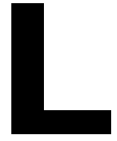




FARNHAM TOWN COUNCIL



Notes

Planning & Licensing Consultative Working Group

Time and date

9.30 am on Monday 4th April, 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 Michaela Martin
Councillor John Neale

Officers: Jenny de Quervain

Please note.

To reduce the number of pages within the agenda, additional standard paragraphs will be added to application comments, where appropriate, prior to submitting to WBC. These include:

To ensure all relevant planning documents are being considered:

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.

Especially for larger developments, sites where construction vehicles have the potential to cause a nuisance (parking on verges, pavements, etc.), to limited construction hours:

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.

Farnham Town Council's comments have, on occasion, been omitted from the planning portal, the Officer's report and even when determining planning applications:

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.

1. Apologies for Absence

Apologies were received from Councillors Hesse and Wicks.

2. Disclosure of Interests

Councillor Martin declared a non-pecuniary interest to WA/2021/02891 as the applicant is known to her.

3. Applications Considered for Key/Larger Developments

Farnham Bourne

WA/2022/00956 Farnham Bourne

Officer: Tracy Farthing

WOODLARKS WORKSHOP TRUST, LODGE HILL ROAD, FARNHAM GU10 3RB

Erection of extensions to existing building to provide additional accommodation and internal access ramp between existing floors.

Farnham Town Council acknowledges the need for additional facilities at Woodlarks.

Farnham Castle

Amendments received

Further amended roof plans.

WA/2021/02776 Farnham Castle

Officer: Philippa Smyth

KINGSDOWN, CASTLE HILL, FARNHAM GU9 0AD

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

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

Farnham Moor Park

Amendments received

Ecology reports and Site Plan.

WA/2021/03018 Farnham Moor Park

Officer: Ruth Dovey

HAWTHORNS, HALE ROAD, FARNHAM GU9 9RL

Outline application with all matters reserved except for access; erection of 65 dwellings (including 40% affordable housing); public open space, car park, landscaping, infrastructure and new vehicular access following demolition of existing dwelling and outbuildings.

Farnham Town Council maintains its objection to the proposed development of 65 dwellings on the land around Hawthorns, being outside the built-up area boundary and not an allocation for housing in the Farnham Neighbourhood Plan (FNP).

The Inspector in the appeal decision on WA/2020/1410 states ‘Paragraph 15 [of the NPPF] sets out that planning should be genuinely plan-led, and amongst other matters should provide a platform for local people to shape their surroundings. The FNP has sought to do this.’

A further appeal decision on WA/2020/0651 says ‘Policy FNP10 of the [F]NP seeks to safeguard the surrounding countryside and states that outside the revised Built-Up Area Boundary priority will be given to protecting the countryside from inappropriate development and only limited development outside the revised boundary will be permitted.’

Surrey Highways has submitted the following comments as reasons for refusal:

- 1. It has not been demonstrated to the satisfaction of the County Highway Authority that the proposed development would not have an unacceptable impact on highway safety or a severe residual cumulative impact on the local road network. The proposed development is therefore contrary to policy ST1 of Waverley Borough Council’s Local Plan 2018 and Paragraph 111 of the NPPF 2021.**
- 2. It has not been demonstrated to the satisfaction of the County Highway Authority that appropriate opportunities to promote sustainable transport modes, particularly cycling, have been taken up, given the development’s highly accessible location. The proposed development is therefore contrary to policy ST1 of Waverley Borough Council’s Local Plan 2018 and Paragraph 110 of the NPPF 2021.**

A new document entitled ‘Plans – 021515-STAX-01.pdf’ uploaded 25 March 2022 states ‘new junction to engineers design’ – are these designs available to view. Although the applicant has added to the ‘Plans – 021515-STAX-01.pdf’ a ‘potential 3m wide link into Farnham Park’ no further information is included. If the applicant has updated traffic surveys and given responses to the CHA enquiries, these must be made available to view on the planning portal with an extended consultation period. As of Friday 1 April 2022, the CHA Officer had received no updates from WBC to respond to.

