



FARNHAM TOWN COUNCIL

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Planning & Licensing Consultative Working Group

Time and date

9.30 am on Monday 15th August, 2022

Place

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

Planning & Licensing Consultative Working Group Members Present:

Councillor John "Scotty" Fraser (Lead Member)

Councillor Roger Blishen

Councillor John Neale

Officers: Jenny de Quervain

1. Apologies for Absence

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

2. Disclosure of Interests

None were received.

3. Applications Considered for Key/Larger Developments

Farnham Castle

PRA/2022/01889 Farnham Castle

Officer: Philippa Smyth

11 SOUTH STREET, FARNHAM GU9 7QX

General Permitted Development Order 2015, Schedule 2 Part 3 Class MA - Prior Notification Application for change of use from commercial, business and service (Use class E) to 7 dwellings (Use class C3).

Farnham Town Council cannot see that the viability of the building remaining commercial has been explored. Farnham Town Council objects to ground floor residential accommodation in the Town Centre.

Farnham Firgrove

WA/2022/01984 Farnham Firgrove

Officer: Carl Housden

UNITS 1 – 5 HOOKSTILE LANE, FARNHAM GU9 8LG

Outline application for up to 7 dwellings (no more than 1,000 sq m of floorspace) with vehicular access off Hookstile Lane, all matters reserved except for access.

Farnham Town Council maintains its objections to residential development in this location. The limitations of the access cannot be overcome and although the number of dwellings has been reduced, previous objections remain valid.

The entrance is insufficient for the intensification of vehicle movements, 7 days a week, on a single lane track. The additional generated vehicle movements associated with residential dwellings has not been fully considered for the ever-increasing home deliveries.

The safety of pedestrians accessing the site cannot be achieved sharing the narrow space with vehicles, not allowing for appropriate separation and putting those accessing the site on foot in grave danger.

Vehicle access on to the highway is at a severely congested location, in the vicinity of 3 busy junctions on an A-road, with limited visibility due to the railway bridge. Pedestrian using the pavement will be at risk from the inadequate access, lack of visibility approaching from the railway bridge and increased vehicle movement.

The 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 authorisation to the application site 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.

Although only indicative, the proposals offer limited amenity space for future occupants, not compliant with policy FNPI New Development and Conservation and the Farnham Design Statement for Firgrove.

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

Farnham Weybourne and Badshot Lea

WA/2022/01910 Farnham Weybourne and Badshot Lea

Officer: Carl Housden

DAVID LLOYD LEISURE LTD, DAVID LLOYD LEISURE CLUB, WILKINSON WAY,
FARNHAM GU9 9ND

Installation of outdoor pool, children's pool with water features, 3G Pitch, air dome above the existing tennis courts, covered terrace, related infrastructure and engineering works following the removal of the existing four tennis courts.

Farnham Town Council raises objection to the additional features for the outdoor children's pool unless screened from the road. The air dome must be limited to seasonal use only, November to March.

4. Applications Considered

Farnham Bourne

CA/2022/01924 Farnham Bourne

Officer: Theo Dyer

1 MIDDLE AVENUE, FARNHAM GU9 8JL
GREAT AUSTINS CONSERVATION AREA WORKS TO TREE

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

CA/2022/01952 Farnham Bourne

Officer: Theo Dyer

2 GREENHILL ROAD, FARNHAM GU9 8JN

GREAT AUSTINS CONSERVATION AREA REMOVAL OF TREES

Farnham Town Council requests that the Arboricultural Officer visits the site to assess the impact on the Conservation Area. 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. The bird nesting season is generally March to August – checking for active nests is essential, prior to cutting and pruning during this period.

TM/2022/01922 Farnham Bourne

Officer: Theo Dyer

LAUREL BANK, BOURNE GROVE, LOWER BOURNE, FARNHAM GU10 3QT

APPLICATION FOR WORKS TO AND REMOVAL OF TREES SUBJECT OF TREE

PRESERVATION ORDER WA74

Farnham Town Council objects to the removal of TPO trees and requests that the Arboricultural Officer confirm the condition of the Oak and Pine. 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 native 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.

NMA/2022/01974 Farnham Bourne

Officer: Lara Davison

2 KILN LANE, FARNHAM GU10 3LR

Amendment to WA/2017/0668 - Erection of 2 dwellings following the demolition of existing dwelling.

Farnham Town Council objects to this application as non-material. The number of proposed changes will materially impact the development. A previous Section 73 application WA/2021/02117 has been withdrawn, this would be more appropriate for this number of changes.

WA/2022/01943 Farnham Bourne

Officer: Lauren Kitson

BRAMWELL HOUSE, MONKS WALK, FARNHAM GU9 8HT

Creation of new vehicular access onto Monk's Walk.

