



# FARNHAM TOWN COUNCIL



## Notes

### Planning & Licensing Consultative Working Group

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#### Time and date

9.30 am on Monday 25th April, 2022

#### Place

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

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#### Planning & Licensing Consultative Working Group Members Present:

Councillor John "Scotty" Fraser (Lead Member)

Councillor Brian Edmonds

Councillor Roger Blishen

Councillor John Neale

Observer: Councillor Alan Earwaker (Ex-officio)

Officers: Jenny de Quervain

#### 1. Apologies for Absence

Apologies were received from Councillors Hesse, Martin and Wicks.

#### 2. Disclosure of Interests

Councillor Fraser declared a non-pecuniary interest to WA/2022/01188 due to vicinity to the application.

Officer declared a non-pecuniary interest to WA/2022/01182 due to vicinity to the application. Comments were formulated by Councillors.

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

##### **Farnham Bourne**

##### **WA/2022/01037 Farnham Bourne**

Officer: Carl Housden

WAVERLEY ABBEY HOUSE, WAVERLEY LANE, FARNHAM GU9 8EP

Listed Building Consent for installation of a lightning protection system on two buildings.

**This application is for the installation of lightning conductors in case of a lightning strike. No comments required.**

## **Farnham Castle**

### **WA/2022/01035 Farnham Castle**

Officer: James Kidger

2 COXBRIDGE BUSINESS PARK, ALTON ROAD, FARNHAM GU10 5EH

Change of use from former builders merchant (sui generis) to the storage of refuse collection vehicles, bins and skips with ancillary offices/staff facilities, including car parking (Use Class B8).

**Farnham Town Council has no objections to the change of use to allow more working/manoeuvring space for Biffa Waste Services.**

### **WA/2022/01194 Farnham Castle**

Officer: Carl Housden

6 LION AND LAMB YARD, FARNHAM GU9 7LL

Installation of a fan grille opening to the rear elevation in association with internal extraction system.

**The description in this application is incomplete. The application form states 'Use of the retail unit as a restaurant (Class E) and a fan grille opening to the rear elevation in association with internal extraction system.'**

**No. 6 Lion and Lamb Yard is a Building of Local Merit, alterations must be sympathetic to the local listing and 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) and LPP1 policy TDI Townscape and Design.**

**It is noted that the ventilation opening will utilise an existing rear window. Odour and noise from the proposed extraction system must be monitored to protect the amenity of the residential dwellings above the adjoining shops and to the rear.**

**Farnham Town Council will review any further applications and premises licences as and when submitted.**

## **Farnham Moor Park**

### **NMA/2022/01042 Farnham Moor Park**

Officer: Ruth Dovey

LAND AT EAST STREET, FARNHAM

Non-material amendment for a change of use within unit MSUI from A1/A3 to E(d) Indoor Fitness and non-material amendment to change the description of the development to include reference to the provision of a E(d) Indoor Fitness use within unit MSUI within the description.

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

### **NMA/2022/01115 Farnham Moor Park**

Officer: Ruth Dovey

LAND AT EAST STREET, FARNHAM

Non-material amendment to WA/2016/0268 for a change of use within unit 6 from A1 to Use Class E and non-material amendment to change the description of the development to include reference to the provision of Use Class E.

**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 Upper Hale**

### **WA/2022/01125 Farnham Upper Hale**

Officer: James Kidger

LAND AT OAST HOUSE LANE, FARNHAM

Outline application with some matters reserved for the erection of 9 dwellings and associated access.

**Previously refused WA/2017/0905 for a similar proposal of 9 dwellings was dismissed at appeal in October 2018. This new application is no more acceptable, it is outside the built-up area boundary and not an allocation for development in the Farnham Neighbourhood Plan.**

**A recent appeal decision on a development WA/2020/1410, not allocated in the Farnham Neighbourhood Plan, the Inspector stated ‘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 a development WA/2020/0651 outside the built-up area boundary, the Inspector said ‘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.’ This proposed development outside the built-up area boundary would be detrimental to the landscape character, having an urbanising effect on the location, in conflict with FNPI0 Protect and Enhance the Countryside.**

**The Inspector in the dismissed appeal on this site at Land at Oast House Lane stated ‘the residential development proposed would clearly lead to the subdivision of what is currently an open field into nine plots comprising residential houses and their gardens, together with associated hardstanding and an access road. This would change its appearance from a typical countryside scene, to a one that would ordinarily be regarded as suburban. Rather than reading as a ‘rounding off’ of the existing settlement, it would appear instead as an encroachment of suburban built form into the countryside.’ He went on to state ‘it marks a visual break between the urban area and the surrounding fields, something that is particularly apparent in public views of the site along Oast House Lane. Consequently, the residential development proposed would lead to a harmful change to its character and appearance. It would fail to enhance the open and undeveloped character of the Area of Great Landscape Value in which it is located.’**

**Farnham Town Council strongly objects to development at Land at Oast House Lane. This application is not an allocation in the Farnham Neighbourhood Plan, outside the built-up area boundary, in the setting of the Historic Farnham Park, an area of High Landscape Value and Sensitivity, not compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNPI0 Protect and Enhance the Countryside and FNPI4 Housing Site Allocations, LPPI policy TDI Townscape and Design, HAI Protection of Heritage Assets – Historic Parks and Gardens, HE9 Historic Parks and Gardens – Historic Parks and Gardens Farnham Park, NE1 Biodiversity and Local Geological Sites, RE1 Countryside beyond the Green Belt and RE3 Landscape Character – Areas defined for their landscape character Area of Great Landscape Value.**