As previously submitted, Farnham Town Council strongly objects to the proposed development of Hawthorns, Hale Road. Local Plan Part I (LPP1) policy TD1 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 not an approved development site in the Farnham Neighbourhood Plan 2020, is outside the Built-up Area Boundary and not compliant with FNPI New Development and Conservation and FNPI4 Housing Site Allocations.

The proposed development would be detrimental to the landscape character, having an urbanising effect on the location, in conflict with FNPI0 Protect and Enhance the Countryside.

The proposal is in conflict with FNP30 Transport Impact of Development. The local road network cannot support the increased vehicle movement generated by 65 dwellings in this location.

The Secretary of State disagreed with the appeal decision on WA/2017/2352 for 65 dwellings, dismissing the planning appeal and refusing planning permission in May 2020.

'The Secretary of State notes that the appeal site is outside the BUAB and is not allocated through FNPI4, and that the proposal does not meet any of the types of development permitted outside the BUAB through FNPI6, FNP 17 and FNP20. For these reasons the Secretary of State agrees with the inspector (IR141) that the appeal site is not an appropriate location for housing, and would conflict with WLPP1 policy RE1, and rFNP policies FNPI0 and FNPI4.'

'Effect on the landscape

Having carefully considered the inspector's assessment at IR142-157, the Secretary of State agrees (IR158) that the proposal would have a harmful urbanising impact on the landscape character of the appeal site, albeit one that is contained and would have limited effect on the wider landscape. Nevertheless, he agrees with the Inspector that this would still conflict with rFNP policies FNPI and FNPI0, and WLPP1 policies RE1 and RE3. For these reasons, the Secretary of State agrees with the Inspector (IR189) that this carries moderate weight against the proposal.'

'For the reasons given above, the Secretary of State considers that the appeal scheme is not in accordance with WLPP1 policies RE1 and RE3, and rFNP policies FNPI, FNPI0 and FNPI4, and so is not in accordance with the development plan overall.'

Councillor Martin declared a non pecuniary interest due to knowing the applicant and left the meeting during discussion.

Amendments received

Revised plans.

WA/2021/02891 Farnham Moor Park

Officer: Ruth Dovey

80 – 84 EAST STREET, FARNHAM GU9 7TP

Erection of a mixed use building comprising of 23 flats and ground floor commercial floor space together with associated landscaping, access and parking following demolition of buildings.

Farnham Town Council maintains its strong objection to the overdevelopment of the site, the density, size and scale of the proposal is inappropriate, having a negative impact on the street scene of East Street and St Cross Road and the amenity of the neighbours on these streets and Thorold Road, with the potential for overlooking and being overbearing, not compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation and LPP1 policy TDI Townscape and Design.

Objection is raised to insufficient parking provision with only 12 onsite car parking spaces, not being compliant with WBCs Parking Guidelines SPD and impacting the already congested Controlled Parking Zone A.

Amendments received

Additional shopfront details.

WA/2022/00285 Farnham Moor Park

Officer: Ruth Dovey

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

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

Farnham Town Council acknowledges more detail has been added to this application. Provided that materials are consistent across the entire front of the two storey retail building, Farnham Town Council has no objections.

Shop fronts are to be in line local policies for Farnham town centre and must consider the Farnham Design Statement, Farnham Neighbourhood Plan policy FNP2 Town Centre Conservation Area and its setting, FNP4 Advertisement Control, FNP21 East Street, South Street and Dogflud Way and WBC Shopfront Design Guide SPD.

WA/2022/00902 Farnham Moor Park

Officer: Ruth Dovey

BUILDING D6, UNIT 23, LAND CENTRED COORDINATES 484270 146934, EAST STREET, FARNHAM

Installation of shop fronts for Building D6 unit 23 in relation to details required for Condition 10 of planning permission WA/2016/0268.

Farnham Town Council acknowledges more detail has been included in this application and that the applicant has considered the WBC Shopfront Design Guide SPD. Shop fronts are to be in line local policies for Farnham town centre and must consider the Farnham Design Statement, Farnham Neighbourhood Plan policy FNP2 Town Centre Conservation Area and its setting, FNP4 Advertisement Control, FNP21 East Street, South Street and Dogflud Way.

