



FARNHAM TOWN COUNCIL

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Notes

Planning & Licensing Consultative Working Group

Time and date

9.30 am on Monday 9th May, 2022

Place

Council Chamber, Farnham Town Council, South Street, Farnham GU9 7RN

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
Councillor Alan Earwaker (ex-Officio)

Officers: Jenny de Quervain

1. Apologies for Absence

Apologies were received from Councillors Hesse and Wicks.

2. Disclosure of Interests

None were received.

3. Applications Considered for Key/Larger Developments

Farnham Moor Park

NMA/2022/01203 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 3 from A1 to Class E(c) and non-material amendment to change the description of the development to include reference to the provision of a Class E(c) within unit 3 within the description.

Due to the length of time that has passed since permission was granted for Land at East Street, a new use class has been introduced (1 September 2020). Class E for Commercial, Business and Service includes a broad and diverse range of uses suitable for a town centre area.

Farnham Town Council has no objections, subject to an NMA being the appropriate application for a change of use, from Class A1 to Class E.

4. Applications Considered

Farnham Bourne

WA/2022/01250 Farnham Bourne

Officer: Sam Wallis

WHITETHORN COTTAGE, 12 MIDDLE BOURNE LANE, LOWER BOURNE, FARNHAM GU10 3ND

Erection of extensions and alterations with associated works.

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

WA/2022/01274 Farnham Bourne

Officer: Sam Wallis

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

Erection of extensions and alterations with associated works following demolition of existing garage (revision of WA/2022/00348).

Previously approval under WA/2022/00348, this application introduces a lower ground floor level. Farnham Town Council raises objection to this application unless the extensions and alterations are confirmed compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNP8 South Farnham Arcadian Areas, FNP16 Extensions, Residential Extensions SPD and LPP1 policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction.

PRA/2022/01213 Farnham Bourne

Officer: Sam Wallis

24 FRENHAM VALE, LOWER BOURNE, FARNHAM GU10 3HN

The erection of single storey rear extension which would extend beyond the rear wall of the original house by 4.8m, for which the height would be 3.9m, and for which the height of the eaves would be 2.9m.

Previously approval planning application WA/2018/1795 expired in March 2022. No comments required.

TM/2022/01223 Farnham Bourne

Officer: Theo Dyer

THE STONE HOUSE, 110 LODGE HILL ROAD, LOWER BOURNE, FARNHAM GU10 3RB
APPLICATION FOR REMOVAL OF TREES SUBJECT OF TREE PRESERVATION ORDER 12/08

Farnham Town Council leaves to the Arboricultural Officer. In response to a climate emergency, it is vital to retain green infrastructure in line with LPP1 policy CCI Climate Change and NE2 Green and Blue Infrastructure and replacement trees must be planted. 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/2022/01246 Farnham Bourne

Officer: Theo Dyer

50 AVELEY LANE, FARNHAM GU9 8PS

APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 28/07

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.

Farnham Castle

WA/2022/01234 Farnham Castle

Officer: Lara Davison

104A WEST STREET, FARNHAM GU9 7EN

Certificate of Lawfulness under Section 192 for proposed use of premises for any of the defined uses as set out in Class E of the Use Classes Order.

Farnham Town Council has no objections to the use of the premises as Class E.

WA/2022/01237 Farnham Castle

Officer: Carl Housden

3 DOWNING STREET, FARNHAM GU9 7NX

Erection of detached bar servery and external lighting.

Farnham Town Council objects to retrospective planning applications. The hours of use of the outside bar must be limited to reduce the negative impact on the neighbours, especially those at St Andrew's Court, from noise disturbance.

Farnham Firgrove

WA/2022/01227 Farnham Firgrove

Officer: Susie Blackwood

20 GROVE END ROAD, FARNHAM GU9 8RD

Erection of extensions and alterations following demolition of detached garage.

Farnham Town Council raises objection to this application unless the extensions and alterations are confirmed compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, 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's amenity at no. 18.

WA/2022/01231 Farnham Firgrove

Officer: Adam Constantinou

45 FIRGROVE HILL, FARNHAM GU9 8LP

Certificate of lawfulness under section 192 for alterations to roof to provide additional habitable accommodation including dormer windows and rooflights.

Farnham Town Council raises objections to the proposed windows to the second floor with the potential to overlook the neighbours at no. 45c and 45d. These proposals must be assessed through a full planning application as obscured glazing and limited openings up to 1.7m have already been proposed confirming a negative impact on the neighbours.

