



# 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 1st August, 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 Brian Edmonds  
Councillor Michaela Martin  
Councillor John Neale

Officers: Jenny de Quervain

#### 1. Apologies for Absence

Apologies were received from Councillors Hesse and Wicks.

#### 2. Disclosure of Interests

The Officer declared a non pecuniary interest to WA/2022/01856 due to vicinity.

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

##### **Farnham Hale and Heath End/Farnham Weybourne and Badshot Lea**

##### **Toob Limited**

Under Regulation 5 of the Electronics Communications Code (Conditions and Restrictions) (Amendment) Regulations 2017, Toob intend to install fixed line broadband electronic communications apparatus with 28 day's notice (as at 22 July 2022). The 4 sites proposed for 9m poles so far are: 9 Fairview Gardens; Brook House, Fairview Gardens; 56A White Cottage Close; O/S 14 Wentworth Close

**Farnham Town Council objects to the erection of telegraphs poles for the installation of broadband communications. Ground installation or ducting is more appropriate, especially in streets with narrow pavements or where there are no other existing telegraph poles, Fair View Gardens for example, even though this**

may be more costly. Telegraph poles will have a negative visual impact on the street scene and add to street clutter. No mention has been made of the installation of cabinets to support this new infrastructure; cabinet locations must be consulted upon to avoid any further negative communication and complaints to Toob.

### **Farnham Firgrove**

#### **WA/2022/01779 Farnham Firgrove**

Officer: Adam Constantinou

ST POLYCARPS ROMAN CATHOLIC PRIMARY SCHOOL, WAVERLEY LANE, FARNHAM GU9 8BQ

Erection of extensions to an existing double height hall to include kitchenette, WCs and store, with additional 2 WCs to courtyard area.

**Farnham Town Council welcomes improvements to the existing facilities at St Polycarps Roman Catholic Primary School.**

### **Farnham Moor Park**

#### **WA/2022/01773 Farnham Moor Park**

Officer: Ruth Dovey

BRIGHTWELLS REGENERATION SCHEME, BRIGHTWELLS ROAD, FARNHAM

Installation of roof mounted PV panels across 7 buildings.

**Farnham Town Council welcomes the installation of roof mounted PV panels across the site.**

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

Amendments received

**Amended to reduce number of dwellings**

**Amendment to affordable provision - now 40%**

**Provision of additional highways information**

#### **WA/2021/02902 Farnham Weybourne and Badshot Lea**

Officer: Ruth Dovey

LAND REAR OF MONKTON HOUSE, FORMERLY BINDON HOUSE, MONKTON LANE FARNHAM

Outline application with all matters reserved except access for the erection of up to 65 affordable dwellings.

**Farnham Town Council maintains its strong objects to the proposed development of land rear of Monkton House. Local Plan Part I (LPPI) policy TD1 Townscape and Design states: account will be taken of design guidance adopted by the Council including design and development briefs, Conservation Area Appraisals and associated Management Plans, town and village design statements and other design policies and guidance produced within subsequent Development Plan Documents, Supplementary Planning Documents and Neighbourhood Plans. This is not an approved development site in the Farnham Neighbourhood Plan 2020, is outside the Built-up Area Boundary and not compliant with FNPI New Development and Conservation and FNPI4 Housing Site Allocations.**

**The proposed development would be detrimental to the general character and appearance of the area, in conflict with FNPI0 Protect and Enhance the Countryside and FNPI1 Preventing Coalescence and have a negative impact on the listed and locally listed buildings and their setting.**

The proposal is in conflict with FNP30 Transport Impact of Development. The access is inadequate and local road network cannot support the increased vehicle movement generated by the reduced 56 dwellings let alone the original proposed 65 dwellings.

Sewage capacity is insufficient at the wastewater treatment site and additional development on the adjacent road has contributed to surface water flooding. Further development will exacerbate local flooding, the culverts on Weybourne Road and Monkton Lane have not been maintained, being silted by other developments, blocked with broken brickwork and damaged banks.

Previous planning application WA/2014/1957 for 61 dwellings was refused in January 2015. The Secretary of State disagreed with the appeal of WA/2015/1484 for 56 Dwellings, dismissing the planning appeal and refusing planning permission in March 2018. This application, even reduced to 56 dwellings, is not acceptable, contrary to the Farnham Neighbourhood and must be refused.

