



# FARNHAM TOWN COUNCIL

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## Notes

Planning & Licensing Consultative Working Group

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### Time and date

9.30 am on Monday 6th June, 2022

### Place

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

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

Councillor John "Scotty" Fraser (Lead Member)

Councillor Roger Blishen

Councillor George Hesse

Councillor John Neale

Officers: Jenny de Quervain

### 1. Apologies for Absence

Apologies were received from Councillors Martin and Wicks.

Councillor Edmonds was absent.

Councillor Fraser has previously given apologies therefore Councillor Blishen was nominated a Chair for this meeting by Councillor Hesse and Seconded by Councillor Neale.

Councillor Fraser arrived at 09.40 to join the meeting, Councillor Blishen continued as the Chair.

### 2. Disclosure of Interests

None were received.

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

#### **Farnham Castle**

**WVL20712- SOUTH STREET, SAINBURY'S FAIRFIELD, FARNHAM SURREY, GU9 7RP.**

On behalf of our client, GBC ('client') who has been selected by CK Hutchison Networks (UK) Ltd to provide the resilient national telecommunications apparatus associated with 5G, Dot

Surveying ('agent') is instructed to prepare and submit applications for a proposed mast and associated ancillary equipment.

This pre-consultation enquiry relates to the proposed site identified which is on an area of existing grass verge running alongside SOUTH STREET (as per the proposed attached site location plan).

Following recent survey work, an option has been identified to extend connectivity at the above location, offering the potential to enable planning for 5G implementation. The Government recognises that the widespread coverage of mobile connectivity is essential for people and businesses. As well as improved mobile signal, 5G networks are also crucial to drive productivity and growth. Enabling and planning for 5G implementation is central to achieving the Government's objective to deliver prosperity at the local level and enable places to share in the proceeds of growth.

Please note there is an education centre within 300m of the proposed installation as detailed below, they will be informed of the installation as well.

1. Curious Explorer Day Nursery and Pre-school – Farnham.
2. St Andrews C of E Infant School.

Prior to the submission of either a full planning application or an application for prior approval of proposed development by telecommunications code systems operators, as a stakeholder, we seek and welcome your comments and views on the proposal as per the attached draft planning drawings and site detail sheet. We look forward to receiving any comments on the preferred location identified within 14 days of this email.

We trust the above and attached is in order, if you require any further information relating to the contents of this email, please contact James Reilly by email at [planning@dotsurveying.co.uk](mailto:planning@dotsurveying.co.uk) or telephone at 07903 895601.

**This pre-application is poorly written and full of errors. It was agreed that an objection be emailed and a discussion on alternative locations be requested. See email below:**

**From:** Planning  
**Sent:** 07 June 2022 19:50  
**To:** [planning@dotsurveying.co.uk](mailto:planning@dotsurveying.co.uk)  
**Cc:** [e.siddique@dotsurveying.co.uk](mailto:e.siddique@dotsurveying.co.uk)  
**Subject:** FW: WVL20712-Pre-Application Enquiry  
**Importance:** High

FAO: James Reilly

**Re: WVL20712-Pre-Application Enquiry**

**Farnham Town Council is very disappointed not to have been consulted directly about pre-application enquiry WVL20712.**

**Councillor Beaman, Farnham Castle Ward Councillor for both Farnham Town Council and Waverley Borough Council, forwarded the details for review by the Town Council's Planning Group.**

**Your email and documentation includes errors about the location. The email was copied to an Infants School named St Andrew's in Preston Lancashire, some 240**

miles away. The Site Detail Sheet advises that the modern telecoms installation is 'required to extend high-speed mobile coverage to the area in and around the Colchester area' and the consultation documents address of 'Sainsburys Fairfield' is in Colchester, 110 miles away from Sainsburys South Street, Farnham. Nothing is 'in order' therefore cannot be trusted, all of which does not fill Farnham Town Council with confidence that locations have been fully assessed for suitability.

