU9 0LJ

Certificate of lawfulness under section 192 for erection of outbuilding.

Farnham Town Council raises objection unless the outbuilding 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.

Farnham Moor Park

PRA/2022/00506 Farnham Moor Park

Officer: Lauren Kitson

2 OSBORN ROAD, FARNHAM GU9 9QT

The erection of a single storey rear extension which would extend beyond the rear wall of the original house by 4.12m, for which the height would be 3.84m, and for which the height of the eaves would be 2.65m.

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, FNPI 6 Extensions, Residential Extensions SPD and LPPI policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction.

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

WA/2022/00483 Farnham Moor Park

Officer: Lauren Kitson

6 MONKSHANGER, FARNHAM GU9 8BU

Erection of extensions and alterations to roof to provide additional habitable accommodation, alterations to elevations and erection of attached carport with associated works.

Farnham Town Council raises objection to this application unless the extensions, alterations and car port 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 (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.

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/2022/00514 Farnham Moor Park

Officer: Monika Vistartaite

21 ST JAMES TERRACE, FARNHAM GU9 7JT

Erection of extension and alterations (follows invalid application WA/2021/0390)

Farnham Town Council strongly objects to retrospective planning applications where the impact cannot be fully assessed. 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 LPP1 policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction.

Local Plan Part I (LPP1) 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/2022/00521 Farnham Moor Park

Officer: Lauren Kitson

WISTERIA HOUSE, 6 COMPTON WAY, FARNHAM GU10 1QZ

Erection of single storey extension and alterations to elevations.

Farnham Town Council raises objection to this application unless the extension and alterations are confirmed compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, 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 (LPP1) 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.

NMA/2022/00530 Farnham Moor Park

Officer: Daniel Holmes

15 ABBOTS RIDE, FARNHAM GU9 8HY

Amendment to WA/2020/0672 to alter specific dormers; as well as the addition of velux on the rear roof and a hipped roof.

Farnham Town Council raises objection to this application unless the alterations to roof and the additional of rooflights to the rear are confirmed compliant with Waverley's published criteria for non-material amendments and 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.

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

TM/2022/00492 Farnham Moor Park

Officer: Theo Dyer

4 SWIFTS CLOSE, FARNHAM GU10 1QX

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

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

TM/2022/00529 Farnham Moor Park

Officer: Theo Dyer

LOWESWATER, 8 OLD COMPTON LANE, FARNHAM GU9 8BS

APPLICATION FOR REMOVAL OF TREE SUBJECT OF TREE PRESERVATION ORDER 06/06

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

Farnham Shortheath and Boundstone

TM/2022/00489 Farnham Shortheath and Boundstone

Officer: Theo Dyer

THORNHILL COTTAGE, 4 UPPER BOURNE LANE, WRECCLESHAM, FARNHAM GU10 4RQ

APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 22/10
Farnham Town Council, subject to the Arboricultural Officer's comments, welcomes the maintenance of trees to extend their life and associated amenity. In response to a climate emergency, it is vital to retain green infrastructure in line with LPP1 policy CCI Climate Change and NE2 Green and Blue Infrastructure.

WA/2022/00547 Farnham Shortheath and Boundstone

Officer: Sam Wallis

17 SANDROCK HILL ROAD, WRECCLESHAM, FARNHAM GU10 4NR

Erection of porch, erection of detached outbuilding and widening of existing vehicular access.

Farnham Town Council raises objection to this application unless the porch and outbuilding are 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 the widening of the access is approved by Surrey Highways.

Local Plan Part I (LPP1) 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.

Farnham Upper Hale

NMA/2022/00458 Farnham Upper Hale

Officer: Sam Wallis

10 SHADY NOOK, FARNHAM GU9 0DT

Amendment to WA/2019/1422 to reduce gable pitch or to change to a hip end.

Farnham Town Council questions the validation of this application and objects that insufficient information has been included. The application form requests to reduce gable pitch or to change to a hip end. A decision cannot be made on an application for 'either or'.

In accordance with the provisions of the Town and Country Planning (Development Management Procedure) Order 2015, Article 22: (4) The information to be provided to the consultee for the purposes of the consultation, pursuant to section 54(5)(b) of the 2004 Act, is such information as will enable that person to provide a substantive response.