#### 4. Applications Considered

##### **Farnham Bourne**

###### **WA/2022/01776 Farnham Bourne**

Officer: Daniel Holmes

62 MIDDLE BOURNE LANE, LOWER BOURNE, FARNHAM GU10 3NJ

Change of use of home gym (use class C3) to mixed use residential and business (use class E(d)) for use as a gym for pilates business.

**Changes to the garage were granted through planning application WA/2020/0123. Farnham Town Council raises objection to the use of the home gym as a business unless sufficient parking is available within the boundary of the property to serve the dwelling and the business. Vehicles must egress in forward gear and the access be approved by Surrey Highways. Confirmation is sought from the Planning Officer that the driveway has a minimum of seven parking spaces available as noted in the applicant's Planning Statement. The gym includes self-contained accommodation above therefore should be conditioned ancillary to the dwellinghouse.**

###### **WA/2022/01816 Farnham Bourne**

Officer: Adam Constantinou

3 MIDDLE BOURNE LANE, LOWER BOURNE, FARNHAM GU10 3ND

Erection of an extension and alterations following demolition of extension.

**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.**

###### **WA/2022/01818 Farnham Bourne**

Officer: Carl Housden

5 LEIGH LANE, FARNHAM GU9 8HP

Erection of a dwelling and associated works following demolition of an ancillary outbuilding and demolition of annexe attached to existing dwelling.

**Alterations to existing ancillary building to an independent dwelling were granted permission in March 2022 under WA/2021/01750 whereas Erection of a dwelling and**

associated works following demolition of existing outbuilding was refused under WA/2017/2360 in March 2018 and dismissed at appeal September 2018.

Farnham Town Council objects to the erection of a dwelling in the garden of 5 Leigh Lane and supports the Inspector's conclusion:

(a) The character and appearance of the area. Para 12. For these reasons, I conclude that the proposed development would be harmful to the character and appearance of the area. The proposal would, therefore, conflict with Policy TDI of the Waverley Borough Local Plan (Part 1) 2018 (Local Plan 2018), Policies DI and D4 of the Waverley Borough Local Plan 2002 (Local Plan 2002) and Policies FNPI and FNP8 of the Farnham Neighbourhood Plan and the Farnham Design Statement. These policies seek, amongst other matters, to ensure that the character and amenity of the Borough is protected and require development to respond to the distinctive local character of the area in which it is located, which includes maintaining the informal rural character of South Farnham.

(b) Highway safety. Para 17. For the reasons above the proposed development would have a harmful effect on highway safety. The proposal would, therefore, conflict with Policy ST1 of the Local Plan 2018 and paragraphs 108 and 109 of the Framework that seek, amongst other matters, to prevent an unacceptable impact on highway safety.

### **Farnham Castle**

#### **WA/2022/01809 Farnham Castle**

Officer: Lauren Kitson

1 PARK ROW, FARNHAM GU9 7JH

Alterations to elevations.

**Farnham Town Council raises objection to this application unless the alterations are approved by the Heritage Officer and confirmed 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 LPPI policy TDI Townscape and Design.**

#### **WA/2022/01810 Farnham Castle**

Officer: Lauren Kitson

1 PARK ROW, FARNHAM GU9 7JH

Listed Building consent for internal and external alterations.

**Farnham Town Council raises objection to this application unless the alterations are approved by the Heritage Officer and confirmed 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 LPPI policy TDI Townscape and Design.**

#### **WA/2022/01828 Farnham Castle**

Officer: Adam Constantinou

NATIONAL WESTMINSTER BANK PLC, 38-39 THE BOROUGH, FARNHAM GU9 7NP

Alterations to elevations following removal of signage, external ATM and night safe.

**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/2022/01829 Farnham Castle**

Officer: Adam Constantinou

NATIONAL WESTMINSTER BANK PLC, 38-39 THE BOROUGH, FARNHAM GU9 7NP

Listed Building consent for alterations to elevations following removal of signage, external ATM and night safe together with internal removal of retail bank fixtures and fittings.

**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.**

Officer declared a non pecuniary interest due to vicinity.

**WA/2022/01856 Farnham Castle**

Officer: Tracy Farthing

4 TOR ROAD, FARNHAM GU9 7BX

Erection of a bungalow and associated works including widening of existing access following demolition of bungalow.