Farnham Town Council raises objection to the new vehicle access unless approved by the County Highways Authority.

WA/2022/01960 Farnham Bourne

Officer: Sam Wallis

18 MIDDLE BOURNE LANE, FARNHAM GU10 3NH

Application under Section 73 to vary condition 1 of WA/2021/02834 (approved plans) to allow change to roof design to create dutch hipped ridge.

No comments.

Farnham Castle

WA/2022/01876 Farnham Castle

Officer: Sam Wallis

6 MARSTON ROAD, FARNHAM GU9 7BN

Application under Section 73 for variation of condition 1 of WA/2021/01746 to allow layout changes, alterations to windows and doors, an additional extension/porch to the front elevation.

No comments.

WA/2022/01880 Farnham Castle

Officer: Lauren Kitson

4 WEST STREET, FARNHAM GU9 7DN

Listed building consent for installation of fascia sign and projecting sign on front elevation.

Farnham Town Council has no objections. The applicant has considered local policies for the town centre including Farnham Neighbourhood Plan policy FNP2 Town Centre Conservation Area and its setting, Policy FNP3 Shop Fronts within Farnham Town Centre Conservation Area and its setting, FNP4 Advertisement Control. Shopfront Design Guide SPD, Farnham Conservation Area Management Plan (FCAMP) and the Farnham Design Statement must also be considered.

WA/2022/01928 Farnham Castle

Officer: Sam Wallis

10 WAYNFLETE LANE, FARNHAM GU9 7BH

Certificate of Lawfulness under Section 191 for hip to gable and dormer extensions together with installation of roof lights to provide additional habitable accommodation in roof space.

No comments.

WA/2022/01968 Farnham Castle

Officer: Sam Wallis

9 LONG GARDEN WALK WEST, FARNHAM GU9 7HX

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

No comments.

Farnham Firgrove

WA/2022/01901 Farnham Firgrove

Officer: Sam Wallis

5 BRIDGEFIELD, FARNHAM GU9 8AN

Erection of extensions and alterations together with alterations to attached garage to provide additional habitable accommodation and dormer and gable extensions to provide additional habitable accommodation in roof space along with installation of rooflights.

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/2022/01964 Farnham Firgrove

Officer: Daniel Holmes

LAND ADJACENT 24 WEYDON HILL CLOSE, FARNHAM

Erection of a detached dwelling together with vehicular access, parking and landscaping.

Farnham Town Council objects to the proposed new dwelling in what should remain as green space and the inappropriate fencing be removed.

WA/2022/01969 Farnham Firgrove

Officer: Adam Constantinou

39 THE FAIRFIELD, FARNHAM GU9 8AG

Certificate of Lawfulness under Section 192 for extensions and alterations to roof along with installation of rooflights to provide additional habitable accommodation in loft.

No comments.

WA/2022/01970 Farnham Firgrove

Officer: Adam Constantinou

4 HILLARY ROAD, FARNHAM GU9 8QY

Erection of extensions and alterations to elevations 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 LPPI policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction.

Farnham Hale and Heath End**WA/2022/01909 Farnham Hale and Heath End**

Officer: Lauren Kitson

27 UPPER HALE ROAD, FARNHAM GU9 0NX

Certificate of Lawfulness under Section 192 for erection of extension and alterations to roof to provide habitable accommodation including a dormer window.

No comments.

WA/2022/01944 Farnham Hale and Heath End

Officer: Lauren Kitson

20 ELM CRESCENT, FARNHAM GU9 0QW

Erection of extensions and alterations including dormer extension to provide habitable accommodation in roofspace following removal of existing chimney stack.

Farnham Town Council objects to the bulky extensions to the front, rear and extensive flat dormer sitting above the ridge line, having a negative impact on the street scene and not being 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.

Farnham Moor Park**TM/2022/01951 Farnham Moor Park**

Officer: Theo Dyer

COMBE END, 8 MOOR PARK LANE, FARNHAM GU10 1QS

APPLICATION FOR REMOVAL OF TREES SUBJECT OF TREE PRESERVATION ORDER 10/15

Farnham Town Council objects to the removal of TPO trees and requests that the Arboricultural Officer confirm the condition of the Mountain Ash and four Sycamores. 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.

Amendments received

Change of materials and fenestrations on rear elevation. Reduction in roof height of rear dormer.

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

Further amendments have been made to WA/2022/01414. Farnham Town Council maintains is raises objection to the proposed development not being compliant with the Farnham Design Statement, with extensions having a terracing effect on the semi-detached properties and a negative impact on the character of the street scene.

Marginally improvements have been made compared to withdrawn application WA/2022/00810 and vast improvements to withdrawn application WA/2021/01859.