#### 4. Applications Considered

##### **Farnham Bourne**

###### **CA/2022/01111 Farnham Bourne**

Officer: Theo Dyer

5A GREENHILL ROAD, FARNHAM GU9 8JN

GREAT AUSTINS CONSERVATION AREA WORKS TO TREE

**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. Though more relevant to hedge cutting, the bird nesting season is generally March to August – checking for active nests is essential, prior to cutting and pruning during this period.**

###### **TM/2022/01086 Farnham Bourne**

Officer: Theo Dyer

10 DOUGLAS GROVE, LOWER BOURNE, FARNHAM GU10 3HP

APPLICATION FOR REMOVAL OF TREE SUBJECT OF TREE PRESERVATION ORDER 50/99

**Farnham Town Council leaves to the Arboricultural Officer.**

###### **TM/2022/01087 Farnham Bourne**

Officer: Theo Dyer

60 BURNT HILL ROAD, LOWER BOURNE, FARNHAM GU10 3LN

APPLICATION FOR REMOVAL OF TREES SUBJECT OF TREE PRESERVATION ORDER 21/99

**Farnham Town Council objects to this application for the removal of trees subject to TPOs. The landowner at 60 Burnt Hill Road did not submit this application. Permission must be sought from the landowner.**

###### **TM/2022/01088 Farnham Bourne**

Officer: Theo Dyer

BRAMBLES, 3 CRAVEN CLOSE, LOWER BOURNE, FARNHAM GU10 3LW

APPLICATION FOR WORKS TO AND REMOVAL OF TREES SUBJECT OF TREE PRESERVATION ORDER 07/00

**Farnham Town Council, subject to the Arboricultural Officer's comments, welcomes the maintenance of trees to extend their life and associated amenity. In response to a climate emergency, it is vital to retain green infrastructure in line with LPP1 policy CCI Climate Change and NE2 Green and Blue Infrastructure. Though more relevant to hedge cutting, the bird nesting season is generally March to August – checking for active nests is essential, prior to cutting and pruning during this period.**

###### **TM/2022/01114 Farnham Bourne**

Officer: Theo Dyer

4 ANNANDALE DRIVE, LOWER BOURNE, FARNHAM GU10 3JD

APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 28/03

**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. Though more relevant to hedge cutting, the bird nesting season is generally March to August – checking for active nests is essential, prior to cutting and pruning during this period.**

Amendments received

First floor north west facing window to be obscure glazed.

**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 maintains its objection to the extensions and alterations being overdevelopment, out of character, overbearing and having a negative impact on the neighbour's amenity at no. 3 and no. 7s. If obscure glazing is being introduced into living accommodation, the proposals are not 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.**

**WA/2022/01038 Farnham Bourne**

Officer: Tracy Farthing

LAND AT BRAMWELL HOUSE, MONKS WALK, FARNHAM GU9 8HT

Application under Section 73 to vary condition 1 of WA/2021/02080 (approved plans) to allow design changes including alterations to dormer, alterations to elevations and eaves, removal of chimney and addition of flue, PV panels details, additional windows/rooflights and basement details.

**Farnham Town Council raises objection to this application unless the alterations to the new dwelling are confirmed compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation and LPP1 policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction.**

**WA/2022/01047 Farnham Bourne**

Officer: Philippa Smyth

3 GREAT AUSTINS, FARNHAM GU9 8JG

Erection of a dwelling and associated parking areas following partial relevant demolition of an unlisted dwelling in a conservation area (revision of WA/2020/0215 under appeal reference APP/R3650/W/21/3271628).

**Allowed at appeal under WA/2020/0215. Amendments to the wall must be compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNP5 Great Austins Conservation Area and its setting and LPP1 policy TDI Townscape and Design.**

**WA/2022/01054 Farnham Bourne**

Officer: Philippa Smyth

SYLVAN COTTAGE, LONGDOWN ROAD, LOWER BOURNE, FARNHAM GU10 3JL

Erection of a dwelling with installation of solar panels and air source heat pump; erection of a garage with habitable accommodation over following demolition of existing dwelling and outbuildings (as amplified by plans and Arboricultural Reports received 31/03/2022).

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

**WA/2022/01071 Farnham Bourne**

Officer: Sam Wallis

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

Erection of two storey extension with alterations to elevations and associated works following demolition of single storey extension.

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

**WA/2022/01075 Farnham Bourne**

Officer: Adam Constantinou

62 BURNT HILL ROAD, LOWER BOURNE, FARNHAM GU10 3LN

Erection of outbuilding following demolition of existing outbuilding.

**The previous withdrawn application was submitted as a certificate of lawfulness.**

**Farnham Town Council has no objections to the proposed replacement outbuilding subject to it being conditioned ancillary to the dwellinghouse.**

**WA/2022/01095 Farnham Bourne**

Officer: Daniel Holmes

WAVERLEY COURT LODGE, MONKS WALK, FARNHAM GU9 8HT

Erection of a Shed (revision of WA/2021/0500).