**Farnham Town Council objects to the replacement bungalow with excessive glazing to the rear, being unneighbourly with being built to the boundary – this will be an issue for the build and maintenance as well as the visual impact with the length of wall above the fence line, not compliant with Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, LPP1 policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction. The proposed drawings and visual illustrative images are misleading, depicting the development in a park-like setting floating in a greenspace. The images exclude the neighbours' boundaries, any other built form or streetscape to show the true impact of the development.**

**Farnham Firgrove****WA/2022/01778 Farnham Firgrove**

Officer: Lauren Kitson

61 ARTHUR ROAD, FARNHAM GU9 8PD

Erection of two storey and single storey extensions and alterations; creation of vehicular access and dropped kerb.

**WA/2019/1261 Erection of a dwelling and vehicle crossover (revision of WA/2019/0112) refused November 2019. Appeal dismissed November 2020.**

**WA/2019/0112 Erection of a dwelling withdrawn May 2019. This application is for a two-storey extension instead of the previous additional dwelling.**

**Farnham Town Council raises objection to this application unless the extensions, alterations and new vehicle access 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, has sufficient parking within the boundary of the property, vehicles egress is in forward gear and the access is approved by Surrey Highways.**

**Given the application history, the extension must be conditioned ancillary to the dwellinghouse to avoid the use as a separate dwelling and the subdivision of garden land in the future.**

**WA/2022/01788 Farnham Firgrove**

Officer: Sam Wallis

59 BRIDGEFIELD, FARNHAM GU9 8AW

Erection of extensions including roof extension following partial demolition (revision of WA/2021/02263).

**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.**

**WA/2022/01808 Farnham Firgrove**

Officer: Lauren Kitson

45A FIRGROVE HILL, FARNHAM GU9 8LP

Erection of extensions and alterations together with alterations to existing garage to provide a gym.

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

**WA/2022/01864 Farnham Firgrove**

Officer: Adam Constantinou

15 GROVE END ROAD, FARNHAM GU9 8RD

Erection of entrance porch and alterations to elevations; installation of additional rooflights, following demolition of existing conservatory.

**Farnham Town Council raises objection to this application unless the porch 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/2022/01865 Farnham Firgrove**

Officer: Adam Constantinou

49 RYLE ROAD, FARNHAM GU9 8RN

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

**Farnham Hale and Heath End**

**PRA/2022/01790 Farnham Hale and Heath End**

Officer: Sam Wallis

135 UPPER WEYBOURNE LANE, FARNHAM GU9 9DD

Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 3.20 m, for which the height would be 3.60 m, and for which the height of the eaves would be 2.70 m.

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

**WA/2022/01841 Farnham Hale and Heath End**

Officer: Sam Wallis

83 RUSHDEN WAY, FARNHAM GU9 0QQ

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 LPP1 policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction and sufficient off-road parking is available to the front of the property.**

**Farnham Moor Park**

**NMA/2022/01799 Farnham Moor Park**

Officer: Carl Housden

SOUTH WEALD, 3 LYNCH ROAD, FARNHAM GU9 8BZ

Amendment to WA/2020/0449 to amend the width and depth of approved rear veranda; as well as amendments to rear ground floor fenestration.

**No comments required.**

**TM/2022/01846 Farnham Moor Park**

Officer: Theo Dyer

16 FARNHAM MILL LANE, FARNHAM GU9 9FN

APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER WA308

**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.**

**WA/2022/01777 Farnham Moor Park**

Officer: Sam Wallis

HAZELWOOD BARN, TONGHAM ROAD, RUNFOLD, FARNHAM GU10 1PJ

Erection of a 3 bay detached garage.