Farnham Town Council strongly objects to the proposed location on South Street, Farnham, adjacent a memorial wall dedicated to 'famous names' of people from Farnham. The size and scale of the proposed mast and cabinets will have a negative impact on the street scene, dominant on the pavement on the edge of the Town Centre Conservation Area, causing obstruction and visual harm to the character of the area. Alterations to the road infrastructure of the town centre is being consulted upon through the Farnham Infrastructure Programme (Town, Borough and County Board) and this location is subject to change.

We would welcome the opportunity to discuss other possible locations, that lessen the visual impact and obstruction to the pavements of the historic market town of Farnham in Surrey, as soon as possible.

### **Farnham Moor Park**

#### Amendments received

The plans have been amended to show a 3m cycleway on Hale Road from Six Bell Pub to Hale Road north arm roundabout

#### **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 previous strong objections to this application.**

**Although provision for improved cycleways has included, these can be achieved without the need to build 65 dwellings in this location.**

**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 refers to 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.

**WA/2022/01400 Farnham Moor Park**

Officer: Jeff Sadler

BUILDING D1 UNIT 9A, PLOT R 9A LAND CENTRED COORDINATES 484270 146934, EAST STREET, FARNHAM

Display of 3 externally illuminated fascia signs and 1 projecting hanging sign.

**Local policies for Farnham's town centre must be considered, including 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 Shopfront Design Guide SPD.**

**Farnham Town Council has no objections.**

**WA/2022/01401 Farnham Moor Park**

Officer: Jeff Sadler

BUILDING D1 UNIT 9A, PLOT R 9A, LAND CENTRED COORDINATES 484270 146934, EAST STREET, FARNHAM

Installation of shop front for building D1 unit 9a in relation to details required for Condition 10 of planning permission WA/2016/0268.

**Local policies for Farnham's town centre must be considered, including 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 Shopfront Design Guide SPD.**

**Farnham Town Council has no objections.**

**WA/2022/01438 Farnham Moor Park**

Officer: Jeff Sadler

UNIT RU7 OF BUILDING D4A, PLOT RU7 LAND CENTRED COORDINATES 484270 146934, EAST STREET, FARNHAM

Installation of shop fronts and awning for unit RU7 in relation to details required for Condition 10 of planning permission WA/2016/0268.

**Local policies for Farnham's town centre must be considered, including 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 Shopfront Design Guide SPD.**

**Farnham Town Council has no objections.**

**WA/2022/01448 Farnham Moor Park**

Officer: Jeff Sadler

UNIT RU7 OF BUILDING D4A, PLOT RU7 LAND CENTRED COORDINATES 484270 146934

EAST STREET, FARNHAM

Display of 3 illuminated fascia signs.

**Local policies for Farnham's town centre must be considered, including the Farnham Design Statement, Farnham Neighbourhood Plan policy FNP2 Town Centre Conservation Area and its setting, FNP4 Advertisement Control, FNP2 I East Street, South Street and Dogflud Way and Shopfront Design Guide SPD.**

**Farnham Town Council has no objections.**

### **Farnham Weybourne and Badshot Lea**

#### **WA/2022/01433 Farnham Weybourne and Badshot Lea**

Officer: Ruth Dovey

LAND AT LOWER WEYBOURNE LANE, BADSHOT LEA, FARNHAM

Outline Application for residential development of up to 140 dwellings with all matters reserved except for access (excluding internal roads) (revision of WA/2019/1905 under appeal reference APP/R3650/W/20/3262641).