**Previous pending application WA/2021/0500 states 'To erect a 2 Bay Oak Garage with side log store', this revised application is for a Shed.**

**Farnham Town Council raises objection to this application unless 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, NE1 Biodiversity and Local Geological Sites, RE2 Green Belt and RE3 Landscape Character AONB and AGLV.**

**WA/2022/01106 Farnham Bourne**

Officer: Daniel Holmes

HOLLYCOMBE, 1 PANNELLS, LOWER BOURNE, FARNHAM GU10 3PB

Erection of extensions and alterations following demolition of existing conservatory; extension and alterations to detached garage to provide an annex for use as ancillary 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 the annex conditioned ancillary to the dwellinghouse.**

**WA/2022/01107 Farnham Bourne**

Officer: Wanda Jarnecki

CROFT COTTAGE, 21 GONG HILL DRIVE, LOWER BOURNE, FARNHAM GU10 3HQ

Erection of extension, alterations to roof to provide dormer window, erection of outbuildings and associated works

**Objection has been raised by the adjoining neighbour at no. 23. Farnham Town Council raises objection to this application if it has a negative impact on the neighbour's amenity with an extension, alterations, outbuildings and changes to the driveway. These must be 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**, the proposed changes to the driveway access must be approved by **Surrey Highways**, materials appropriate for the setting and trees and tree roots be protected.

**WA/2022/01117 Farnham Bourne**

Officer: Sam Wallis

COTTERSTOCK HOUSE, CLUMPS ROAD, LOWER BOURNE, FARNHAM GU10 3HF

Erection of extensions and alterations including alterations to attached garages to provide additional habitable accommodation, creation of balconies with glass balustrades and erection of detached garage and workshop (revision of WA/2022/00429).

**This application has reduced by removing the accommodation above the garage to previously refused application WA/2022/00429.**

**Farnham Town Council raises objection to this application unless the extensions and alterations and detached garage 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, RD2 Green Belt, RD3 Landscape Character AONB and AGLV, CCI Climate Change and CC2 Sustainable Construction.**

**WA/2022/01141 Farnham Bourne**

Officer: Sam Wallis

78 LODGE HILL ROAD, LOWER BOURNE, FARNHAM GU10 3RF

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.**

**WA/2022/01197 Farnham Bourne**

Officer: James Kidger

11 BROOMWOOD WAY, LOWER BOURNE, FARNHAM GU10 3LP

Erection of an attached dwelling and alterations to roof to provide habitable accommodation including dormer windows to existing dwelling; provision of vehicular access.

**The description and block plan in this application are misleading. The application is for the demolition of the existing detached bungalow and its replacement with a pair of semi-detached chalet bungalows.**

**Farnham Town Council objects to the excessive front flat roof dormers not being compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation and LPPI policy TDI Townscape and Design and having a negative impact on the character of the street scene.**

**Farnham Castle**

**WA/2022/01041 Farnham Castle**

Officer: Daniel Holmes

15 CRONDALL LANE, FARNHAM GU9 7BG

Certificate of Lawfulness under Section 192 for the stationing of a touring caravan for purposes ancillary to the Dwelling House.

**This site has a history of applications for the siting of a caravan to the rear of the dwelling, off Parfitts Close, with a Certificate of Lawfulness S192 being allowed at appeal under WA/2016/1066 and WA/2016/1592 Certificate of Lawfulness S192**

granted for the same proposal. Both these applications followed the granting of a Certificate of Lawfulness S192 for the formation of an access and parking area to the rear WA/2016/1064 – none of which were welcomed by the neighbours on Parfitts Close or Farnham Town Council.

Farnham Town Council objects to by yet another Certificate of Lawfulness S192 for the siting of a caravan to the front of the dwelling with even less evidence to prove it lawful than the previously refused application WA/2022/00335. This refusal has been appealed by the applicant and subject to an appeal hearing!

Farnham Town Council maintains its strong objection to the inappropriate siting of a caravan for use as ancillary accommodation.

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.

#### **WA/2022/01050 Farnham Castle**

Officer: Carl Housden

30 THE BOROUGH, FARNHAM GU9 7NJ

Change of Use from offices to 4 flats together with associated alterations and bin and bicycle stores.

Farnham Town Council has no objections subject to the change of use to 4 flats and associated alterations being approved by the Heritage Officer and confirmed compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNP1 New Development and Conservation, FNP2 Farnham Town Centre Conservation Area and its setting and FNP16 Extensions, Residential Extensions SPD, LPP1 policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction. The public footpath must not be obstructed and the adjacent bin storage area be accessible at all times.

#### **WA/2022/01051 Farnham Castle**

Officer: Carl Housden

30 THE BOROUGH, FARNHAM GU9 7NJ

Listed Building Consent for internal and external alterations to form 4 flats and erection of bin and bicycle stores.

Farnham Town Council has no objections subject to the change of use to 4 flats and associated alterations being approved by the Heritage Officer and confirmed compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNP1 New Development and Conservation, FNP2 Farnham Town Centre Conservation Area and its setting and FNP16 Extensions, Residential Extensions SPD, LPP1 policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction. The public footpath must not be obstructed and the adjacent bin storage area be accessible at all times.

#### **WA/2022/01065 Farnham Castle**

Officer: Susie Blackwood

GUILDFORD HOUSE, CASTLE HILL, FARNHAM GU9 7JG

Alterations to elevations; construction of boundary wall with railings and gates for vehicular access; provision of piers and gates to form a pedestrian access and associated works.