WA/2022/01259 Farnham Firgrove

Officer: Susie Blackwood

11A WAVERLEY LANE, FARNHAM GU9 8BB

Erection of extensions and alterations.

Farnham Town Council objects to insufficient information being included in this application. As of 4 May 2022, the planning portal only shows 'Application Form'

and 'Existing Elevations Plans'. This application should not have been validated or published on the weekly list.

Officer to advise Farnham Town Council directly when appropriate documentation has been added and the consultation period restarted.

Farnham Hale and Heath End

WA/2022/01216 Farnham Hale and Heath End

Officer: Adam Constantinou
28 THE CRESCENT, FARNHAM GU9 0LG
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.

Farnham Moor Park

TM/2022/01253 Farnham Moor Park

Officer: Theo Dyer
BLUE CEDARS, TILFORD ROAD, FARNHAM GU9 8DP
APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 34/06
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/2022/01206 Farnham Moor Park

Officer: Sam Wallis
SAXONWOOD, COBBETTS RIDGE, FARNHAM GU10 1RQ
Erection of extension and alterations.

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

WA/2022/01218 Farnham Moor Park

Officer: Susie Blackwood
23 HIGH PARK ROAD, FARNHAM GU9 7JJ
Erection of extensions and alterations to elevations together with dormer extension to provide additional habitable accommodation in roof space; alterations to boundary wall to facilitate car and pedestrian access with associated landscaping following demolition of conservatory.
Farnham Town Council raises objection to the reduction in the size of the on-street parking bay from its potential to accommodate three small vehicles down to two large vehicles in this congested location. Extensions and alterations must be confirmed compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNP16 Extensions, Residential Extensions SPD and LPPI policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction and must have no

negative impact on the neighbours' amenity at no. 21 and no. 25 with the vicinity of the two-storey extensions close to both boundaries.

WA/2022/01268 Farnham Moor Park

Officer: Sam Wallis

BUSH COTTAGE, 31 CROOKSBURY ROAD, FARNHAM GU10 1QD

Certificate of Lawfulness under Section 192 for erection of single storey extensions and alterations.

Farnham Town Council strongly objects to this application as a Certificate of Lawfulness given the sensitivity of the Landscape Character and the excessive size of the proposed extensions and glazing. A full application must be submitted and considered against the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNPI0 Protect and Enhance the Countryside, and LPP1 policy TDI Townscape and Design, RE2 Green Belt, RE3 Landscape Character – Surrey Hills Area of Outstanding Natural Beauty (AONB) & Area of Great Landscape Value (AGLV) and CCI Climate Change and CC2 Sustainable Construction.

WA/2022/01273 Farnham Moor Park

Officer: Sam Wallis

2 CROOKSBURY ROAD, FARNHAM GU10 1QE

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

Farnham Town Council maintains its objection to a two-storey extension close to the boundary with no. 4 Crooksbury Road.

In an attempt to address the refusal of application **WA/2021/02032**, and withdrawn application **WA/2021/0100**, where the proposal's size, form and design were 'undesirable overdevelopment', 'detrimental to the character and area of the area', 'detrimental to the amenity of the adjoining property', it is noted that the rear extension depth has been reduce and that the proposed side extension is subordinate to the existing dwelling.

The two-storey extension is still unneighbourly and too close to the boundary of no. 4 will have a negative impact on their amenity with overlooking and being overbearing and have a negative impact on the street scene with the bulky entrance, not compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development, FNPI6 Extensions, Residential Extensions SPD and LPP1 policy TDI. The property is located outside the built-up area boundary, in an area of High Landscape and Sensitivity covered by FNPI0, LPP1 policies RE1, RE2 and RE3 and in the Surrey Hills Area of Outstanding Natural Beauty.

Farnham Shortheath and Boundstone

Amendments received

Garage roof has been reduced in height with fully hipped roof.

The side extension roof design now has a gable end.

The side extension width has been reduced by 160mm.

WA/2022/00676 Farnham Shortheath and Boundstone

Officer: Sam Wallis

58 BOUNDSTONE ROAD, WRECCLESHAM, FARNHAM GU10 4TR

Erection of extensions and alterations to elevations and fenestrations, erection of detached garage with associated works following demolition of existing, sun room, garage and porch

Farnham Town Council notes amendments have been received. 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, CC1 Climate Change and CC2 Sustainable Construction. Objection has been raised by the neighbour at no. 54 and 56 to the front and no. 3 Vine Lane to the rear.

WA/2022/01265 Farnham Shortheath and Boundstone

Officer: Sam Wallis

HARTFORD, 9C GREEN LANE, FARNHAM GU9 8PT

Erection of single storey extension.

