



FARNHAM TOWN COUNCIL

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Notes

Planning & Licensing Consultative Working Group

Time and date

9.30 am on Monday 4th July, 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 George Hesse

Councillor John Neale

Officers: Iain Lynch (Town Clerk)

1. Apologies for Absence

Apologies were received from Councillors Blishen, Edmonds, Martin and Wicks.

2. Disclosure of Interests

There were no disclosures of interests.

3. Applications Considered for Key/Larger Developments

Farnham Bourne

WA/2022/01621 Farnham Bourne

Officer: Kate Edwards

LAND WEST OF AND OPPOSITE OLD COMPTON LANE, WAVERLEY LANE, FARNHAM
Outline application for the erection of up to 146 dwellings (with all matters reserved except for access) together with the provision of Suitable Alternative Natural Greenspace (SANG) and other open space, parking, infrastructure and landscaping.

Farnham Town Council objects to development at Land West of and Opposite Old Compton Lane, Waverley Lane as being wholly unacceptable. This is not an approved site in the Farnham Neighbourhood Plan, it is outside the Built Up Area Boundary, contrary to policies: FNP1 for new development; FNP10 - protect and enhance the countryside; and not compliant with FNP30.

The proposed site is in an area of High Landscape Sensitivity and High Landscape Value making it unsuitable for development. The access is unacceptable in this

application with Waverley Lane being unsuitable for the additional traffic movement generated by 146 dwellings.

Farnham Castle

TC/2022/01629 Farnham Castle

Officer: Carl Housden

LAND OUTSIDE SAINSBURY'S, 16 SOUTH STREET, FARNHAM GU9 7RP

G.P.D.O. Schedule 2, Part 16, Class A: proposed 5G telecoms installation, H3G street pole and additional equipment cabinets.

Farnham Town Council strongly objects to the proposed location as previously advised. The site is prominent and the mast and associated infrastructure would be wholly inappropriate in the street scene adjacent to the Conservation area. The Town Council has suggested potentially suitable locations elsewhere where there would not be the same level of conflict and where the infrastructure could be more appropriately sited and the mast could be hidden through (for example) an artificial tree structure. The suggestion of including the mast within the spire of the Spire Church (as per their representations) should be actively considered.

Farnham Weybourne and Badshot Lea

WA/2022/01636 Farnham Weybourne and Badshot Lea

Officer: Carl Housden

FARNHAM HEATH END SCHOOL, HALE REEDS, FARNHAM GU9 9BN

Installation of 3G artificial grass pitch together with fencing, floodlighting, hardstanding areas, siting of a storage container and associated car parking and access.

Farnham Town Council has no objection subject to low level lighting being used to minimise intrusion for neighbours, the imposition of a condition for the switching off of lights at 10pm and the use of a multi-use surface that would be suitable for all sports including competitive hockey (not just training) in view of the success of the Aldershot & Farnham hockey club that uses the existing site.

It is essential that the ancient woodland on the edges of the site be protected particularly during construction with effective root protection. There is concern over the suitability of car parking to mitigate problems of parking for neighbours at peak times

4. Applications Considered

Farnham Bourne

CA/2022/01595 Farnham Bourne

Officer: Theo Dyer

FORDWYCH, 4 MAVINS ROAD, FARNHAM GU9 8JS

GREAT AUSTINS 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 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/2022/01619 Farnham Bourne

Officer: Sam Wallis

20 SCHOOL LANE, LOWER BOURNE, FARNHAM GU10 3PF

Erection of extensions, alterations to elevations and roof.

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

WA/2022/01623 Farnham Bourne

Officer: Sam Wallis

34 SCHOOL LANE, LOWER BOURNE, FARNHAM GU10 3PF

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

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

WA/2022/01671 Farnham Bourne

Officer: James Kidger

5 AVELEY LANE, FARNHAM GU9 8PN

Erection of a detached dwelling following demolition of existing semi detached dwelling (revision of WA/2021/02460).

The previously granted application WA/2021/02460 provided a dwelling in keeping with the character of the area whereas this proposal changes the character with a contemporary appearance. The new dwelling must be compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation and LPPI policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction.

Farnham Castle

CA/2022/01660 Farnham Castle

Officer: Theo Dyer

GUILDFORD HOUSE, CASTLE HILL, FARNHAM GU9 7JG

FARNHAM CONSERVATION AREA WORKS TO AND REMOVAL OF TREES

Farnham Town Council strongly objects to the removal of trees, (and particularly in this case the felling of the yew), especially in a Conservation Area and where no reason for felling is given - the Arboricultural Officer must conduct a site visit. 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. If removal is necessary, suitable replacement trees must be planted.