**Farnham Town Council strongly objects to the opportunistic resubmission of this Outline application for 140 dwellings at Land at Lower Weybourne.**

**The repeated refusals and dismissal of the proposed development is due to it being inappropriate for this location.**

**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 refers to 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.**

#### 4. Applications Considered

##### **Farnham Bourne**

##### **TM/2022/01419 Farnham Bourne**

Officer: Theo Dyer

PINE WOOD, PINE RIDGE DRIVE, LOWER BOURNE, FARNHAM GU10 3JW  
APPLICATION FOR WORKS TO AND REMOVAL OF TREES SUBJECT OF TREE  
PRESERVATION ORDER

**Farnham Town Council leaves to the Arboricultural Officer. In response to a climate emergency, it is vital to retain green infrastructure in line with LPP1 policy CCI Climate Change and NE2 Green and Blue Infrastructure. If removal is necessary, 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/2022/01420 Farnham Bourne**

Officer: Theo Dyer

ARDMORE, 17 DOUGLAS GROVE, LOWER BOURNE, FARNHAM GU10 3HP

APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 50/99

**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/2022/01443 Farnham Bourne**

Officer: Theo Dyer

BOURNE HOUSE, LODGE HILL ROAD, LOWER BOURNE, FARNHAM GU10 3RD

APPLICATION FOR REMOVAL OF TREES SUBJECT OF TREE PRESERVATION ORDER 02/15

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

**WA/2022/01406 Farnham Bourne**

Officer: Adam Constantinou

20A OLD FRENHAM ROAD, LOWER BOURNE, FARNHAM GU10 3HD

Alterations to fenestration of existing dwelling including alterations to carport/annexe elevations.

**Previous application WA/2021/02324 was granted - 'Officers note the concerns raised by the Town Council. Officers acknowledge that the proposed materials would alter the appearance of the dwelling and carport/annexe, however the surrounding area features dwellings of varying designs and material palettes as such the proposals would not appear out of keeping. Furthermore, the dwelling is set back from the road and well screened by mature vegetation.'**

**This application is no better than previously granted application WA/2021/02324.**

**WA/2022/01430 Farnham Bourne**

Officer: Daniel Holmes

WHISPERING PINES, 28 BURNT HILL ROAD, LOWER BOURNE, FARNHAM GU10 3LZ

Erection of porch and installation of dormer window with balcony at first floor; extensions and alterations to link attached garage, including dormer window to provide additional habitable accommodation; erection of detached garage with ancillary accommodation above.

**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, FNPI6 Extensions, Residential Extensions SPD and LPPI policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction and the detached garage with accommodation above is conditioned ancillary to the dwellinghouse.**

**WA/2022/01455 Farnham Bourne**

Officer: Sam Wallis

22 VICARAGE HILL, FARNHAM GU9 8HJ

Erection of extensions and alterations; erection of a detached garage and alterations to driveway following demolition of existing 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, FNP8 South Farnham Arcadian Areas, FNPI6 Extensions, Residential Extensions SPD and LPPI policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction.**

**WA/2022/01456 Farnham Bourne**

Officer: Adam Constantinou

THE BIRCHES, 5 VALE WOOD DRIVE, LOWER BOURNE, FARNHAM GU10 3HW

Alterations to existing garage to provide ancillary habitable accommodation including dormer window and single storey extension.

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

**Farnham Castle**

**WA/2022/01405 Farnham Castle**

Officer: Lara Davison

THE JOLLY SAILOR, 64 WEST STREET, FARNHAM GU9 7EH

Change of Use from public house to a dwelling together with alterations to elevations.

**Farnham Town Council raises objection to this application unless the alterations are confirmed compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNP2 Town Centre Conservation Area, 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 with overlooking from the additional windows.**

**Farnham Firgrove**

**WA/2022/01379 Farnham Firgrove**

Officer: James Kidger

FIRST FLOOR, 20 FIRGROVE HILL, FARNHAM GU9 8LQ

Application under Section 73 for variation of condition 1 of CR/2021/0005 to allow alterations to layout of first floor.

