



FARNHAM TOWN COUNCIL

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Planning & Licensing Consultative Working Group

Time and date

9.30 am on Monday 21st March, 2022

Place

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

Planning & Licensing Consultative Working Group Members Present:

Councillor John "Scotty" Fraser (Lead Member)
Councillor Roger Blishen
Councillor George Hesse
Councillor John Neale
Councillor Alan Earwaker (Ex-officio)

Officers: Jenny de Quervain

1. Apologies for Absence

Apologies were received from Councillors Edmonds, Martin and Wicks.

2. Disclosure of Interests

Councillor Hesse declared a non-pecuniary interest to WA/2022/00757 as the applicant is providing decorating services.

3. Applications Considered for Key/Larger Developments

Farnham Castle

WA/2022/00601 Farnham Castle

Officer: Carl Housden

FARNHAM TOWN FOOTBALL CLUB, MEAD LANE, FARNHAM GU9 7DY

Erection of covered spectator stand; erection of toilet block and extension to clubhouse and committee room.

Farnham Town Council is disappointed with the quality and limited design included in this application but understands that this is a temporary step until further funding can be achieved.

The Waverley Borough Council sited porta cabins, used as temporary changing facilities, require maintenance and some improvement to the aesthetics would be of benefit given the sites vicinity to the Town Centre Conservation Area and residential properties.

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Farnham Moor Park

WA/2022/00719 Farnham Moor Park

Officer: Tracy Farthing

THE PUMP HOUSE, KIMBERS LANE, FARNHAM GU9 9PT

Use of existing buildings as a day nursery.

This location is an allocation in Farnham Neighbourhood Plan policy FNP14k).

Farnham Town Council would like to see footpath widening for better pedestrian and cycle access to the site, to ensure safer use of the Riverside public right of way route 171 to the south and improvements to the footway heading east/west to Guildford Trading Estate, especially as access to and from the north via Kimbers Lane has no pedestrian footway. As landowner this may be the responsibility of Waverley Borough Council to ensure the safety of those leasing and attending the site.

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Farnham Weybourne and Badshot Lea

WA/2022/00746 Farnham Weybourne and Badshot Lea

Officer: Philippa Smyth

LAND AT GREEN LANE FARM, GREEN LANE, BADSHOT LEA

Application under Section 73A to vary conditions 5 and 6 of WA/2018/1230 (no dwelling shall be occupied until construction has been completed of a 3.0m wide shared pedestrian footway/cycleway), (no dwelling shall be occupied until construction has been completed of a shared pedestrian/cycling facility) to allow the conditions to relate to the revised S278 layout requested by

Drawing DSM-E4814-301 is quoted but does not appear to be included in the application to show how this route will impact the dwellings. Deferred until 4 April 2022 to make enquiries to the CHA.

Farnham Wrecclesham and Rowledge

WA/2022/00773 Farnham Wrecclesham and Rowledge

Officer: Carl Housden

LAND BETWEEN MAYFIELD SWITCHBACK LANE AND NORTH OF PEAR TREE LANE, ROWLEDGE

Application under Section 73 for variation of conditions 2 and 11 of WA/2018/0669 (permission under appeal reference APP/R3650/W/19/3233913) (approved plans and no dwelling shall be occupied until its car parking and turning space has been provided) to introduce a phasing plan to the list of approved and amendments to plot boundaries.

Farnham Town Council wants to see car parking and turning space provided prior to works commencing on site.

WA/2022/00838 Farnham Wrecclesham and Rowledge

Officer: Carl Housden

MORE HOUSE SCHOOL, MOONS HILL, FARNHAM GU10 3AP

Erection of 2 educational buildings and associated work following demolition of 2 existing educational buildings.

Farnham Town Council has no objection to the replacement educational buildings to the front of the school.

WA/2022/00740 Frensham Dockenfield and Tilford

Officer: Carl Housden

MORE HOUSE SCHOOL, MOONS HILL, FRENHAM, FARNHAM GU10 3AP

Erection of a sports pavilion, 3G artificial grass pitch together with fencing, floodlighting, hardstanding areas, siting of a storage container, car park and access road.

Representations from residents of Frensham PC were discussed regarding planning application WA/2022/00740 for a sports pavilion on the site, an application falling adjacent to Farnham's boundary. Although the development of facilities at schools is encouraged to support the educational needs of pupils, this facility has the potential to attract high usage from outside the school and on a commercial basis.