Amendments received

Alterations to roofline to sloped roof. Changes to fenestrations – comments submitted to meet the deadline of 01/07/22.

WA/2022/00705 and WA/2022/00706 Farnham Castle

Officer: Sam Wallis

44 BEAVERS ROAD, FARNHAM GU9 7BD

Listed Building consent for internal and external alterations

Farnham Town Council maintains its strong objection to the inappropriate development to the rear of the Grade II Listed mid-terrace property, the materials

and design are unacceptable, not compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNP2 Farnham Town Centre Conservation Area and its setting, FNPI6 Extensions, Residential Extensions SPD and LPP1 policy TDI Townscape and Design.

This application must be reviewed by the WBC Heritage Officer and Historic England.

WA/2022/01608 Farnham Castle

Officer: Lara Davison

AVALON COTTAGE, ALTON ROAD, FARNHAM GU10 5ER

Application for a deemed consent under Section 37 Form B (Type III) of the Electricity Act 1989 to upgrade approximately 90m of 2 Core Low Voltage Overhead Cables to 4 Core Low Voltage Overhead Electricity cables to support a new 3 Phase electricity connection.

No comments.

WA/2022/01640 Farnham Castle

Officer: Lara Davison

33 THE BOROUGH, FARNHAM GU9 7NJ

Listed Building consent for removal of signage and external ATM & Night Safe. Internally removal of furniture, componentry and marketing.

Farnham Town Council has no objections. To preserve the character of the Grade II listed building, appropriate reclaimed materials must be used to brick up the openings following the removal of the ATM and Night Safe.

WA/2022/01641 Farnham Castle

Officer: Lara Davison

33 THE BOROUGH, FARNHAM GU9 7NJ

Removal of signage and external ATM & Night Safe. Internally removal of furniture, componentry and marketing.

Farnham Town Council has no objections. To preserve the character of the Grade II listed building, appropriate reclaimed materials must be used to brick up the openings following the removal of the ATM and Night Safe.

Farnham Firgrove

TM/2022/01667 Farnham Firgrove

Officer: Theo Dyer

FAIRHOLME GARDENS, FARNHAM GU9 8JB

APPLICATION FOR WORKS TO AND REMOVAL OF TREES SUBJECT OF TREE PRESERVATION ORDER WA229

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/2022/01259 Farnham Firgrove

Officer: Susie Blackwood

11A WAVERLEY LANE, FARNHAM GU9 8BB

Erection of extensions and alterations.

Documentation for this application was only available to view on the planning portal since 16 June 2022 following an objection from Farnham Town Council on 15 May. This application is still missing the History and Constraints document.

Farnham Town Council raises objection to this application unless the extensions and alterations are confirmed compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNPI 6 Extensions, Residential Extensions SPD and LPP1 policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction and has no negative impact on the neighbour's amenity from the two-storey extension.

WA/2022/01597 Farnham Firgrove

Officer: Carl Housden

20 FIRGROVE HILL, FARNHAM GU9 8LQ

Alterations to elevation to provide 2 entrance doorways.

Farnham Town Council has no objections.

WA/2022/01614 Farnham Firgrove

Officer: Sam Wallis

4 ARTHUR ROAD, FARNHAM GU9 8PB

Erection of single storey extension to provide attached garage and two storey extension together with creation of vehicular access and associated works 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, 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 neighbours' amenity at no. 2 with the two-storey extension close to the boundary.

WA/2022/01618 Farnham Firgrove

Officer: Sam Wallis

BRIAR BANK, BRIDGEFIELD, FARNHAM GU9 8AN

Erection of extensions following demolition of existing conservatory.

The application description is too limited considering the extent of the proposals. Existing elevations are not included in the application documentation, these are a standard requirement.

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, FNPI 6 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 Whitegate, The Fairfield.

Farnham Hale and Heath End

WA/2022/01602 Farnham Hale and Heath End

Officer: Sam Wallis

29 WHITE COTTAGE CLOSE, FARNHAM GU9 0NL

Erection of a first floor 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, FNPI 6

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

WA/2022/01605 Farnham Hale and Heath End

Officer: Carl Housden

LONG MYND, HALE REEDS, FARNHAM GU9 9BN

Application under Section 73 to vary condition 1 of WA/2021/01506 (approved plans) to allow internal and external alterations.

Farnham Town Council raises objection to this application unless the alterations to the plans 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/2022/01622 Farnham Hale and Heath End

Officer: Lauren Kitson

26 RUSHDEN WAY, FARNHAM GU9 0QG

Certificate of Lawfulness under Section 192 for alterations to integral garage to form habitable accommodation.

No comments.