**Provided that the alterations adhere to Technical Housing Standards, Farnham Town Council has no objections.**

## **Farnham Hale and Heath End**

### **WA/2022/01370 Farnham Hale and Heath End**

Officer: Sam Wallis

10 POPLAR WALK, FARNHAM GU9 0QL

Erection of extensions following demolition of existing conservatory.

**The description is misleading as this application contains a two-storey extension close to the boundary with no. 8.**

**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, FNP16 Extensions, Residential Extensions SPD and LPPI policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction and has no negative impact on the neighbour's amenity at no. 8 from the vicinity of the two-storey extension being overbearing close to the boundary.**

### **WA/2022/01427 Farnham Hale and Heath End**

Officer: Sam Wallis

9 WELLINGTON LANE, FARNHAM GU9 9BA

Erection of extension and alterations to elevations with associated works following demolition of existing porch.

**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 Moor Park**

### **WA/2022/01414 Farnham Moor Park**

Officer: Sam Wallis

63 ST JAMES AVENUE, FARNHAM GU9 9QF

Erection of extensions and alterations to roofspace to provide additional habitable accommodation

**This application is marginally improved from withdrawn application WA/2022/00810 and vastly improved from withdrawn application WA/2021/01859.**

**Farnham Town Council raises objection to this application unless the extensions and alterations are confirmed compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNP16 Extensions, Residential Extensions SPD and LPPI policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction and the impact on the neighbour's amenity at no. 61 has been overcome.**

### **WA/2022/01415 Farnham Moor Park**

Officer: Sam Wallis

12 STOKE HILLS, FARNHAM GU9 7TE

Erection of a single storey rear extension.

**Farnham Town Council raises objection to this application unless the extensions and alterations are confirmed compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNP16 Extensions, Residential Extensions SPD and LPPI policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction and has no negative impact on the neighbour's amenity at no. 10.**

**WA/2022/01416 Farnham Moor Park**

Officer: Sam Wallis

12 STOKE HILLS, FARNHAM GU9 7TE

Erection of a porch and alterations to elevations following demolition of existing porch.

**Farnham Town Council has no objection to the alterations to the porch.**

**WA/2022/01428 Farnham Moor Park**

Officer: Lauren Kitson

BROCKS DENE, TILFORD ROAD, FARNHAM GU9 8JA

Installation of solar array.

Note. Installation of ground mounted solar panels in the curtilage of Brocks Dene, at the rear of the

**Farnham Town Council notes that the application site is Outside the Built-Up Area Boundary of the Farnham Neighbourhood Plan and located in an area of Ancient & Semi-Natural Woodland. Trees within the application area must be protected and FNPI0 Protect and Enhance the Countryside be adhered to.**

**WA/2022/01460 Farnham Moor Park**

Officer: Sam Wallis

THE LAURELS, OLD COMPTON LANE, FARNHAM GU9 8EG

Erection of extensions including entrance porch and alterations with associated landscaping following demolition of existing extensions (revision of WA/2022/00016).

**Although vastly reduced in size from refused application WA/2022/00016, Farnham Town Council objects to the inappropriate materials, not being compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation and LPPI policy TDI Townscape and Design.**

**WA/2022/01462 Farnham Moor Park**

Officer: Sam Wallis

MONASTERY CLOCK, OLD COMPTON LANE, FARNHAM GU9 8EG

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.**

**Farnham Shortheath and Boundstone**

**WA/2022/01407 Farnham Shortheath and Boundstone**

Officer: Sam Wallis

6 THORN ROAD, WRECCLESHAM, FARNHAM GU10 4TU

Erection of a single storey extension following demolition of existing garage; alterations to roofspace to provide habitable accommodation including dormers and rooflights.

**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 sufficient parking is available within the boundary of the property.**

**WA/2022/01461 Farnham Shortheath and Boundstone**

Officer: Adam Constantinou

AVEBURY, SUNNYDELL LANE, WRECCLESHAM, FARNHAM GU10 4RB

Erection of two storey outbuilding for use as garage and workshop with ancillary accommodation above following demolition of existing single storey garage.