Objection is raised to the inappropriate access using Hamdash Lane, being unsuitable for increased vehicle movement, especially coaches, having a negative impact on the amenity of neighbours and the character of the area, increased light and noise pollution, as well as from vehicles. Due to the site's location, private vehicles will have to be used as public transport is unavailable within the vicinity. There is no pedestrian footway on Hamdash Lane and the increased traffic will be hazardous for residents walking to local facilities and those attempting to access the site on foot.

4. Applications Considered

Farnham Bourne

WA/2022/00737 Farnham Bourne

Officer: Sam Wallis

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

Erection of extensions and alterations following demolition of existing conservatory and utility room (revision of WA/2021/02438).

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 at 40a.

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/2022/00813 Farnham Bourne

Officer: Lauren Kitson

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

Erection of extensions and alterations to elevations with associated works.

Farnham Town Council objects to the extensions and alterations, not being 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, being overdevelopment, out of character and overbearing and having a negative impact on the neighbour's amenity at no. 3 and no. 5.

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/2022/00875 Farnham Bourne

Officer: Daniel Holmes

PAN LODGE, 7 LATCHWOOD LANE, LOWER BOURNE, FARNHAM GU10 3HA

Construction of dormer windows and alterations with improvements to parking area.

Farnham Town Council raises objection to this application unless the dormers 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 (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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WA/2022/00880 Farnham Bourne

Officer: Adam Constantinou

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

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.

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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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/2022/00881 Farnham Bourne

Officer: Adam Constantinou

FOXWOOD, 15A LONGDOWN ROAD, LOWER BOURNE, FARNHAM GU10 3JU

Erection of a first floor extension to existing garage and car port to provide ancillary accommodation to the main house.

Farnham Town Council strongly objects to the proposed first floor extension on top of the garage to the front of the dwelling. Objections to the previous application were misrepresented by the Planning Officer in their report when permission was granted under WA/2019/0720.

The scale of the proposed alterations may be subservient to the host dwelling however, by virtue of its location, the proposed development will result in an adverse impact on the street scene and is not 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/2022/00882 Farnham Bourne

Officer: Adam Constantinou

37 DENE LANE, LOWER BOURNE, FARNHAM GU10 3RH

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

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

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WA/2022/00898 Farnham Bourne

Officer: Daniel Holmes

FOX COTTAGE (UNIT D WAVERLEY COURT FARM), MONKS WALK, FARNHAM GU9 8HT

Erection of extensions and alterations including a first floor roof extension with dormer windows.

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, FNPI0 Protect and Enhance the Countryside, 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.

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Farnham Castle

Councillor Hesse declares a non-pecuniary interest as the applicant is known to him and did not take part in discussions.

WA/2022/00757 Farnham Castle

Officer: Carl Housden

LAND AT 11 OLD PARK LANE, FARNHAM GU9 0AJ

Erection of a dwelling and associated swimming pool, parking, access and landscaping.

Farnham Town Council objects to a second dwelling in the garden of no.11, located outside of the built-up area boundary in Farnham's Old Park. Further subdivision of the garden is overdevelopment and out of character having an urbanising effect on the semi-rural location, not compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNPI0 Protect and Enhance the Countryside, FNPI6 Extensions, Residential Extensions SPD and LPP1 policy TDI Townscape and Design and having a negative impact on the host dwelling with the loss of amenity space.

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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Councillor Fraser had to leave the meeting due to an appointment. Councillor Blishen was nominated to take over as chair for the remainder of the meeting by Councillor Neale and Seconded by Councillor Hesse.

NMA/2022/00821 Farnham Castle

Officer: Philippa Smyth

JOLLY SAILOR PUBLIC HOUSE, 64 WEST STREET, FARNHAM GU9 7EH

WA/2020/1784 Changes to the approved design are:

1. Enlargement of an existing front facing ground floor window (below dormer); 2. Painting a neutral colour F+B Mizzle; 3. Revised internal layout; 4. Rebuilding the timber side extension to match existing (as currently structurally unstable); 5. Rebuilding the rear toilet block on identical footprint to create a glazed garden room. To create a more useable dwelling for the new owner / occupiers.

Farnham Town Council objects to this application as non-material for example, creating a glazed garden room compared to the existing brick toilet block with limited glazing cannot be considered non-material. A new planning application must be submitted to fully considered the proposed changes compared to those in approved in WA/2020/1784 and the potential impact on the neighbours and the Town Centre Conservation Area.