Farnham Town Council raises objection to this application unless the extension is confirmed compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNPI6 Extensions, Residential Extensions SPD and LPP1 policy TDI Townscape and Design, CC1 Climate Change and CC2 Sustainable Construction.

NMA/2022/01242 Farnham Shortheath and Boundstone

Officer: Sam Wallis

CHESILBOURNE, 11 GORSE LANE, WRECCLESHAM GU10 4SD

Amendment to WA/2019/2010 to remove the chimney from the approved plans and also add 2 No. roof windows to the hip on the east elevation.

Farnham Town Council is astounded that Chris Turner, the previous Planning Officer for WA/2019/2010, did not include Town Council comments sent directly to him and copied to the planning technicians on 13 January 2020 – the Report states ‘none received’. Farnham Town Council objected to the large flat roof dormer. The white render is out of character with the area and the lack of chimney will detract further.

Farnham Upper Hale

PRA/2022/01214 Farnham Upper Hale

Officer: Adam Constantinou

ST MAWGAN, WINGS ROAD, FARNHAM GU9 0HN

The erection of single storey rear extension which would extend beyond the rear wall of the original house by 7m, for which the height would be 3.8m, and for which the height of the eaves would be 3.4m.

Farnham Town Council notes that the proposal includes the area of an old 3m extension therefore the build line is only 3m beyond the line of the dining room. Question is raised about the description being ‘7m’ as the plan shows 6m.

WA/2022/01219 Farnham Upper Hale

Officer: Wanda Jarnecki

LAWDAY HOUSE FARM, ODIHAM ROAD, FARNHAM GU10 5AB

Widening of existing dropped kerb.

Farnham Town Council has no objection subject to the approval of Surrey Highways.

Farnham Wrecclesham and Rowledge

WA/2022/01225 Farnham Wrecclesham and Rowledge

Officer: Sam Wallis

PERRYMEAD, 10 HIGH STREET, ROWLEDGE, FARNHAM GU10 4BS

Installation of air source heat pump.

Farnham Town Council raises objection to the constant noise pollution having a potential negative impact on no. 12 with single glazed traditional sash windows. Although Farnham Town Council supports alternative heating methods, the unit could be mounted on another of the rear walls further away from the neighbour. The potential noise has been calculated, the actual level must to be monitored and data recorded.

WA/2022/01252 Farnham Wrecclesham and Rowledge

Officer: Sam Wallis

STONECROFT, 8 POTTERY LANE, WRECCLESHAM, FARNHAM GU10 4QG

Erection of a greenhouse.

The property is Grade II and situated in the Wrecclesham Conservation Area. Farnham Town Council has no objection but question is raised about the accuracy of the Block Plan, an X marking the spot does not represent the scale of the built form.

5. Appeals Considered

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

Farnham Town Council refers the Inspector to the Court of Appeal Judgment on the NPPF Tilted Balance:

The Court of Appeal has handed down judgment in the case of *Gladman Developments Ltd v SSHCLG & Corby BC & Uttlesford DC* [2021] EWCA Civ 104 dealing with paragraph 11(d)(ii) and the tilted balance in the National Planning Policy Framework. The Court of Appeal dismissed the Appellant's challenges, upholding the decisions of the Secretary of State's inspectors.

Gladman argued that it was a misinterpretation of the tilted balance in paragraph 11(d)(ii) of the NPPF to have any regard to development plan policies when answering the paragraph 11(d)(ii) question – whether any adverse impacts of granting planning permission would significantly and demonstrably outweigh the benefits of doing so, when assessed against the policies in the NPPF taken as a whole.

The issues in the appeal were, first, whether a decision-maker, when applying the tilted balance under paragraph 11(d)(ii), is required not to take into account relevant policies of the development plan, and, secondly, as a connected issue, whether it is necessary for the tilted balance and the duty in s38(6) of the Planning and Compulsory Purchase Act 2004 to be performed as separate and sequential steps in a two-stage approach.