Farnham Town Council raises concern that the proposed changes go beyond those in the application description. This is a Grade II\* Listed Building and the painted



**colour-washed wall is part of the Historic England Listing. Consultation with Historic England and the Heritage Officer is vital to protect the fabric of the building.**

**Farnham Town Council raises objection to the proposed changes to the front wall and addition of pedestrian and vehicle gates. Materials must be in keeping with the street scene and the green boundary retained either side of the pedestrian gate. All alterations must be approved by Historic England, the Heritage Officer and compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNP2 Town Centre Conservation Area and its setting, FNPI6 Extensions, Residential Extensions SPD and LPP1 policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction.**

**Farnham Town Council strongly objects to the installation of the excessive front perimeter gates and site hoarding, albeit temporary, this is unacceptable in this prominent location on Castle Street and has no planning permission.**

**WA/2022/01066 Farnham Castle**

Officer: Susie Blackwood

GUILDFORD HOUSE, CASTLE HILL, FARNHAM GU9 7JG

Listed Building consent for internal and external alterations.

**Farnham Town Council raises concern that the proposed changes go beyond those in the application description. This is a Grade II\* Listed Building and the painted colour-washed wall is part of the Historic England Listing. Consultation with Historic England and the Heritage Officer is vital to protect the fabric of the building.**

**Farnham Town Council raises objection to the proposed changes to the front wall and addition of pedestrian and vehicle gates. Materials must be in keeping with the street scene and the green boundary retained either side of the pedestrian gate. All alterations must be approved by Historic England, the Heritage Officer and compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNP2 Town Centre Conservation Area and its setting, FNPI6 Extensions, Residential Extensions SPD and LPP1 policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction.**

**Farnham Town Council strongly objects to the installation of the excessive front perimeter gates and site hoarding, albeit temporary, this is unacceptable in this prominent location on Castle Street and has no planning permission.**

Officer declared a non-pecuniary interest due to vicinity to the application. Councillors formulated comments.

**WA/2022/01182 Farnham Castle**

Officer: Adam Constantinou

3 OLD PARK LANE, FARNHAM GU9 0AH

Erections of extensions and alterations.

**Farnham Town Council notes that larger extensions were granted permission under WA/2020/0943. This mock Tudor application is no more appealing but precedence is set. The extensions and alterations must be confirmed compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNP10 Protect and Enhance the Countryside,**

**FNPI16 Extensions, Residential Extensions SPD and LPPI policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction, C5 Area of Strategic Visual Importance, RE1 Countryside beyond the Green Belt and RE3 Landscape Character ASVI and AGLV. Concern is raised about light pollution from the excessive glazing in this sensitive location on the edge of the countryside.**

### **Farnham Firgrove**

#### **WA/2022/01103 Farnham Firgrove**

Officer: Sam Wallis

26 RIDGWAY HILL ROAD, FARNHAM GU9 8LS

Certificate of Lawfulness under Section 192 for erection of porch.

**No comment.**

#### **WA/2022/01142 Farnham Firgrove**

Officer: Susie Blackwood

31 GROVE END ROAD, FARNHAM GU9 8RD

Erection of extensions and alterations including dormer extension to provide habitable accommodation in roofspace.

**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, FNPI16 Extensions, Residential Extensions SPD and LPPI policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction.**

#### **WA/2022/01143 Farnham Firgrove**

Officer: Adam Constantinou

109 WEYDON HILL ROAD, FARNHAM GU9 8NZ

Erection of extensions and alterations including dormer extension and rooflights 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, FNPI16 Extensions, Residential Extensions SPD and LPPI policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction and no negative impact on the neighbour's amenity at no.107 with the extension to the dormer.**

### **Farnham Hale and Heath End**

#### **WA/2022/01067 Farnham Hale and Heath End**

Officer: Wanda Jarnecki

RUNWAYS END, 19C UPPER HALE ROAD, FARNHAM GU9 0NN

Erection of a single storey extension together with 2 additional windows on side elevation and raised patio.

**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, FNPI16 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. 19b with the vicinity of the 4m extension to the boundary.**

**WA/2022/01160 Farnham Hale and Heath End**

Officer: Sam Wallis

6 FARNBOROUGH ROAD, FARNHAM GU9 9AE

Application under Section 73 to vary condition 1 of WA/2019/1199 (approved plans) to allow new replacement roof with associated room in roof living accommodation.

**Farnham Town Council objects to the application as a Section 73, the proposals appear considerable larger than those approved under WA/2019/1100 including rear gable and extension and larger footprint. A new application must be submitted to fully assess the new dwelling and be compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNPI6 Extensions and LPP1 policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction.**

Councillor Fraser declared a non-pecuniary interest due to vicinity to the application.

**WA/2022/01188 Farnham Hale and Heath End**

Officer: Sam Wallis

29 ALMA LANE, FARNHAM GU9 0LJ

Certificate of lawfulness under section 192 for erection of an outbuilding (revision of WA/2022/00487).

**Farnham Town Council objects to inaccuracies in this application and asks if the full extent of the property is shown. The access to the two properties to the south is also missing from the Location & Block Plan. A site visit is required.**

The previous Certificate of Lawfulness application WA/2022/00487 was refused as the proposal was caught by Articles 3 (9) - the proposal included the demolition of two outbuildings greater than 50m<sup>3</sup>. This application retains one of the outbuildings in the attempt to negate this argument.

The application form states 'Outbuilding to Single dwelling House' but the drawing labels the main space of the outbuilding as 'Office'. Farnham Town Council seeks clarification as to the proposed outbuilding's use and if the Location & Block Plan is correct in showing existing and proposed.