**Farnham Town Council raises objection to this application unless for a two-storey 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.**

### **Farnham Upper Hale**

#### **WA/2022/01385 Farnham Upper Hale**

Officer: Sam Wallis

10 ARMSWORTH WAY, FARNHAM GU9 0FJ

Erection of an extension and roof lights.

**Farnham Town Council raises objection to this application unless the extension and roof lights 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/2022/01386 Farnham Upper Hale**

Officer: Sam Wallis

10 ARMSWORTH WAY, FARNHAM GU9 0FJ

Certificate of Lawfulness under Section 192 for construction of roof lights for loft conversion.

**No comments required.**

#### **WA/2022/01392 Farnham Upper Hale**

Officer: Adam Constantinou

7 BECK GARDENS, FARNHAM GU9 0SE

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

### **Farnham Weybourne and Badshot Lea**

#### **WA/2022/01422 Farnham Weybourne and Badshot Lea**

Officer: Sam Wallis

123 LOWER WEYBOURNE LANE, BADSHOT LEA, FARNHAM GU9 9LQ

Erection of extensions and alterations to elevations 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/2022/01444 Farnham Weybourne and Badshot Lea**

Officer: Sam Wallis

10 PINE VIEW CLOSE, BADSHOT LEA, FARNHAM GU9 9JS

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

### **Farnham Wrecclesham and Rowledge**

Amendments received

**Reduced to single storey extension**

#### **WA/2021/0083 Farnham Wrecclesham and Rowledge**

Officer: Lauren Kitson

Erection of extension and alterations following relevant demolition of part of an unlisted building (garage) in a Conservation Area.

3A THE STREET WRECCLESHAM GU10 4PP

**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, FNP6 Wrecclesham Conservation Area, FNPI6 Extensions, Residential Extensions SPD and LPPI policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction.**

## **5. Appeals Considered**

### **Appeal Notification**

#### **Farnham Castle**

**APP/R3650/W/22/3294241**

#### **WA/2021/01457 Land At 6 MEAD LANE, FARNHAM GU9 7DY**

Erection of a detached dwelling and associated works.

Appeal Starting Date: 25/05/2022

Appellant's Name: Mr OLeary

Farnham Town Council's previous comments submitted:

**Farnham Town Council strongly objects to the proposed new dwelling at land at 6 Mead Lane, not being compliant with Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNP2 Town Centre Conservation Area and LPPI policy TDI Townscape.**

**The proposed size and scale of the dwelling is overdevelopment and cramped on a restrictive site in the Town Centre Conservation Area, having a negative effect on the Grade II Listed Buildings, 5 and 6 Mead Lane, and the Buildings of Local Merit, 7-12 Mead Lane and their setting. It is out of character and contrary to the Farnham Design Statement with materials of dark/black horizontal timber cladding, light stone, light render and zinc cladding, slate tiles and light grey metal flat roof, grey slimline metal windows, coloured (yellow or grey) slimline metal doors. As with the refused application PIP/2020/0001, the proposal would result in a dwelling that would have a negative impact on the amenity of Pipistrel Cottage.**

**To enable those reviewing and determining this application, Farnham Town Council's comments must appear in full on the planning portal and in the Officer's**

**report. In accordance with the provisions of the Town and Country Planning (Development Management Procedure) Order 2015, Article 25: Representation by parish councils before determination of application; the LPA must take into account any representations received from the council of the parish; the appropriate authority must notify the council of the parish the terms of the decision.**

### **Farnham Moor Park**

**APP/R3650/W/22/3292739**

### **PRA/2021/01769 ABBEY BUSINESS PARK, MONKS WALK, FARNHAM**

General Permitted Development Order 2015, Schedule 2, Part 3, Class O - Prior Notification Application for change of use from offices (Use Class Former B1(a)) to 13 residential units (Use Class C3)