On the first issue, the Court of Appeal concluded:

- the provisions on decision-taking in the second part of paragraph 11 of the NPPF set out a policy to guide decision-makers on the performance of their statutory responsibilities under s70(2) of the Town and Country Planning Act 1990 and s38(6) of the PCPA 2004, in the specific circumstances to which they relate;
- decision-makers are not legally bound to disregard policies of the development plan when applying the tilted balance under paragraph 11(d)(ii);

- it is neither a misinterpretation nor misapplication of paragraph 11(d)(ii), or taking into account an immaterial consideration, to have regard to development plan policies when dealing with the tilted balance question;
- the exercise of assessing a development's compliance with the policies in the NPPF could properly embrace consideration of related policies in the development plan, and sometimes this would make good sense because of the relationship between the two;
- the performance of the statutory duty under s38(6) and the performance of the tilted balance exercise may be inter-related, and conflict or compliance with development plan policies can bear on the assessment required by the NPPF policy in paragraph 11(d)(ii);
- the policies of the development plan will often inform the balancing exercise required under paragraph 11(d)(ii);
- in many cases it will facilitate the assessment of adverse impacts and benefits in the tilted balance to consider not only the relevant policies of the NPPF but also the corresponding policies of the development plan;
- a complete assessment under paragraph 11(d)(ii), in which adverse impacts and benefits are fully weighed and considered, may well be better achieved if relevant policies of the development plan are taken into account;
- whether and how policies of the plan are taken into account in the application of paragraph 11(d)(ii) will be a matter for the decision-maker's planning judgment, in the circumstances of the case in hand.

On the second issue, the Court of Appeal concluded:

- there is nothing to prevent an approach in which the application of the tilted balance under paragraph 11(d)(ii) is incorporated into the decision-making under s70(2) of the TCPA 1990 and s38(6) of the PCPA 2004 in one all-encompassing stage;
- the presumptions in both paragraph 11(d)(ii) and s38(6) can lawfully be applied together;
- a decision-maker is not obliged to combine in a single exercise the paragraph 11(d)(ii) assessment and the assessment required to discharge the duty in s38(6), although they lawfully can;
- if this is how it is done, the decision-maker must keep in mind the statutory primacy of the development plan and must make the decision, as s38(6) requires, in accordance with the development plan unless material considerations indicate otherwise – so that the integrity of the section 38(6) assessment can be assured;
- it is not necessary to consider twice, in separate steps, matters that arise both under the relevant policies of the development plan and under the policies of the NPPF.

Richard Honey appeared for the Secretary of State, instructed by the Government Legal Department.

The primacy of development plans in the English planning system has been reaffirmed by a Court of Appeal ruling on two appeals by land promoter Gladman, which emphasised that where a council lacks the required five-year housing land supply, this may tilt the balance in favour of proposed residential schemes but it does not render grants of planning permission automatic.

This is site not an allocation 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.'

Farnham Town Council objected to refused WA/2020/0558, now the subject of this appeal, and previously refused application WA/2018/1879 and inappropriate application PIP/2021/02768 - comments included below.

WA/2020/0558 Farnham Firgrove (comments 05/05/2020)

Officer: Rachel Kellas

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)

THE OLD MISSION HALL, HOOKSTILE LANE, FARNHAM GU9 8LG

Farnham Town Council acknowledges the decreased number of proposed dwellings in this new application and the repositioning and reduction in height of elements of the 3 blocks. Farnham Town Council maintains its objections to the entrance being inadequate for the potential number of vehicle movements on a single lane track for 24 dwellings. The site is maybe better suited to light industry. Access on to the highway has limited visibility due to the railway bridge and is within a severely congested area, in the vicinity of 3 busy junctions on an A-road.

WA/2020/0558 Farnham Firgrove (comments 29/06/2020)

Officer: Rachel Kellas

Proposal: 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 dwellings as affordable units).

THE OLD MISSION HALL, HOOKSTILE LANE, FARNHAM

This location is not a housing site allocation in policy FNPI4 of the Farnham Neighbourhood Plan adopted 3 April 2020. Farnham Town Council maintains its objection to the entrance being inadequate for the potential number of vehicle movements on a single lane track for 24 dwellings. The site is maybe better suited to light industry. Access on to the highway has limited visibility due to the railway bridge and is within a severely congested area, adjacent to a pedestrian crossing, in the vicinity of 3 busy junctions, on an A-road.

Amendments received

Additional sections added to indicative plans; Alterations to ridge line and position of proposed buildings as shown on the indicative plans; Parking spaces increased from 39 to 41; Additional highway safety information, including visibility splay diagram and swept path analysis.

WA/2020/0558 Farnham Firgrove (comments 25/09/2020)

Officer: Rachel Kellas

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 dwellings as affordable units).