**Farnham Moor Park**

**TM/2022/01063 Farnham Moor Park**

Officer: Theo Dyer

SIRONTHY, 44A CROOKSBURY ROAD, FARNHAM GU10 1QB

APPLICATION FOR REMOVAL OF TREE SUBJECT OF TREE PRESERVATION ORDER 23/11

**Farnham Town Council leaves to the Arboricultural Officer.**

**TM/2022/01078 Farnham Moor Park**

Officer: Theo Dyer

55 COMPTON WOOD, OLD COMPTON LANE, FARNHAM GU9 8EG

APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 08/15

**This application is submitted by the neighbour at Woodpeckers Rest, Old Compton Lane, with the permission of the landowner. 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. Though more relevant to hedge cutting, the bird nesting season is generally March to August – checking for active nests is essential, prior to cutting and pruning during this period.**

**TM/2022/01163 Farnham Moor Park**

Officer: Theo Dyer

93 BROOMLEAF ROAD, FARNHAM GU9 8DH

APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 11/12

**Farnham Town Council, subject to the Arboricultural Officer's comments, welcomes the maintenance of trees to extend their life and associated amenity. In response to a climate emergency, it is vital to retain green infrastructure in line with LPPI policy CCI Climate Change and NE2 Green and Blue Infrastructure. Though more relevant to hedge cutting, the bird nesting season is generally March to August – checking for active nests is essential, prior to cutting and pruning during this period.**

**WA/2022/01070 Farnham Moor Park**

Officer: Adam Constantinou

21 WYKEHAM ROAD, FARNHAM GU9 7JR

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

**No comment.**

**WA/2022/01072 Farnham Moor Park**

Officer: Sam Wallis

39 HALE ROAD, FARNHAM GU9 9QR

Erection of a two storey extension including additional habitable accommodation in roofspace.

**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. 41.**

**WA/2022/01073 Farnham Moor Park**

Officer: Adam Constantinou

19 GUILDFORD ROAD, FARNHAM GU9 9PU

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

**WA/2022/01100 Farnham Moor Park**

Officer: Sam Wallis

32 BROOMLEAF ROAD, FARNHAM GU9 8DG

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.**

**WA/2022/01104 Farnham Moor Park**

Officer: Adam Constantinou

SUMMERWOOD, 4 GREENACRES, FARNHAM GU10 1QH

Erection of new garage with games room over, following the demolition of the existing garage building.

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

**WA/2022/01138 Farnham Moor Park**

Officer: Adam Constantinou

17 BEAUFORT ROAD, FARNHAM GU9 7JS

Erection of extension and alterations to elevations.

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

**WA/2022/01140 Farnham Moor Park**

Officer: Sam Wallis

2 PARK ROAD, FARNHAM GU9 9QN

Erection of extensions and alterations following demolition of existing conservatory.

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

**WA/2022/01183 Farnham Moor Park**

Officer: Sam Wallis

WHITE TREES, 16 COMPTON WAY, FARNHAM GU10 1QZ

Erection of extensions and alterations following demolition of attached garage.

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

**Farnham Shortheath and Boundstone**

**WA/2022/01074 Farnham Shortheath and Boundstone**

Officer: Adam Constantinou

25 GREEN LANE, FARNHAM GU9 8PY

Erection of extensions following demolition of conservatory.

**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 LPP1 policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction.**

**WA/2022/01136 Farnham Shortheath and Boundstone**

Officer: Daniel Holmes

10 FIRFIELD ROAD, FARNHAM GU9 8SJ

Erection of extensions and alterations to existing bungalow to provide a two storey dwelling including dormer windows to provide habitable accommodation within roofspace.

**Farnham Town Council strongly objects to the size and scale of the proposal and its negative impact on the neighbour at no. 8 with the two storey extension overlooking and being overbearing, 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 and out of character with the street scene.**

**WA/2022/01139 Farnham Shortheath and Boundstone**

Officer: Sam Wallis

105 BARDSLEY DRIVE, FARNHAM GU9 8UQ

Erection of extension and alterations following demolition of existing pergola.

**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. 103 from the proposed first floor extension.**

**WA/2022/01161 Farnham Shortheath and Boundstone**

Officer: Sam Wallis

FURZE COTTAGE, 12 BAT AND BALL LANE, WRECCLESHAM, FARNHAM GU10 4RA

Erection of extensions, alterations to elevations and extension and alterations to roof; 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.**

**WA/2022/01178 Farnham Shortheath and Boundstone**

Officer: Sam Wallis

NORTH LODGE, 7 BOUNDSTONE ROAD, WRECCLESHAM, FARNHAM GU10 4TH

Erection of extensions including erection of attached garage and associated works.

**Farnham Town Council raises objection to this application unless the extensions including attached garage are confirmed compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNPI6 Extensions, Residential Extensions SPD and LPP1 policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction.**

**WA/2022/01180 Farnham Shortheath and Boundstone**

Officer: Adam Constantinou

1 ROWAN CHASE, WRECCLESHAM, FARNHAM GU10 4RH

Erection of extensions and alterations; alterations to roof ridge height with hip to gable and dormer extensions to provide a two storey dwelling following demolition of garage and conservatory.

**Farnham Town Council objects to the excessive flat roof dormer 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, CCI Climate Change and CC2 Sustainable Construction.**

**WA/2022/01181 Farnham Shortheath and Boundstone**

Officer: Daniel Holmes

91A GREENFIELD ROAD, FARNHAM GU9 8TH

Erection of extensions to create a 3 storey dwelling including rendering of dwelling.