WA/2022/00903 Farnham Moor Park

Officer: Ruth Dovey

BUILDING D6, UNIT 23, LAND CENTRED COORDINATES 484270 146934, EAST STREET, FARNHAM

Consent to display 2 illuminated fascia signs and 1 non- illuminated projecting sign.

Farnham Town Council acknowledges more detail has been included in this application and that the applicant has considered the WBC Shopfront Design Guide SPD. Shop fronts also need to be in line local policies for Farnham town centre and must consider the Farnham Design Statement, Farnham Neighbourhood Plan policy FNP2 Town Centre Conservation Area and its setting, FNP4 Advertisement Control, FNP21 East Street, South Street and Dogflud Way.

It is noted that the individual letters mounted on the fascia include internal illumination. It is unclear if this is back lighting creating a 'wash' behind the letters on the fascia or if the letters are individually 'light'. Please can clarification be sought?

WA/2022/00990 Farnham Moor Park

Officer: Carl Housden

THE ABBEY SCHOOL, MENIN WAY, FARNHAM GU9 8DY

Consultation under Regulation 3 for details of Construction Environmental Management Plan submitted pursuant to Condition 9 of planning permission ref: WA/2021/02235 dated 17 February 2022.

Farnham Town Council has no objections, subject to the approval of Environmental Health.

NMA/2022/00905 Farnham Moor Park

Officer: Ruth Dovey

LAND AT EAST STREET, FARNHAM

Amendment to WA/2016/0268 for a change of use within unit 08 of D1 from retail to Nail Salon (Sui Generis) and non-material amendment to change the description of the development to include reference to the provision of a Sui Generis use within unit 08 of D1 within the description.

Crest Nicholson Operations Ltd and Surrey County Council

Farnham Town Council has no objections, subject to an NMA being the appropriate application for a change of use from Retail to Sui Generis.

Farnham Weybourne and Badshot Lea

Further information has been sought - enquiries to Richard Cooper, Surrey Highways
See attached layout plan.

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

Drawings of the proposed layout were not included in this application. DSM-E4814-302N was requested from Surrey Highways for review.

The proposed S278 works reroute the cycleway through the centre of the development with a new access/exit to the northeast of the development on to Green Lane. Cycleway and footway improvements are being made to both sides of Monkton Lane with future aspirations to link with new and existing routes. Highway works on the corner with Badshot Lea Road will improve visibility.

Farnham Town Council welcomes improvements to the highway, cycleways and footways in this area. Future aspirations to link to existing and new routes should be progressed through the Farnham Infrastructure Programme and LCWIP.

WA/2022/00978 Farnham Weybourne and Badshot Lea

Officer: Kate Edwards

LAND AT GREEN LANE FARM, GREEN LANE, BADSHOT LEA, FARNHAM

Outline planning application with all matters reserved, except for access, for the erection of up to 38 no. dwellings (including 75% affordable housing and 4 no. self build dwellings) with vehicular and pedestrian access, public open space, car parking and landscaping.

Farnham Town Council strongly objects to another application for inappropriate development of Land at Green Lane Farm, not being an allocation in Farnham Neighbourhood Plan 2020. Previously refused application WA/2018/2196 was dismissed at appeal in December 2020 with the Inspector concluding ‘the proposed development would be in conflict with the development plan and there are no material considerations which justify granting planning permission in this case.’

Although the previous application was for 50 dwellings, the Inspector’s findings are still relevant:

- 9. The updated Farnham Neighbourhood Plan (Neighbourhood Plan) was passed at referendum in March 2020 and forms part of the development plan for the area. Policy FNPI0 places priority on protecting the countryside from inappropriate development and shows the site to be outside the defined Built Up Area Boundary (BUAB). The proposal does not fall within the exceptions in FNPI0(a) where development outside the BUAB may be permitted.**
- 12. Nevertheless, it plays a role in providing a more localised sense of greenery between the areas of Farnham and Badshot Lea that is reflective of the location at the edge of settlement.**
- 13. However, even taking account of the level of visual containment, the introduction of some 50 houses would fundamentally change the character of the site to one that is urban and residential. This would include the visual effects resulting from the extensive changes to the southeast boundary associated with the new access which would contrast starkly with the existing hedgerow that is tight to the boundary on this side of the site and is a strong natural feature. It is noted that Policy FNPI of the Neighbourhood Plan seeks to protect such natural features as part of the design of new development.**
- 14. A carefully considered landscaping and layout design agreed as part of reserved matters may assist with assimilating the development into its surroundings and mitigate the loss of the boundary hedgerow to a degree. However, it would not address the fundamental change in character and reduction in greenery which would be an inevitable consequence of green field development of this nature.**
- 22. In conclusion, the proposed development would result in harm to the character and appearance of the surroundings, including the relationship between**