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

NMA/2022/00819 Farnham Firgrove

Officer: Carl Housden

123 WEYDON HILL ROAD, FARNHAM GU9 8NZ

WA/2021/0194 We wish to remove part of the wall on the rear elevation of the property. With reference to FLU.1334.05 - Proposed Elevations submitted on 20/7/21 showing the rear elevation on our original application we wish to square off the rear balcony glass by removing the wall section highlighted with the dotted line.

This will allow us to use a rectangular piece(s) of glass to form the rear balcony. We have had a number of balcony specialists installers to look at creating and securely fixing a triangular piece of glass to the existing sloping wall. All have said it will be very difficult to achieve a secure fixing where the glass goes into a point at the party wall end of the property to the point where they could not guarantee its safety. They have suggested removing the wall and replacing it with obscure glass as per the conditions of the planning permission. This would allow more secure fixings to a flat surface, making it easier to manufacture and safer. It would leave a more uniform appearance to the rear of the property.

Farnham Town Council questions if this application is appropriate as an NMA. The design and use of the roof space is wholly inappropriate and should never have been granted permission.

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/2022/00748 Farnham Firgrove

Officer: Sam Wallis

36 EDWARD ROAD, FARNHAM GU9 8NP

Erection of extensions and alterations, construction of a new dormer and replacement dormer (revision of WA/2021/02242).

Although Farnham Town Council objected to WA/2021/02242 on 8 October 2021, comments were not included in the Planning Officer's report or added to the Planning Portal: Farnham Town Council objects to the proposed extensions, alterations and construction of dormers, not being 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, having a negative impact on the street scene with the inappropriate materials and the potential for overlooking from the glazed sided dormers.

This application is not much improved.

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/2022/00749 Farnham Firgrove

Officer: Sam Wallis

10 EDWARD ROAD, FARNHAM GU9 8NP

Certificate of Lawfulness under Section 192 for erection of single storey extension following demolition of existing attached outbuildings.

Farnham Town Council raises objection unless the extensions 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/2022/00783 Farnham Firgrove

Officer: Lauren Kitson

3 HILLARY ROAD, FARNHAM GU9 8QY

Erection of extensions and alterations, including alterations to detached garage and roof to provide additional habitable accommodation, with associated works.

Amendments have been made to approved application WA/2019/1496. Farnham Town Council has no objection, provided 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.

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WA/2022/00864 Farnham Firgrove

Officer: Sam Wallis

75 ARTHUR ROAD, FARNHAM GU9 8PD

Certificate of Lawfulness under Section 192 for the erection of porch.

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

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WA/2022/00865 Farnham Firgrove

Officer: Sam Wallis

75 ARTHUR ROAD, FARNHAM GU9 8PD

Erection of single storey extension following demolition of existing conservatory.

Farnham Town Council has no objection, provided 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.

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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/2022/00867 Farnham Firgrove

Officer: Wanda Jarnecki

45D FIRGROVE HILL, FARNHAM GU9 8LP

Certificate of Lawfulness under Section 192 for erection of a single storey extension following demolition of existing conservatory.

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

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WA/2022/00868 Farnham Firgrove

Officer: Adam Constantinou

106A WEYDON HILL ROAD, FARNHAM GU9 8NZ

Certificate of Lawfulness under Section 192 for erection of a single storey rear extension.

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

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WA/2022/00877 Farnham Firgrove

Officer: Sam Wallis

MINDEN HOUSE, 24 FIRGROVE HILL, FARNHAM GU9 8LQ

Erection of extensions and alterations with associated landscaping.

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.

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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/2022/00897 Farnham Firgrove

Officer: Sam Wallis

3 WEYDON HILL ROAD, FARNHAM GU9 8NX

Erection of extensions (revision of WA/2022/00457).

Although the proposed extension has been reduced to single storey, Farnham Town Council raises objection to the proposed unneighbourly extension up to the boundary with no. 1, not 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.

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Farnham Hale and Heath End

WA/2022/00779 Farnham Hale and Heath End

Officer: Sam Wallis

39 WILLOW WAY, FARNHAM GU9 0NU

Erection of extensions and alterations following demolition of existing garage and store.

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

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

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WA/2022/00785 Farnham Hale and Heath End

Officer: Lauren Kitson

EATON MEAD, UPPER HALE ROAD, FARNHAM GU9 0NJ

Creation of vehicle crossover, erection of brick piers and automated entrance gates with associated works to driveway.

Eaton Mead on the Upper Hale Road benefits from garaging to the rear off White Cottage Close. Farnham Town Council raises objection unless the vehicle crossover is approved by Surrey Highways and access and egress can be in forward gear to ensure the safety of pedestrians and road users.