**Situated outside the built-up area boundary of the Farnham Neighbourhood Plan, in countryside beyond the Green Belt and located in the Farnham Aldershot Strategic Gap. Farnham Town Council raises objection unless the detached garage is confirmed compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNP10 Protect and Enhance the Countryside and LPP1 policy TDI Townscape and Design, RE1 Countryside beyond the Green Belt, C4 and RE3 Farnham Aldershot Strategic Gap, HAI Protection of Heritage Assets and Residential Extensions SPD.**

**WA/2022/01794 Farnham Moor Park**

Officer: Sam Wallis

3 HALE ROAD, FARNHAM GU9 9QQ

Erection of extension and alterations following demolition of existing 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/2022/01814 Farnham Moor Park**

Officer: Sam Wallis

WILTON HOUSE, 53 HALE ROAD, FARNHAM GU9 9QZ

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

**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/2022/01867 Farnham Moor Park**

Officer: Lauren Kitson

11 HALE ROAD, FARNHAM GU9 9QQ

Erection of extension, entrance porches and alterations to elevations; alterations to roof to include dormer extensions, rooflights and balcony to provide additional accommodation in roof space together with demolition of chimney stack; erection of brick piers, fencing and entrance gates with associated hard landscaping.

**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. It is unlikely that gates can be added to boundary as insufficient spaces is available for vehicles to pull off the highway.**

**Farnham Shortheath and Boundstone****NMA/2022/01844 Farnham Shortheath and Boundstone**

Officer: Sam Wallis

7 BIRCH CLOSE, WRECCLESHAM, FARNHAM GU10 4TJ

Amendment to WA/2022/00370 - Additional window on rear elevation. Window removed on side I elevation. Window arrangement altered due to change to kitchen layout.

**No Comments required.**

**WA/2022/01831 Farnham Shortheath and Boundstone**

Officer: Lauren Kitson

DERWENT LODGE, 9A LONGHOPE DRIVE, WRECCLESHAM, FARNHAM GU10 4SN

Erection of outbuilding for use as garage and ancillary accommodation with associated landscaping following demolition of existing outbuilding.

**Farnham Town Council maintains its objection to this application unless the garage with accommodation 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 conditioned ancillary to the dwellinghouse.**

**Farnham Weybourne and Badshot Lea****WA/2022/01840 Farnham Weybourne and Badshot Lea**

Officer: Sam Wallis

13 HURLANDS PLACE, FARNHAM GU9 9HX

Erection of extensions and alterations.

**Farnham Town Council raises objection to this application unless the extensions and alterations are confirmed compliant with the Farnham Design Statement, Farnham**



**Neighbourhood Plan policy FNPI New Development and Conservation, FNP16 Extensions, Residential Extensions SPD and LPPI policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction.**

**WA/2022/01866 Farnham Weybourne and Badshot Lea**

Officer: Lauren Kitson

47 WEYBOURNE ROAD, FARNHAM, GU9 9ET

Erection of extensions and alterations following demolition of 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 neighbours' amenity at no. 45 and no. 49.**

**Farnham Wrecclesham and Rowledge**

**TM/2022/01800 Farnham Wrecclesham and Rowledge**

Officer: Theo Dyer

HOLLISWOOD HOUSE, 13 HOLLIS WOOD DRIVE, WRECCLESHAM, FARNHAM GU10 4JT  
APPLICATION FOR WORKS TO AND REMOVAL OF TREES SUBJECT OF TREE  
PRESERVATION ORDER 03/11

**Farnham Town Council objects to the removal of TPO trees and requests that the Arboricultural Officer confirm the condition of the Cyprus trees. If this is a woodland setting, perhaps a Woodland TPO is appropriate for the location? 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/2022/01772 Farnham Wrecclesham and Rowledge**

Officer: Lauren Kitson

52 THE STREET, WRECCLESHAM, FARNHAM GU10 4QR

Erection of a porch.

**Farnham Town Council raises objection to this application unless the porch is confirmed compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNP6 Wrecclesham Conservation Area and its setting, FNP16 Extensions, Residential Extensions SPD and materials are appropriate for the character of the property and street scene.**

**WA/2022/01851 Farnham Wrecclesham and Rowledge**

Officer: Lauren Kitson

32 ECHO BARN LANE, WRECCLESHAM, FARNHAM GU10 4NH

Erection of extension and alterations to elevations with associated works following demolition of detached garage (revision of WA/2022/00522).

**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 LPPI policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction. The dwelling is located on an alternative route for HGVs, construction vehicles and materials must be kept onsite to avoid obstructing the highway.**

**5. Appeals Considered**

There were no appeals to consider.

**6. Licensing Applications Considered**

There were no Licensing applications to consider.

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

There were none for this meeting.

**8. Date of next meeting**

15<sup>th</sup> August at 9.30 am.

The meeting ended at 11.05 am

Notes written by Jenny de Quervain