settlements. I find conflict with Policy RE1 and RE3 of the Local Plan, saved Policy C4 Waverley Borough Local Plan, and Policies FNPI, FNPI0 and FNPI1 of the Farnham Neighbourhood Plan which collectively seek to safeguard the character of the area, protect the natural features of sites, limit development in the areas outside the BUAB, and prevent coalescence between areas.

The site is outside the Built-up Area Boundary of the Farnham Neighbourhood Plan and in conflict with policies FNPI Design of New Development and Conservation, FNPI0 Protect and Enhance the Countryside, FNPI1 Prevent Coalescence and FNPI4 Housing Site Allocations.

Recently appealed planning application WA/2020/1410 (decision 1 April 2022) and WA/2020/0651 (decision 6 April 2022), both outside the Built-up Area Boundary and not allocated in the Farnham Neighbourhood Plan were dismissed with the Inspector stating 'Paragraph 15 [of the NPPF] sets out that planning should be genuinely plan-led, and amongst other matters should provide a platform for local people to shape their surroundings. The FNP has sought to do this.'

The same Inspector said of nearby planning application WA/2020/0651 'Policy FNPI0 of the [F]NP seeks to safeguard the surrounding countryside and states that outside the revised Built-Up Area Boundary priority will be given to protecting the countryside from inappropriate development and only limited development outside the revised boundary will be permitted.'

Concern is maintained about the safety of the proposed access with limited visibility caused by the bend to the southwest and railway bridge to the northeast. As the site has no footway, a pedestrian refuge is proposed in the centre of the narrow carriageway, this will be hazardous for pedestrians having to cross at this point.

Farnham Wrecclesham and Rowledge

WA/2022/00955 Farnham Wrecclesham and Rowledge

Officer: Carl Housden

LAND CENTRED COORDINATES 482046 143525, FULLERS ROAD, ROWLEDGE, FARNHAM GU10 4DF

Erection of a new village hall including new vehicular and pedestrian accesses, with associated parking and landscaping.

Farnham Town Council acknowledges the existing Rowledge Village Hall has its limitations and the desire to provide a purpose-built community facility.

Specific policies constraints must be fully considered. The site is outside the Built-up Area Boundary of the Farnham Neighbourhood Plan and new development must adhere to policy FNPI Design of New Development and Conservation, FNPI0 Protect and Enhance the Countryside, FNPI1 Preventing Coalescence, FNPI24 Neighbourhood Centres, although FNPI29 aims for the Protection of Cultural Facilities and Community Buildings, new facilities should be encouraged, mitigation is needed to meet policy FNPI30 Transport Impact of Development.

The Farnham Design Statement for Rowledge requires any new development to maintain the character of the village and respect the local architecture in terms of scale, form and materials. The impact of new development should be carefully considered, to avoid undue pressure on the existing infrastructure and off-road parking must be adequate.

LPP1 and emerging LPP2 maintain this location as an Area of Strategic Visual Importance (ASVI) and in Countryside beyond the Green Belt,

4. Applications Considered

Farnham Bourne

WA/2022/00906 Farnham Bourne

Officer: Carl Housden

SPRINGFIELD, 30 FRENHAM VALE, LOWER BOURNE, FARNHAM GU10 3HT

Erection of 2 detached dwellings and associated garaging, parking and vehicular access.

Farnham Town Council strongly objects to further development of the garden of Springfield, 30 Frensham Vale.