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/2022/00863 Farnham Hale and Heath End

Officer: Daniel Holmes

LES ARBRES, SOUTH AVENUE, FARNHAM GU9 0QY

Erection of extensions and alterations, raised roof ridge height and dormer extension to provide additional habitable accommodation, and installation of entrance gates.

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 Lismore with the increased roof height and additional dormer.

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/2022/00884 Farnham Hale and Heath End

Officer: Susie Blackwood

16 NORTH AVENUE, FARNHAM GU9 0RD

Erection of extensions and alterations and installation of solar panels.

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.18 due to the vicinity of the first-floor extension.

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 Moor Park

WA/2022/00800 Farnham Moor Park

Officer: Sam Wallis

HILLBROW, BOTANY HILL, SANDS, FARNHAM GU10 1LZ

Erection of an outbuilding for use as a garage and home office with associated works following demolition of existing outbuildings.

Farnham Town Council raises objection to this application unless the detached outbuilding and garage 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 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.

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/2022/00810 Farnham Moor Park

Officer: Sam Wallis

63 ST JAMES AVENUE, FARNHAM GU9 9QF

Erection of extensions and alterations to roofspace to provide additional habitable accommodation (revision of WA/2021/01859)

Although changes have been made to withdrawn application WA/2021/01859, Farnham Town Council maintains its objections to the size and scale of the proposed extensions and alterations, having a negative impact on the neighbour's amenity at no. 61 and not being 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. The design and materials are not in keeping with existing or surrounding dwellings.

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/2022/00815 Farnham Moor Park

Officer: Lara Davison

13A EAST STREET, FARNHAM GU9 7RX

Repair works to building and temporary relocation of plant machinery.

The description of the is incorrect as the application extent is more than just repair works. Although the building is not Listed, it is a Building of Local Merit and is situated at the edge the Town Centre Conservation Area, these Heritage aspects must be considered.

Farnham Town Council has no objection to the application, subject to the repairs being compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNP2 Farnham Town Centre Conservation Area and its setting, Farnham Conservation Area Management Plan (FCAMP) SPD and that any replacement materials needed, match existing.

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/2022/00887 Farnham Moor Park

Officer: Sam Wallis

54 ABBOTS RIDE, FARNHAM GU9 8HZ

Erection of extensions following demolition of existing conservatory; alterations to existing garage and roofspace to provide habitable accommodation including dormers.

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 (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.

Farnham Shortheath and Boundstone

WA/2022/00781 Farnham Shortheath and Boundstone

Officer: Sam Wallis

ROCK HOUSE, 19 SANDROCK HILL ROAD, WRECCLESHAM, FARNHAM GU10 4NR

Erection of extensions and alterations following demolition of existing extension.

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

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/2022/00804 Farnham Shortheath and Boundstone

Officer: Sam Wallis

30 LITTLE GREEN LANE, FARNHAM GU9 8TB

Alterations to elevations and fenestrations and alterations to attached garage to provide additional habitable accommodation.

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 LPP1 policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction and materials be in keeping with existing.

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/2022/00818 Farnham Shortheath and Boundstone

Officer: Daniel Holmes

29 SANDROCK HILL ROAD, WRECCLESHAM, FARNHAM GU10 4NX

Erection of a detached outbuilding to provide ancillary habitable accommodation.

Farnham Town Council raises objection to this application unless the detached outbuilding is confirmed compliant with Residential Extensions SPD and LPP1 policy CCI Climate Change and CC2 Sustainable Construction and 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.

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.

PRA/2022/00885 Farnham Shortheath and Boundstone

Officer: Daniel Holmes

85 WEYDON LANE, FARNHAM GU9 8UW

The erection of single storey rear extension which would extend beyond the rear wall of the original house by 4.50m, for which the height would be 3.30m, and for which the height of the eaves would be 2.97m.

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.

Farnham Upper Hale

PRA/2022/00735 Farnham Upper Hale

Officer: Daniel Holmes

21 SPRING LANE, FARNHAM GU9 0JD

General Permitted Development Order 2015, Schedule 2, Part 1, Class AA - Prior Notification
Application for enlargement of a dwellinghouse by construction of additional storey.

Farnham Town Council maintains its objections to the enlargement of the dwellinghouse to effectively a three-storey dwelling with the impact on the neighbour being as negative as in refused application WA/2019/1513 and the non-compliant PRA/2022/00089 refused on 17 February 2022, the conclusion being 'The proposed development would result in the materially harmful loss of light and overbearing impact to no 15 Spring Lane in conflict with the guidance of the Residential Extensions SPD 2010 and Policies D1 and D4 of the Waverley Borough Local Plan 2002, Policy TDI of the Local Plan: Part 1 2018, and paragraph 134 of NPPF 2021'.