WA/2022/00464 Farnham Upper Hale

Officer: Brett Beswetherick

15 LAWDAY PLACE LANE, FARNHAM GU9 0BT

Erection of detached garage with ancillary accommodation above.

Farnham Town Council raises objection to this application unless the garage with accommodation above is confirmed compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNPI6 Extensions, Residential Extensions SPD and LPP1 policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction and conditioned ancillary to the dwellinghouse.

Local Plan Part I (LPP1) 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

WA/2022/00481 Farnham Wrecclesham and Rowledge

Officer: Lauren Kitson

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

Erection of extensions and alterations with associated works.

As with pending application PRA/2022/00368, 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.

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/2022/00485 Farnham Wrecclesham and Rowledge

Officer: Brett Beswetherick
23 COBBETTS WAY, FARNHAM GU9 8TL

Erection of extensions and alterations with associated works and extension to existing vehicular access and dropped kerb.

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, LPP1 policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction and the alterations to the access and dropped kerb are approved by Surrey Highways.

Local Plan Part I (LPP1) 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/2022/00536 Farnham Wrecclesham and Rowledge

Officer: James Kidger

26 GARDENERS HILL ROAD, LOWER BOURNE, FARNHAM GU10 3HZ

Erection of 2 dwellings following demolition of existing single storey dwelling.

Farnham Town Council objects to the proposed subdivision of the garden at 26 Gardeners Hill Road and the proposals negative impact on the setting, not being compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation and policy FNPI10 Protect and Enhance the Countryside with being outside the built-up area boundary and LPP1 policy TDI Townscape and Design.

Local Plan Part I (LPP1) 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/2022/00522 Farnham Wrecclesham and Rowledge

Officer: Lauren Kitson

32 ECHO BARN LANE, WRECCLESHAM, FARNHAM GU10 4NH

Alterations to elevations and fenestration with associated works and demolition of existing garage.

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

Local Plan Part I (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.

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/2022/00541 Farnham Wrecclesham and Rowledge

Officer: Sam Wallis

7 GROVE CLOSE, WRECCLESHAM, FARNHAM GU10 4BF

Certificate of Lawfulness under Section 192 for alterations to roof to provide additional habitable accommodation with rooflights.

Farnham Town Council raises objection unless the 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.

5. Appeals Considered

There were none for this meeting.

6. Licensing Applications Considered

New Premises Licence

Molzi Retail Ltd

First Floor Frensham House, Farnham Business Park, Weydon Lane, Farnham, GU9 8QT

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

Farnham Town Council has no objection to a premises licence for Molzi Retail Ltd to process Amazon orders, provided that no alcohol is stored or dispatched from the premises.

7. Other Consultations

Farnham Town Council's response to Waverley Borough Council's Affordable Homes Delivery Strategy Consultation

Consultation response submitted by midday 24th February 2022.

Objectives for our Affordable Homes Delivery Strategy

Please rate how much you agree with or disagree each Council objective for our Affordable Homes Delivery Strategy:

Completely disagree; Disagree somewhat; Neutral; Agree somewhat; Completely Agree

- **Build More**- we will build and help deliver more locally affordable homes

Agree somewhat with the objectives

- **Build Better**- we will build and help deliver well designed, eco-friendly locally affordable homes that we can take pride in.

Agree somewhat with the objectives

- **Build for Life**- greener homes, which cater for all stages on life, strengthening communities and supporting local economies.

Agree somewhat with the objectives

2. Would you like to suggest any alternative objectives?

Waverley Borough Council's pledge of 'we will' is to be commended. These statements must be supported by third parties and include 'we will ensure Affordable Housing Providers deliver...'. The objectives should be strengthen and committed to.

3. Any comments on these objectives?

- **Build More**- we will build and help deliver more locally affordable homes

WBCs target is 400 new affordable homes across the Borough in the period up to 2025. WBC is committing to building 60 new homes and is looking to third parties for the remaining 340 homes. It is unclear as to what 'locally affordable' homes means given that the viability study for First Homes concludes house prices in Waverley are 93% higher than the national average (based on price per square metre).

Homes built as affordable, discounted or other initiatives, e.g. 'First Homes', must remain available on this basis in perpetuity. Any additional rented social housing must exclude any 'rights to buy' to maintain the level of housing stock.