Plots 1, 2 and 3, allowed at appeal, have contributed to the erosion of the character and appearance of the area, outside the built-up area boundary of the Farnham Neighbourhood Plan. Development of a further two dwellings, plots A and B, alternatively plots 4 and 5, is unacceptable and contrary to policy FNPI New Development and Conservation, FNPI0 Protect and Enhance the Countryside and the Farnham Design Statement. The two further dwellings do not respect the architectural surrounding in terms of pattern, scale, materials and form, being overdevelopment of the garden land. The extensive felling of trees to provide clearings for dwellings is apparent in aerials views of the garden over a short period of time, further damaging the sylvan nature and 'semi-rural character and appearance of the area' described in the Inspectors' decisions for 3 dwellings on the site.

The Inspector in the appeal decision on WA/2020/1410 states 'Paragraph 15 [of the NPPF] sets out that planning should be genuinely plan-led, and amongst other matters should provide a platform for local people to shape their surroundings. The FNP has sought to do this.' This is not an approved housing allocation and sits outside the Built-up Area Boundary of the Farnham Neighbourhood Plan (FNP).

A further appeal decision on WA/2020/0651 says 'Policy FNP10 of the [F]NP seeks to safeguard the surrounding countryside and states that outside the revised Built-Up Area Boundary priority will be given to protecting the countryside from inappropriate development and only limited development outside the revised boundary will be permitted.'

This application would make 6 dwellings in the garden, including the host Springfield, no longer constituting 'semi-rural'! Two further dwellings is overdevelopment and must be refused.

WA/2022/00922 Farnham Bourne

Officer: Sam Wallis

4 MIDDLE AVENUE, FARNHAM GU9 8JL

Application under Section 73 to vary condition 1 of WA/2021/01963 (approved plans) to allow alterations to roof, alter position of chimney and garage, addition of an attached log store shed.

Farnham Town Council raises objection to this application unless the changes are confirmed compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNP2 Great Austins Conservation Area, FNPI6 Extensions, Residential Extensions SPD and LPP1 policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction.

WA/2022/00987 Farnham Bourne

Officer: Lara Davison

APRIL COTTAGE, VICARAGE HILL, FARNHAM GU9 8HL

Erection of a dwelling following demolition of existing dwelling.

Farnham Town Council strongly objects to the size and scale and inappropriate development adjoining the Great Austins Conservation Area and the Grade II Listed Mavins Ends, having a negative impact on the character of the area and being overdevelopment of the site, not compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNP5 Great Austins Conservation area and its setting, FNP8 South Farnham Arcadian Areas and LPP1 policy TDI Townscape and Design.

WA/2022/01017 Farnham Bourne

Officer: Sam Wallis

TALL TREES, 9 GOLD HILL, LOWER BOURNE, FARNHAM GU10 3JH

Erection of a single storey extension.

Farnham Town Council raises objection to this application unless the extension is confirmed compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNP8 South Farnham Arcadian Areas, FNP16 Extensions, Residential Extensions SPD and LPP1 policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction.

Farnham Castle

Amendments received

Opening time now proposed until 21.00, previously 23.00.

WA/2022/00603 Farnham Castle

Officer: Carl Housden

MARKET STALL KIOSK 3 & 3A, CASTLE STREET, FARNHAM

Application under Section 73 to vary Condition 2 of WA/2009/0250 (restrictions on opening times) to allow opening between 08:00 and 23:00.

Farnham Town Council maintains its objection to extending the hours of what are supposed to be small scale semi-permanent markets stalls. The original 2006 application for this site was for the 'erection of 3 semi-permanent kiosks for retail use following removal of existing demountable market stalls with associated works'.

This application must be refused along with the proposals to extend the kiosk in application WA/2022/00513 and the 'permanence' of the kiosk market stalls re-evaluated.

Farnham Hale and Heath End**WA/2022/00948 Farnham Hale and Heath End**

Officer: Daniel Holmes

THE MANOR HOUSE, NUTSHELL LANE, UPPER HALE, FARNHAM GU9 0HG

Erection of extensions and alterations following demolition of existing extension and outbuildings.

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 has no negative impact on the neighbour at no. 63 Upper Hale Road.

WA/2022/00959 Farnham Hale and Heath End

Officer: Daniel Holmes

19 POPLAR WALK, FARNHAM GU9 0QL

Erection of a first floor extension.