**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 neighbours' amenity at no. 91 and 93 from the proposed first and second floor extension.**

**NMA/2022/01168 Farnham Shortheath and Boundstone**

Officer: Sam Wallis

84 SHORTHEATH ROAD, FARNHAM GU9 8SQ

Amendment to WA/2018/0312 to recentre bifold doors and windows; and for the chimney not to be built.

**No comment.**

**Farnham Upper Hale****WA/2022/01150 Farnham Upper Hale**

Officer: Daniel Holmes

21 SPRING LANE, FARNHAM GU9 0JD

Erection of extensions and alterations together with raising of roof ridge height to create a two storey dwelling with additional habitable accommodation in loft space.

**Farnham Town Council maintains its strong objections to the enlargement of the dwelling to three-storeys having a negative impact on the neighbours' amenity and street scene previously refused under application WA/2019/1513, PRA/2022/00089 and PRA/2022/00735, not compliant with 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.**

Councillor Neale left the meeting at 11.20am.

**Farnham Weybourne and Badshot Lea**

Further amendments have been made but interested parties have not been advised. 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.

**Yet further amendments have been made to this application in the attempt to make it acceptable to the County Highways Authority. This does not take into account that an additional dwelling in the rear garden of 36 Field End is unacceptable, whether the parking space is parallel or standard and is contrary to the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation and LPPI policy TDI Townscape and Design.**

**Farnham Town Council maintains its objections to the wholly inappropriate development in a small amenity space of 36 Field End for an additional dwelling with**

access at the junction with Penfold Croft and Field End, through the existing rear boundary wall.

The application is contrary Farnham Neighbourhood Plan policy FNPI New Development and Conservation a)i. density, layout and orientation with an additional cramped dwelling to the rear of 36 Field End; the access will have a negative impact on a)iii. public realm, highway and footway; and e) the development is not well integrated into the landscape and removes any existing landscape buffers as the garden will be stripped of vegetation and the boundary wall removed.

**WA/2022/01064 Farnham Weybourne and Badshot Lea**

Officer: Wanda Jarnecki

26 COURTENAY ROAD, FARNHAM GU9 9DN

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, FNP16 Extensions, Residential Extensions SPD and LPP1 policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction.**

**WA/2022/01124 Farnham Weybourne and Badshot Lea**

Officer: Philippa Smyth

LAND AT 151 LOWER WEYBOURNE LANE, BADSHOT LEA, FARNHAM GU9 9LL

Erection of new dwelling (revision of WA/2021/02621).

**Farnham Town Council strongly objects to this fourth application being even more of a 'narrow, cramped and contrived design' than the last, not allowing for minimum living conditions as stated in the Technical Housing Standards. The expensive of a 'car turntable' is again proposed to get around the need for vehicles to exit in forward gear. The original granted extension under WA/2019/2043 does not mean an additional dwelling will ever be acceptable.**

**The conclusion of WA/2021/02621 was refusal: The proposed development, by reason of it's narrow, cramped and contrived design and the bulk, scale and mass of the proposed dwelling adjacent to the boundary with no. 147 would be harmful to the character, appearance and visual amenity of the surrounding area, contrary Policy TDI of the Local Plan (Part 1) 2018, Policies FNPI and FNP16 of the Farnham Neighbourhood Plan 2013-2031, Retained DI and D4 of the Local Plan 2002 and the Residential Extensions SPD.**

**As outlined in the refused appeal of WA/2020/1120, the proposed development would harm the character and appearance of the area. It would therefore conflict with Policy TDI of the Waverley Local Plan Part 1: Strategic Policies and Sites 2018 (LPP1), Policy FNPI of the Farnham Neighbourhood Plan 2020 (FNP) and Saved Policies DI and D4 of the Waverley Borough Council Local Plan 2002 (LP). These policies together seek development that is a high quality design, integrates well with the site, complements its surroundings and responds to the distinctive character of the local area.**

**Farnham Town Council maintains it strong objections to a proposed additional dwelling at this location, not being compliant with local policies as stated above, being overdevelopment of a restrictive site, negatively impacting the neighbouring property's outlook, light and being overbearing, impacting outdoor amenity space of the neighbour and the future occupants of the host and proposed dwelling. The previously approved application for a large extension does not make a new dwelling**



acceptable on this restrictive site, the personal use of an extension cannot be compared with the impact of a separate dwelling resulting in unacceptable levels of light and noise disturbance so close to the boundary. The inclusion of a 'car turntable' does not lessen the impact on the appearance of the frontage.

### **Farnham Wrecclesham and Rowledge**

#### **CA/2022/01079 Farnham Wrecclesham and Rowledge**

Officer: Theo Dyer

3A THE STREET, WRECCLESHAM, FARNHAM GU10 4PP  
WRECCLESHAM CONSERVATION AREA WORKS TO TREES

**Farnham Town Council, subject to the Arboricultural Officer's comments, welcomes the maintenance of trees to extend their life and associated amenity. In response to a climate emergency, it is vital to retain green infrastructure in line with LPP1 policy CCI Climate Change and NE2 Green and Blue Infrastructure. Though more relevant to hedge cutting, the bird nesting season is generally March to August – checking for active nests is essential, prior to cutting and pruning during this period.**

#### **TM/2022/01162 Farnham Wrecclesham and Rowledge**

Officer: Theo Dyer

BROADLEAF, BOUNDARY ROAD, ROWLEDGE, FARNHAM GU10 4EP  
APPLICATION FOR WORKS TO AND REMOVAL OF TREES SUBJECT OF TREE PRESERVATION ORDER 08/07

**Farnham Town Council leaves to the Arboricultural Officer.**

#### **NMA/2022/01166 Farnham Wrecclesham and Rowledge**

Officer: Sam Wallis

4 COKENOR WOOD, WRECCLESHAM, FARNHAM GU10 4QN  
Amendments to WA/2021/03119 dummy pitch roof to the perimeter of flat roof.