Farnham Town Council would like to see new affordable homes delivered on larger developments, integrated across sites and tenure neutral rather than designated specific sites where stigma can be attached. Farnham is not rural therefore does not qualify for 'rural exception sites' where development must be adjoining or closely related to existing rural settlements. Areas without access to sustainable travel do not make them 'rural'.

- Build Better- we will build and help deliver well designed, eco-friendly locally affordable homes that we can take pride in.

Waverley Borough Council is failing to commit to its policies within LPP1, its Climate Change and Sustainability Strategy and the NPPF by not putting pressure on developers to respond to basic requirements to mitigate and adapt to climate change – renewable and low carbon energy and water minimisation. The focus on profit outweighs delivery of well designed, eco-friendly homes for market-value homes, how can these objectives be delivered for affordable homes?

Energy efficient home must be delivered as standard including low carbon energy and easily installable photovoltaic roof panels, rainwater and greywater harvesting. Heat exchange systems can be delivered for new development whereas retrofitting is costly and often impractical.

- Build for Life- greener homes, which cater for all stages on life, strengthening communities and supporting local economies.

The same can be said for 'build for life' as said for 'build better'. 'Accessibility' – catering for all stages of life - should be delivered as standard, along with homes being energy efficient. Those on lower incomes often pay higher tariffs for energy therefore homes being more energy efficient is vital, not only for the environment but for the individuals and families living on low incomes. New homes must mitigate and adapt to climate change – renewable and low carbon energy and water minimisation.

Again, energy efficient home must be delivered as standard including low carbon energy and easily installable photovoltaic roof panels, rainwater and greywater harvesting. Ground source heating systems can be delivered for new development whereas retrofitting is costly and often impractical.

4. Rank the 5 actions in order of importance, top or 1 for most important; bottom or 5 for least important

To be ranked:

1. Affordability of new homes to residents e.g. lower rents

2. Creating eco-friendly homes
3. Improving quality and design
4. Building more affordable homes to meet local housing need
5. Creating homes which are flexible for our different stages of life

5. We are proposing capping affordable rents at 70% of open market rents for homes with 1 and 2 bedrooms and 65% of open market rents for homes with 3 and 4 bedrooms.

Do you think these rents are about right, or should be lower or higher?

About right; Higher; **Lower.**

6. Please give a reason for your answer

With rent being 53% higher in Waverley than the national average, rents have to be set as low as possible.

7. Do you think the Affordable Homes Delivery Strategy is easy to understand? **Yes** or No

8. Please give a reason for your answer

The content is straightforward and the tables break down the process.

9. Do you have any further comments about this strategy?

Waverley Borough Council has larger developments with affordable housing in the pipeline, e.g. Dunsfold Park, and other sites with to be confirmed shortly, e.g. Coxbridge Farm. These must be progressed as soon as possible, with commitments from developers to build with all the 'top 5 actions' as a priority: Affordability of new homes to residents e.g. lower rents; Creating eco-friendly homes; Improving quality and design; Building more affordable homes to meet local housing need; Creating homes which are flexible for our different stages of life.

Waverley Borough Council must commit to its policies within LPPI, its Climate Change and Sustainability Strategy and within the NPPF, ensuring planning applications include mitigation to respond to climate change – with the minimum standard being micro energy production for every home (e.g. PV roof panels), renewable and low carbon energy and water minimisation (e.g. rainwater harvesting and grey water recycling).

10. Please select the statement that best describes you.

Waverley Councillor/ Town or Parish Councillor/ Neighbourhood Plan group member

Community group, Community Land Trust or charity representative

Private rented sector landlord or agent

Affordable Housing Provider

Housing support, care or other service provider

Development, construction or planning professional

Other

11. Are you currently living in, or on a waiting list for, an affordable home provided by the Council or another affordable housing provider? Yes or **No**

12. Are you responding on behalf of an organisation? **Yes** or No

13. What are your organisation's key housing related issues and priorities?

Waverley Borough Council must fully consult and engage with Towns and Parishes to ensure that future proposed development fits with local policies.

14. Is there anything the Council or others might be able to do to help you address them?
Insufficient time has been given to enable a full response from Farnham Town Council as the consultation period is only 4 weeks.

8. Public speaking at Waverley's Western Planning Committee

There were none for this meeting.

9. Date of next meeting

7th March 2022.

The meeting ended at 12.30 pm

Notes written by Jenny de Quervain