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

Farnham Moor Park

WA/2022/00961 Farnham Moor Park

Officer: Sam Wallis

7 SUMNER ROAD, FARNHAM GU9 7JU

Erection of a single storey extension.

Farnham Town Council raises objection to this application unless the extension is confirmed compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, 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. 9 with the north elevation being fully glazed, facing the boundary.

WA/2022/00985 Farnham Moor Park

Officer: Sam Wallis

28 BROOMLEAF ROAD, FARNHAM GU9 8DG

Erection of a two storey extension with single storey rear extension and alterations to elevations following demolition of existing linked side extension.

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

WA/2022/01006 Farnham Moor Park

Officer: Philippa Smyth

LAND OPPOSITE THUMBLANDS COTTAGE, SANDS ROAD, SANDS, FARNHAM

Erection of a new two storey dwelling.

The description does not match the documents within the application, these have been titled 'land adjacent 11 Crooksbury Road. The proposed access is opposite Thumblands Cottage of the Sands Road.

The southeast boundary is Farnham Footpath 215, part of the historic North Downs Way.

Farnham Town Council objects to the development of this site. The site has a history of refusals and dismissals, being located within the Surrey Hills AONB and an AGLV and defined as inappropriate development in the Green Belt. The development would be visible from the Crooksbury Road, Sands Road and the North Downs Way. Removal of tree will be required to make way for the dwelling and no doubt future removal for garden space or when trees begin to overshadow, being harmful to the character of the area, not compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and

Conservation, FNPI0 Protect and Enhance the Countryside and LPPI policy TDI Townscape and Design.

The proposed access adjacent to Footpath 215 will have a negative impact on the historic North Downs Way as further clearance of trees and vegetation will be required to allow for visibility splays, further erosion of the countryside and character of the area, contrary to Farnham Neighbourhood Plan policy FNPI0 Protect and Enhance the Countryside and adjoining the South Farnham Arcadian Areas policy FNP8.

WA/2022/01020 Farnham Moor Park

Officer: Sam Wallis

2 BROOMLEAF ROAD, FARNHAM GU9 8DG

Erection of extensions and alterations to elevations; alterations to attached garage to provide additional habitable accommodation and store following demolition of existing conservatory.

The description of the garage as being attached is incorrect, this is integral garage being partly converted to 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 LPPI policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction.

WA/2022/01021 Farnham Moor Park

Officer: Adam Constantinou

BLUEBELLS, 39 ABBOTS RIDE, FARNHAM GU9 8HZ

Erection of extensions and alterations.

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

Farnham Shortheath and Boundstone

WA/2022/00941 Farnham Shortheath and Boundstone

Officer: Sam Wallis

9 SANDROCK HILL ROAD, WRECCLESHAM, FARNHAM GU10 4NR

Erection of extensions and alterations.

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

WA/2022/00984 Farnham Shortheath and Boundstone

Officer: Wanda Jarnecki

LITTLE THATCHES, BOURNE DENE, WRECCLESHAM, FARNHAM GU10 4RF

Erection of extensions and alterations together with replacement thatched roof.

Farnham Town Council raises objections to the proposed extensions and alterations. Although the thatch is to be replaced, the new roofline will be detrimental to the character of Little Thatches.

WA/2022/01018 Farnham Shortheath and Boundstone

Officer: Sam Wallis

11 LITTLE GREEN LANE, FARNHAM GU9 8TE

Erection of extensions.

The previous built form to the side of the dwelling was a garage, this was demolished to make the accessway to the garden development to the rear. With the now much-reduced space to the southeast, Farnham Town Council objects to the extensions up to the boundary of the narrow access and its negative impact on the amenity of no. 9a and 9b to the rear, 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.

NMA/2022/00971 Farnham Shortheath and Boundstone

Officer: Sam Wallis

69A SHORTHEATH ROAD, FARNHAM GU9 8SF

WA/2021/02885 To change the existing dwelling brickwork external walls to a render finish and then the proposed granted extension to be finished in render also - colour ivory

Farnham Town Council objects to the proposed change from brickwork to ivory coloured render. This will materially change the impact of the proposal and have a negative impact on the street scene and the adjacent character brick cottages, not compliant with the Farnham Design Statement.