**No comment.**

#### **WA/2022/01192 Farnham Wrecclesham and Rowledge**

Officer: Lara Davison

VINERS MEAD, WRECCLESHAM ROAD, WRECCLESHAM, FARNHAM GU10 4PT  
Erection of extension and alterations to ancillary outbuilding to form a dwelling and associated works (revision of WA/2021/02350).

**Farnham Town Council notes that the proposed changes to this application provide a more sensible access to the dwelling than that in WA/2021/02350.**

**Proposals must be approved by the Heritage Officer and compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNP1 New Development and Conservation, FNP6 Wrecclesham Conservation Area and its setting, FNP16 Extensions, Residential Extensions SPD and LPP1 policy TDI Townscape and Design.**

#### **WA/2022/01195 Farnham Wrecclesham and Rowledge**

Officer: Carl Housden

VINERS MEAD, WRECCLESHAM ROAD, WRECCLESHAM, FARNHAM GU10 4PT  
Listed Building Consent for erection of extension and internal and external alterations to outbuilding.

**Farnham Town Council notes that the proposed changes to this application provide a more sensible access to the dwelling than that in WA/2021/02350.**

Proposals must be approved by the Heritage Officer and compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNP6 Wrecchesham Conservation Area and its setting, FNPI6 Extensions, Residential Extensions SPD and LPPI policy TDI Townscape and Design.

## 5. Appeals Considered

### Appeal Notification

Two appeals are in progress at I Grovelands:

#### **APP/R3650/W/21/3287686**

WA/2021/0416 I Grovelands, Lower Bourne, Farnham, GUI0 3RQ  
Erection of a new dwelling and associated works (revision of  
WA/2020/0764).

Appellant: Mr J Marsh (C/O Agent)

#### **APP/R3650/W/21/3288833**

WA/2021/02277 Land adjacent I Grovelands, Lower Bourne, Farnham, GUI0 3RQ  
Erection of an attached dwelling together with associated works and  
alterations to elevations of I Grovelands.

Appellant: Mr J Marsh (C/O Agent)

All representations must be received by **12/05/2022** via the planning portal quoting ref. **3287686** and **3288833** <https://acp.planninginspectorate.gov.uk>

**Farnham Town Council maintains its objection to a new additional dwelling in the garden of I Grovelands. These comments are relevant to appeal 3287686 and 3288833.**

The proposals within application **WA/2020/0764**, **WA/2021/0416** and **WA/2021/02277** are fundamentally the same. **WA/2020/0764** was dismissed at appeal in January 2021, reference 3258229, paragraph 10 and 11 of the Inspector's decision states:

- 10. The host property recently gained planning approval for an extension. The approved extension would be subservient and integrate well with the existing functionality of the dwelling and make a positive contribution to the local streetscene. In contrast, the proposal would be disconnected from the existing building and result in the subdivision of the plot. Therefore, whilst the overall scale of built form would be similar to the approval, the proposal would have a fundamentally different relationship with the existing dwelling and surrounding area. Accordingly, taking the above points together, the proposal would substantially harm the character and appearance of the area.**
- 11. Consequently, the proposed dwelling would be contrary to policy TDI of the Local Plan (2018) Part 1 (2018LP) which seeks, amongst other things, for development to be high quality that responds to the local character of an area. Furthermore, the proposal would not accord with the character and appearance related sections of policies D1 and D4 of the 2002 Local Plan (2002LP). These include seeking to prevent development that would harm the visual character and distinctiveness of a locality and be appropriate in terms of form and appearance. The proposed dwelling would also not satisfy policies**

**FNPI and FNPI6 of the Farnham Neighbourhood Plan 2017 (NP). These seek development to respond to local distinctive character and for spacing between buildings to respect the local character. The proposal would also fail to accord with the Farnham Design Statement. This seeks development that consists of a design that is sympathetic to its surroundings in terms of pattern, scale and form.**

**Farnham Town Council has submitted comments on all applications subject to appeal:**

**WA/2020/0764 Farnham Bourne**

Officer: Daniel Holmes

Erection of a dwelling with new vehicular access and associated works following demolition of existing detached garage.

LAND ADJACENT TO 1 GROVELANDS, LOWER BOURNE GU10 3RQ

**Farnham Town Council objects to the subdivision of plots not being compliant with the Farnham Design Statement and Farnham Neighbourhood Plan policy FNPI and having a negative impact on the streetscene and the neighbour's amenity. The host dwelling is orientated end-on to the road resulting in the front elevation overlooking the proposed new dwelling, with limited space to the proposed new side elevation. The area is characterised by larger plots allowing space between dwellings, this site will appear cramped with two dwellings on one plot. The proposed additional dwelling cannot be justified by a previously approved large residential extension on the northern side.**

Amendments to application WA/2020/0764

**WA/2020/0764 Farnham Bourne**

Officer: Daniel Holmes

Erection of a dwelling with new vehicular access and associated works following demolition of existing detached garage.