WA/2022/01628 Farnham Hale and Heath End

Officer: Sam Wallis

2 THE GLADE, FARNHAM GU9 0QT

Erection of extensions and alterations.

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

Cllr Fraser left at this point

Farnham Moor Park

WA/2022/01606 Farnham Moor Park

Officer: Philippa Smyth

RUNFOLD SOUTH QUARRY, GUILDFORD ROAD, FARNHAM

Consultation under Regulation 3 for Non-material amendment to planning permission ref: WA/2020/1463 dated 18 December 2020 to remove the number of units from the description of development.

Change of description, no comments.

WA/2022/01650 Farnham Moor Park

Officer: Sam Wallis

4 FARNHAM PARK, UPPER SOUTH VIEW, FARNHAM GU9 7GJ

Alterations to elevation and integral garage to provide habitable accommodation.

Farnham Town Council notes that in previously granted application WA/2021/03235, Officers found that 1.5 parking spaces be acceptable in this location. This location has no on-street parking available and the on-street parking on the adjacent roads is for properties with no parking facilities. A condition must be included to restrict any resident of no. 4 Farnham Park, Upper South View, from obtaining a parking permit within Farnham's town centre Controlled Parking Zone, as laid down by the Planning Inspectorate for WA/2020/0105 The Woolmead.

Farnham Shortheath and Boundstone

WA/2022/01601 Farnham Shortheath and Boundstone

Officer: Sam Wallis

POND COTTAGE, 71 SHORTHEATH ROAD, FARNHAM GU9 8SF

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, FNPI 6 Extensions, Residential Extensions SPD and LPPI policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction.

WA/2022/01666 Farnham Shortheath and Boundstone

Officer: Sam Wallis

5 CLIFTON CLOSE, WRECCLESHAM, FARNHAM GU10 4TP

Erection of extensions; alterations to roof and attached garage to provide additional habitable accommodation together with alterations to elevations.

Farnham Town Council raises objection to this application unless the extensions and alterations are confirmed compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNPI 6 Extensions, Residential Extensions SPD and LPPI policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction.

Farnham Weybourne and Badshot Lea

WA/2022/01590 Farnham Weybourne and Badshot Lea

Officer: Lauren Kitson

57 LOWER WEYBOURNE LANE, FARNHAM GU9 9HW

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, FNPI 6 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. 55 with being on the boundary.

WA/2022/01627 Farnham Weybourne and Badshot Lea

Officer: Lauren Kitson

30 BULLERS ROAD, FARNHAM GU9 9EP

Certificate of Lawfulness under Section 192 for alterations to roofspace to provide habitable accommodation including installation of rear dormer and rooflights.

No comments.

WA/2022/01675 Farnham Weybourne and Badshot Lea

Officer: Sam Wallis

30 WOODSIDE ROAD, FARNHAM GU9 9DS

Erection of a single storey extension and alterations; alterations to attached garage including raising roof height to provide additional habitable accommodation.

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, FNPI 6 Extensions, Residential Extensions SPD and LPP1 policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction and sufficient parking is available within the boundary of the property.

Farnham Wrecclesham and Rowledge

WA/2022/01575 Farnham Wrecclesham and Rowledge

Officer: Sam Wallis

104 BOUNDSTONE ROAD, ROWLEDGE, FARNHAM GU10 4AU

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

No comments.

WA/2022/01632 Farnham Wrecclesham and Rowledge

Officer: Lara Davison

MERRYTHOUGHT, 30 GARDENERS HILL ROAD, LOWER BOURNE, FARNHAM GU10 3HZ

Certificate of Lawfulness under Section 191 for 30 Gardeners Hill as built; use of the garage in breach of Condition 2 of permission WA/2008/0798; and the construction of a basement.

Farnham Town Council strongly objects to retrospective planning applications and are not appropriate for a Certificate of Lawfulness. The dwelling must be confirmed compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNPI 10 Protect and Enhance the Countryside and LPP1 policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction.

5. Appeals Considered

There were no appeals to be considered.

6. Licensing Applications Considered

There were no Licensing applications for consideration.

7. Public Speaking at Waverley's Western Planning Committee

There were no items of public speaking at Western Planning for consideration.

8. Pre-application Consultation Request

The Consultative Group noted that there were two applications where applicants wished to make a pre-application presentation (Land East of Hale and Monkton Lane) and it was agreed to invite both to make a presentation when all councillors would be invited to attend. This would ideally be prior to the start of a future Planning and Licensing Consultative Group meeting, or immediately afterwards.

9. Date of next meeting

18th July at 9.30 am.

The meeting ended at 12.44 pm

Notes written by Iain Lynch and Jenny de Quervain