NMA/2022/00979 Farnham Shortheath and Boundstone

Officer: Daniel Holmes

23 BEACON CLOSE, WRECCLESHAM GU10 4PA

WA/2017/1695 Minor alteration to the 1st storey layout to follow line of ground floor extension.

Farnham Town Council objects to this application as an NMA, being inappropriate for alterations to enlarge the first floor. The original application was approved in November 2017, changes should now be subject to a planning application.

WA/2022/01019 Farnham Shortheath and Boundstone

Officer: Sam Wallis

16 LONGHOPE DRIVE, WRECCLESHAM, FARNHAM GU10 4SN

Erection of extensions.

Farnham Town Council raises objection to this application unless the extensions are confirmed compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNPI6 Extensions, Residential Extensions SPD and LPPI policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction and has no negative impact on the neighbour's amenity at no. 18.

Farnham Upper Hale

WA/2022/00947 Farnham Upper Hale

Officer: Daniel Holmes

9 BISHOP SUMNER DRIVE, FARNHAM GU9 0HQ

Erection of extensions and alterations following demolition of garage.

Farnham Town Council raises objection to this application unless the extensions and alterations are confirmed compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNPI6 Extensions, Residential Extensions SPD and 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. 7 with the single storey side extension to the boundary.

WA/2022/00977 Farnham Upper Hale

Officer: Daniel Holmes

19 SPRING LANE, FARNHAM GU9 0JD

Erection of a single storey extension; raised decking with glass balustrades and associated works.

Farnham Town Council strongly objects to the proposed extension, raised decking with glass balustrades and associated works, 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 severe impact on the neighbour's amenity and being overbearing to no. 10 Trinity Hill.

Farnham Weybourne and Badshot Lea

NMA/2022/00901 Farnham Weybourne and Badshot Lea

Officer: Adam Constantinou

11 COPSE AVENUE, FARNHAM GU9 9ED

Amendment to WA/2021/01870 to reduce the width of extension and adjusting the roof.

Farnham Town Council objects to this application as an NMA, being inappropriate for a change to the roof design and width of the extension.

Amendments received

Comments have been submitted to meet deadline:

WA/2022/00141 Farnham Weybourne and Badshot Lea

Officer: Carl Housden

36 FIELD END, FARNHAM GU9 9HZ

Outline application with all matters reserved except layout for erection of detached dwelling.

Amendments have been made to this application. Farnham Town Council maintains its objections to the wholly inappropriate development in a small amenity space of 36 Field End.

Farnham Town Council strongly objects to this outline application to 'shoehorn' an additional dwelling into an already densely populated and congested area, reducing the amenity space of the host and providing inadequate amenity space or parking for the proposed dwelling, not being compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation and LPP1 policy TDI Townscape and Design. The access is likely to be on Penfold Croft, negatively impacting the street scene and residents' of Penfold Croft.

Amendments received

Alterations to plans/elevations. Reduction in size of extension to single storey.

WA/2021/01393 Farnham Weybourne and Badshot Lea

Officer: Daniel Holmes

BARN COTTAGE, BADSHOT FARM LANE, BADSHOT LEA, FARNHAM GU9 9HY

Erection of extensions and alterations to elevations.

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

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.

WA/2022/00944 Farnham Weybourne and Badshot Lea

Officer: Sam Wallis

1 MAYFIELD CLOSE, BADSHOT LEA, FARNHAM GU9 9LR

Erection of a single storey extension and alterations.

Farnham Town Council raises objection to this application unless the extension and alterations are confirmed compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNPI6 Extensions, Residential Extensions SPD and LPPI policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction and has no negative impact on the neighbour's amenity on the boundary to the southeast.

WA/2022/00960 Farnham Weybourne and Badshot Lea

Officer: Sam Wallis

21 HALE PLACE, FARNHAM GU9 9BJ

Erection of a 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, 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 on the boundary at no. 22.

Farnham Wrecclesham and Rowledge

Amendments received

The applicant has relocated the proposed garage to a more appropriate location.