LAND ADJACENT TO 1 GROVELANDS, LOWER BOURNE

**Farnham Town Council maintains its objection of the inappropriate development for a new dwelling to the rear of 1 Grovelands. An additional car parking space and a 2m high close boarded fence does not make the application acceptable. Farnham Town Council objects to the subdivision of plots not being compliant with the Farnham Design Statement and Farnham Neighbourhood Plan policy FNPI and having a negative impact on the streetscene and the neighbour's amenity. The host dwelling is orientated end-on to the road resulting in the front elevation overlooking the proposed new dwelling, with limited space to the proposed new side elevation. The area is characterised by larger plots allowing space between dwellings, this site will appear cramped with two dwelling on one plot. The proposed additional dwelling cannot be justified by a previously approved large residential extension on the northern side.**

**WA/2021/0416 Farnham Bourne**

Officer: Mr Chris Turner

Erection of a new dwelling and associated works (revision of WA/2020/0764).

1 GROVELANDS, LOWER BOURNE GU10 3RQ

**Farnham Town Council acknowledges that the applicant has attempted to address the objections to application WA/2020/0764, refused by Waverley Borough Council and the Planning Inspectorate at appeal, by re-positioning the proposed in-fill dwelling. The supposed 'space' between the proposed in-fill dwelling and no.2 is only afforded by the no.2's position to the boundary, the proposed in-fill dwelling is only 1m away from this boundary. The proposed in-fill dwelling has limited amenity**

space to the rear for future occupants whereas Grovelands is characterised by its spacious plots and generous gardens. Farnham Town Council maintains its objection to a new in-fill dwelling not being compliant with the Farnham Design Statement and Farnham Neighbourhood Plan FNPI and not respecting the character and the spacing of Grovelands.

**WA/2021/02277 Farnham Bourne**

Officer: Tracy Farthing

LAND ADJACENT I GROVELANDS, LOWER BOURNE, FARNHAM GU10 3RQ

Erection of an attached dwelling together with associated works.

**Farnham Town Council maintains its objection. An application for an ‘attached’ dwelling does not make this application more acceptable, in fact an attached dwelling would be out of character given the surrounding pattern of development of individual detached properties on larger plots.**

**Farnham Town Council concludes that the proposed additional dwelling in the garden of I Grovelands, whether attached or detached, is not compliant with the Farnham Design Statement or Farnham Neighbourhood Plan 2020 policies FNPI New Development and Conservation and FNPI 6 Extensions ‘these seek development to respond to local distinctive character and for spacing between buildings to respect the local character’ or Local Plan Part I policy TDI Townscape and Design and retained policies D1 and D4 ‘seeking to prevent development that would harm the visual character and distinctiveness of a locality and be appropriate in terms of form and appearance.’**

**PINS Reference: 3291589**

WA/2020/0558 THE OLD MISSION HALL, HOOKSTILE LANE, FARNHAM GU9 8LG

Outline application with all matters reserved for erection of 24 apartments with underground parking following demolition of existing bungalow The Old Mission Hall (revision of WA/2018/1879) (as amplified by Transport Assessment, Travel Plan, updated ecology report, and amendment to proposed housing to include 7 of the 24

Appellant: Mr Jon Boyes

All representations must be received by **25/05/2022** via the planning portal quoting ref. **3291589** <https://acp.planninginspectorate.gov.uk>

**An appeal notification was received during the meeting for the site above. It was agreed that comments to be submitted to PINS to include objections to all previous applications on this site.**

## **6. Licensing Applications Considered**

### **New**

Roost Farnham Ltd, Ground Floor, North Barn, Lion and Lamb Way, Farnham, GU9 7PY

An application has been received for a new premises licence. The application is for On sales of alcohol 08:00-23:00 Monday to Sunday and Opening hours 08:00-17:00 Monday to Sunday (17:00-23:00 for pre-booked private hire, in-house events, seminars, workshops, supper clubs).

**Although concerns were raised at the proposed on-sale hours of alcohol from 08:00-23:00 Monday to Sunday, Farnham Town Council felt that Roost’s proposed pre-booked private hire, in-house events, seminars, workshops and supper clubs from**

**17:00-23:00, are not likely to be 7 days a week but would be a positive contribution outside the daytime hours.**

Representations by **12th May 2022** via email to [licensing@waverley.gov.uk](mailto:licensing@waverley.gov.uk).

### **Variation**

Squires (D J Squire and Co Ltd), Badshot Lea Garden Centre, Badshot Lea Road, Farnham, GU9 9JX

An application has been received for a variation to a premises licence. The application is for a new licensing plan following extension of the licensed area; the addition of Films 08:00-22:00 Monday to Saturday and 10:00-17:00 Sunday (The current licence has Live music, Recorded music, On and Off sales of alcohol and Opening hours 08:00-22:00 Monday to Saturday and 10:00-17:00 Sunday).

**Farnham Town Council has no objection to the addition of Films 08:00-22:00 Monday to Saturday and 10:00-17:00 Sunday. However, if Squires are proposing drive-in or outside broadcast utilising the 'over-flow' car parking area (the area used by the Circus), conditions must be added for traffic management and monitoring of noise.**

Representations by **5th May 2022** via email to [licensing@waverley.gov.uk](mailto:licensing@waverley.gov.uk).

### **7. Public Speaking at Waverley's Western Planning Committee**

There were none for this meeting.

### **8. Date of next meeting**

9<sup>th</sup> May 2022.

The meeting ended at 12.02 pm

Notes written by Jenny de Quervain