THE OLD MISSION HALL, HOOKSTILE LANE, FARNHAM GU9 8LG

Farnham Town Council acknowledges that further changes have be made to the proposal and highways information provided, this information still does not make this application acceptable. Surrey Highways has previously stated that the development will lead to an intensification of use of the existing access and be contrary to policy ST1 of LPP1 and Section 9 of the NPPF. Farnham Town Council maintains its objection to the entrance being inadequate for the potential number of vehicle movements on a single lane track for 24 dwellings, now with 41 parking

spaces being proposed. The site is maybe better suited to its current use of light industry and should be classified as an employment site.

Amendments received

Updated transport technical note including revised visibility splay plans and proposed improvements to Hookstile Lane

WA/2020/0558 Farnham Firgrove (comments 19/01/2021)

Officer: Rachel Lawrence

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 dwellings as affordable units).

THE OLD MISSION HALL, HOOKSTILE LANE, FARNHAM GU9 8LG

Farnham Town Council acknowledges yet further data has been provided in response to the County Highways Authority's objections. Farnham Town Council maintains its objection to the entrance being insufficient for the potential number of vehicle movements, 7 days a week, on a single lane track with 41 parking spaces being proposed. The safety of pedestrians cannot be achieved with the narrow shared space with vehicles. Land Registry shows that 10 Firgrove Hill's boundary runs in a straight line with their building wall to the pavement, the painted curved line does not give any permission to the application site to 'enjoy prescriptive rights over that part of the access' and will in fact be harmful to the business owner by blocking customer parking spaces and hazardous to pedestrians on the pavement and those accessing the parade of shops. The suggested 'passing' point is not in the site's ownership to offer as mitigation to the inadequate access therefore should be discounted from the proposal.

Previous application

WA/2018/1879 Farnham Firgrove (comments 06/12/2018)

Officer: Kayleigh Taylor

Outline Application with all matters reserved for erection of 39 flats with underground parking following demolition of existing bungalow. THE OLD MISSION HALL, HOOKSTILE LANE, FARNHAM GU9 8LG Farnham Town Council objects to the over development of this restrictive site. The narrow access is unworkable for the proposed number of dwellings. This is not an approved site in the Farnham Neighbourhood Plan and not in line with Policy FNPIa), d) or e).

Subsequent application

PIP/2021/02768 Farnham Firgrove (comments 13/12/2021)

Officer: Carl Housden

LAND AT HOOKSTILE LANE, FARNHAM GU9 8LG

Application for permission in principle for the erection of 9 dwellings.

Farnham Town Council strongly objects to this application. Given the location to the Thames Basin Heath Special Protection Area, development must be subject to an Environmental Impact Assessment (EIA) or Habitats legislation. You cannot get planning permission in Farnham without a legal agreement and a legal agreement cannot be part of a PIP application. This application is invalid and must be refused.

The decision on whether to grant permission in principle to a site must still be made in accordance with relevant policies in the local development plan. Local Plan Part I (LLPI) policy TDI Townscape and Design states: account will be taken of design guidance adopted by the Council including design and development briefs, Conservation Area Appraisals and associated Management Plans, town and village design statements and other design policies and guidance produced within subsequent Development Plan Documents, Supplementary Planning Documents

and Neighbourhood Plans. This site is not an approved site for development in Farnham's Neighbourhood Plan.

Although access may be part of the Technical Details Consent stage, the site access is unacceptable. The refusal of WA/2020/0558 states the following:

1. It has not been demonstrated that the proposed development could provide the required visibility splays and that the proposal would not result in an obstruction to the free and safe flow of traffic on Firgrove Hill. The proposed development would therefore be contrary to the objectives of Policy ST1 of the Waverley Borough Local Plan 2018, paragraphs 108, 109 and 110 of the National Planning Policy Framework 2019 and FNP30 of the Farnham Neighbourhood Plan 2013-2032.

2. It has not been demonstrated that the proposal could be achieved without causing a detrimental impact on the highway safety for pedestrians and cyclists using the shared surface area. The proposed development would therefore be contrary to the objectives of Policy ST1 of the Waverley Borough Local Plan 2018, paragraphs 108, 109 and 110 of the National Planning Policy Framework 2019 and Policy FNP30 of the Farnham Neighbourhood Plan (2013-2032).

3. It has not been demonstrated that the safe movement to and from the site by pedestrians, cyclists and cars associated with the development could be achieved using the existing narrow access driveway. The proposed development would therefore be contrary to the objectives of Policy ST1 of the Waverley Borough Local Plan 2018, Policy FNP30 of the Farnham Neighbourhood Plan (2013-2032) and paragraphs 108, 109 and 110 of the National Planning Policy Framework 2019.

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

23rd May 2022.

The meeting ended at 10.30

Notes written by Jenny de Quervain