WA/2021/0092 Farnham Wrecclesham and Rowledge

Officer: Lara Davison

Erection of a detached two storey garage building.

SUMMERFIELD CORNER, SUMMERFIELD LANE, FRENHAM GU10 3AN

Farnham Town Council acknowledges the relocating of the proposed two storey garage building to a more appropriate location to the west of the dwelling, behind the building line and replacing the detached garage built without permission, being compliant with Residential Extensions SPD.

WA/2022/01025 Farnham Wrecclesham and Rowledge

Officer: Susie Blackwood

5 BAKER OATS DRIVE, WRECCLESHAM, FARNHAM GU10 4DT

Alterations to attached garage to provide additional habitable accommodation.

Farnham Town Council objects to the loss of the double garage with the limited amount of parking within the boundary, not being compliant with Parking Guidelines SPD.

NMA/2022/00917 Farnham Wrecclesham and Rowledge

Officer: Lauren Kitson

OAKHILL COTTAGE, MOONS HILL, FRENHAM, FARNHAM GU10 3AW

Amendment to WA/2021/02892 to change the rear roof design from a hipped ended gable to a gable end roof.

Farnham Town Council objects to this application as an NMA, being inappropriate for a change to the roof design.

TM/2022/00919 Farnham Wrecclesham and Rowledge

Officer: Theo Dyer

BRAMBLINGS, 22 QUENNELLS HILL, WRECCLESHAM, FARNHAM GU10 4NE
APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 19/11

Several trees in this location have already had works, a site visit is requested.

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

5. Appeals Considered

Appeal Hearing Notifications

Farnham Bourne

APP/R3650/W/22/3291680

WA/2020/1798 LAND KNOWN AS 17 FRENHAM ROAD, LOWER BOURNE

Erection of a dwelling.

Appellant: Mr Peter Strange

Previous comments submitted as new objections cannot be introduced:

Farnham Town Council strongly objects to retrospective planning applications, or as stated in this application "as built" application. It is not acceptable to erect a dwelling to a different specification to the plans granted permission. The constructed dwelling is in a different position to that granted, higher and larger than permission granted, finished with inappropriate materials to approved plans and out of character with the local area, having a negative impact on the street scene and being more prominent in its "as built" unapproved location, contrary to the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI and Local Plan policy TDI.

Farnham Castle

APP/R3650/W/22/3295143

WA/2022/00335 15 CRONDALL LANE, FARNHAM GU9 7BG

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

Appellant: Philomena Hook

Previous comments submitted as new objections cannot be introduced:

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

Although S192 takes no account of planning policies, siting to the front of the dwelling will be cramped and constitute overdevelopment and have a negative impact on the street scene. The dwelling has insufficient parking within the

boundary of the property to accommodate vehicles and a caravan in this congested area with limited on street parking.

The site has a subsequent identical application in progress **WA/2022/01041**.

Farnham Weybourne and Badshot Lea

APP/R3650/W/21/3288515

WA/2019/1021 OLD STONE YARD, TONGHAM ROAD, RUNFOLD GUI0 IPH

Use of land for the provision of 3 additional gypsy pitches together with associated works (as amended by plans received 24.09.2021).

Appellant: Not stated on WBC letter

Previous comments submitted as new objections cannot be introduced:

This application has been valid since 26 June 2019 and should have already been determined. Farnham Town Council maintains its strong objection to the overdevelopment at this location outside the built-up area boundary of the Farnham Neighbourhood Plan and within the Farnham/Aldershot Strategic Gap. It is contrary to policy FNPI, FNPI0, FNPI1 and FNP20, the site is not suitable additional mobile homes and the associated vehicles. Conditions are in place to protect the character and appearance of the area by limiting the number of caravans that may be stationed on the site and prevent commercial activities, these conditions and other conditions were imposed by R J Marshall, Inspector, under WA/2011/1571. Further development must be refused. Enforcement action must be taken against unauthorised businesses on the site.

6. Licensing Applications Considered

There were none for this meeting.

7. Public Speaking at Waverley's Western Planning Committee

There were none for this meeting.

8. Date of next meeting

25th April 2022.

The meeting ended at 11.57 am

Notes written by Jenny de Quervain