**Appeal Starting Date:** 26/05/2022

**Appellant's Name:** Lady C Caffyn-Parsons (Burlingdale Ltd)

Farnham Town Council's previous comments submitted:

### **PRA/2021/01769 Farnham Bourne**

Officer: Tracy Farthing

ABBAY BUSINESS PARK, MONKS WALK, FARNHAM GU9 8HT

General Permitted Development Order 2015, Schedule 2, Part 3, Class O - Prior Notification Application for change of use from offices (Use Class Former B1(a)) to 13 residential units (Use Class C3)

**Farnham Town Council strongly objects to the loss of the Abbey Business Park as an employment site. The proposed density of either 13 residential units in this application, or 11 units as in PRA/2021/01768, is gross overdevelopment, creating substandard accommodation with insufficient natural light. The viability of the business park is good with existing longer-term leases already in place. The location is within the Surrey Hills Area of Outstanding Natural Beauty and an Area of Great Landscape Value under policy RE3 and Farnham Neighbourhood Plan policy FNP10 Protect and Enhance the Countryside.**

## **6. Licensing Applications Considered**

### **Variation**

The Packhouse, Tongham Road, Runfold, Farnham, GU10 1PJ

The Palm House (at The Packhouse) Ltd

An application has been received for a variation to a premises licence. The application is for Live music 12:00-23:00 Sunday to Wednesday, 12:00-00:00 Thursday and 12:00-01:00 Friday and Saturday (24th, 25th, 26th and 31st December and 1st January 12:00-00:00); Recorded music and On and Off sales of alcohol 09:30-23:00 Monday to Wednesday, 09:30-00:00 Thursday, 09:30-01:00 Friday and Saturday and 10:00-23:00 Sunday (24th, 25th, 26th and 31st December and 1st January 09:30-00:00); and Opening hours 09:30-23:00 Monday to Wednesday, 09:30-00:00 Thursday, 09:30-01:00 Friday and Saturday and 10:00-00:00 Sunday (24th, 25th, 26th and 31st December and 1st January 10:00-00:00).

**Farnham Town Council has no objections to the variation.**

### **Street Trading - Vaporetto**

**This is a renewal application for this business at this location, with amended days from the existing consent in place.**

The proposed location, days and times of trading are as follows:

Lower Road, off of Hale Road, Farnham (in layby/access road outside *Daniele Sicilian*)

Fridays 12-9pm

Saturdays 12-9pm

Sundays 12-9pm

The unit is 6 metres long and 2.1 metres wide

**No comments are required as Farnham Town Council has no objections.**

### **Street Trading - Best Istanbul Kebab**

**This is an application for an existing trader in our area.**

The proposed location, days and times of trading are as follows:

Water Lane, Farnham, Surrey- in the layby near Sainsburys.

Sunday- Thursday 17.30-00.30hrs

Friday and Saturday 17.30-01.30hrs

The unit is 4.9 metres long and 2.2 metres wide

**No comments are required as Farnham Town Council has no objections.**

### **Street Trading - The Funky Pickle**

This is a new site application for an existing trader in our area.

The proposed location, days and times of trading are as follows:

- Shepherd & Flock Car Park, 22 Moor Park, Farnham.
- Monday-Saturday
- 16.00hrs-22.00hrs
- The unit is 9 metres long and 3 metres wide
- The operator is intending to trade between three sites in Farnham on the above days, they have permission from the landowners at these three locations to do so. This allows them flexibility in their business to operate from three different locations.

Discussed at the meeting on 23 May, objection submitted:

**Farnham Town Council objects to this application.**

**The Shepherd & Flock Pub is currently closed. Farnham Town Council does not feel this is an appropriate location without the business in operation and has the potential for causing a public nuisance.**

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

There were none for this meeting.

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

20<sup>th</sup> June 2022.

The meeting ended at 11.08 am. Notes written by Jenny de Quervain