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/2022/00730 Farnham Upper Hale

Officer: Lara Davison

FOXHAVEN, OLD PARK LANE, FARNHAM GU10 5AA

Erection of a dwelling following demolition of existing dwelling.

This application contains poor quality drawings.

The site has been subject to a number of applications for extensions and enlargements, as well as the retention of an outbuilding no longer within the ownership of Foxhaven, all to demonstrate that a replacement dwelling is less built form than that previously granted.

Farnham Town Council objects to the inappropriate development in the countryside, located outside of the built-up area boundary in Farnham's Old Park, being out of character with its setting, not compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation,

FNPI0 Protect and Enhance the Countryside, 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.

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/2022/00839 Farnham Upper Hale

Officer: Tracy Farthing

LAND AT 7 HOPE LANE, FARNHAM GU9 0HY

Erection of a dwelling and associated works.

Farnham Town Council objects to the erection of a dwelling in the garden of 7 Hope Lane, being overdevelopment and having a negative impact of the amenity of the host and adjacent dwellings at no. 11 and no. 13, 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.

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/2022/00830 Farnham Upper Hale

Officer: Theo Dyer

THE FOLLY, 1 FOLLY HILL, FARNHAM GU9 0AX

APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER

Farnham Town Council, subject to the Arboricultural Officer's comments, welcomes the maintenance of trees to extend their life and associated amenity. In response to a climate emergency, it is vital to retain green infrastructure in line with LPP1 policy CCI Climate Change and NE2 Green and Blue Infrastructure.

Farnham Wrecclesham and Rowledge

WA/2022/00747 Farnham Wrecclesham and Rowledge

Officer: Lauren Kitson

STOCKTON, 28 HIGH STREET, ROWLEDGE, FARNHAM GU10 4BT

Extension and alterations to existing garage roof to create storage above with alterations to elevations and installation of solar panels (revision of WA/2021/01658).

Farnham Town Council maintains its objection to the dominance of the proposal due to the location in front of the property, close to the boundary with the road, the proposal is contrary to the Farnham Design Statement and Residential Extensions SPD and LPP1 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.

WA/2022/00782 Farnham Wrecclesham and Rowledge

Officer: Daniel Holmes

25 COLESON HILL ROAD, WRECCLESHAM GU10 4QQ

Application under Section 73A for variation of condition 1 of WA/2021/01240 (approved plans) to allow addition of roof dormer.

Farnham Town Council raises objection to this application to include an additional roof dormer unless 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, CC1 Climate Change and CC2 Sustainable Construction and its additions has no negative impact on the neighbour's amenity at no. 24 and no. 26.

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/2022/00869 Farnham Wrecclesham and Rowledge

Officer: Adam Constantinou

16 SHORTEATH CREST, FARNHAM GU9 8SB

Construction of a bay window to front elevation.

Farnham Town Council has no objection to a new bay window to the front elevation.

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/2022/00900 Farnham Wrecclesham and Rowledge

Officer: Sam Wallis

86 RIVERDALE, WRECCLESHAM, FARNHAM GU10 4PJ

Erection of extensions and alterations following demolition of detached garage and workshop.

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 with the loss of the garage.

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.

5. Appeals Considered

There were none for this meeting.

6. Licensing Applications Considered

Street Trading Licence

A mobile food operator called 'The Icicle Bicycle' wishes to trade on an itinerant/roaming basis, operating from four separate locations.

- Beavers Road
- Long Garden Walk
- Falkner Road
- Waverley Lane

All of the above location to operate:

- School Holidays Monday-Friday 2pm-4.30pm
- Outside of school holidays Monday-Friday 3pm-4.30pm

Farnham Town Council asks if there's a need for the operator to hold a DBS certificate given the locations are outside schools for three out of the four locations.



A Sole Trader Street Trading Consent for 'Sprinkle of Saffron', operating from Hale Road (layby outside Danielle Sicilian), Farnham. Wednesdays and Thursdays 5pm-10.30pm.

The vehicle being used is approximately 5.5m long, 2.5m wide and 2.5m in height, see below.

No comments to be submitted.



7. Public speaking at Waverley's Western Planning Committee

There were none for this meeting.

8. Date of next meeting

4th April 2022.

The meeting ended at 11.45 am

Notes written by Jenny de Quervain