WA/2022/01877 Farnham Moor Park

Officer: Lauren Kitson

HOLLY HOUSE, SANDS ROAD, THE SANDS, FARNHAM GU10 1PX

Certificate of Lawfulness under Section 192 for the erection of an ancillary outbuilding.

No comments.

WA/2022/01896 Farnham Moor Park

Officer: Sam Wallis

31 HALE ROAD, FARNHAM GU9 9QQ

Erection of single storey extension following demolition of detached garage.

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.

WA/2022/01929 Farnham Moor Park

Officer: Daniel Holmes

9 UPPER SOUTH VIEW, FARNHAM GU9 7JW

Certificate of Lawfulness under Section 192 for erection of a detached outbuilding for the garaging of vehicles.

No comments.

WA/2022/01985 Farnham Moor Park

Officer: Sam Wallis

12 STONEYFIELDS, FARNHAM GU9 8DX

Application under Section 73 to vary Conditions 1 & 10 (approved plans & restrictions relating to obscure glazing) of WA/2022/00223 to allow alterations to roof space to provide additional habitable accommodation; alterations to car port to provide boot room and plant store; alterations to elevations and design; dressing room first floor window on southwest elevation to be obscure glazed.

Farnham Town Council raises objection to the misleading floorplans. The number of bedrooms is now increased to nine. By not adding a bedroom number to the drawings does not reduce the number of bedrooms - the bedroom in the northeast wing has been omitted. The symmetry of the rooflights has been lost with the addition of a third rooflight in the northeast wing.

Farnham Shortheath and Boundstone

TM/2022/01888 Farnham Shortheath and Boundstone

Officer: Theo Dyer

8 BROAD HA'PENNY, WRECCLESHAM, FARNHAM GU10 4TF

APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 17/99

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 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/2022/01894 Farnham Shortheath and Boundstone

Officer: Daniel Holmes

30 BURNT HILL WAY, WRECCLESHAM, FARNHAM GU10 4RP

Erection of a detached dwelling and associated works following demolition of existing detached dwelling and garage.

Farnham Town Council raises objection to the proposed materials of the replacement dwelling, being out of character the street scene. The new dwelling must be 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.

WA/2022/01930 Farnham Shortheath and Boundstone

Officer: Sam Wallis

24 BEACON CLOSE, WRECCLESHAM, FARNHAM GU10 4PA

Certificate of Lawfulness under Section 192 for erection of a single storey extension and alterations to elevations.

No comments.

WA/2022/01946 Farnham Shortheath and Boundstone

Officer: Sam Wallis

GARDEN HOUSE, WHITE POST LANE, WRECCLESHAM, FARNHAM GU10 4TS

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

Farnham Upper Hale

TM/2022/01976 Farnham Upper Hale

Officer: Theo Dyer

12 PARKSIDE, FARNHAM GU9 0JP

APPLICATION FOR REMOVAL OF TREE SUBJECT OF TREE PRESERVATION ORDER 16/99

Farnham Town Council objects to the removal of TPO trees and requests that the Arboricultural Officer confirm the condition Red Western Cedar. 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, a replacement tree must be planted.

WA/2022/01945 Farnham Upper Hale

Officer: Lauren Kitson

9 AMBLESIDE CRESCENT, FARNHAM GU9 0RZ

Erection of extensions and alterations following demolition of existing conservatory.

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

Farnham Weybourne and Badshot Lea

TM/2022/01972 Farnham Weybourne and Badshot Lea

Officer: Theo Dyer

22 WOODBOURNE, FARNHAM GU9 9EF

APPLICATION FOR WORKS TO AND REMOVAL OF TREES SUBJECT OF TREE PRESERVATION ORDER 01/02

Farnham Town Council objects to the removal of TPO trees and requests that the Arboricultural Officer confirm the condition of the Oak and the impact on the neighbour. 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, a replacement native tree must be planted.

WA/2022/01899 Farnham Weybourne and Badshot Lea

Officer: Sam Wallis

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

Erection of single storey extensions following demolition of existing flat roof extension and porch.

Farnham Town Council objects to the overdevelopment of the restrictive site with permission already in place for double garage and playroom not shown on the plans. The proposals are more extensive than the application description in that the roof is being altered considerably to include an even larger area of flat roof, and two roof lights, to facilitate the extensions.

WA/2022/01900 Farnham Weybourne and Badshot Lea

Officer: Lauren Kitson

3 BADSHOT LEA ROAD, BADSHOT LEA, FARNHAM GU9 9JR

Erection of extension and alterations, erection of detached garage with associated works following demolition of existing extension and detached garage.

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

Farnham Wrecclesham and Rowledge

CA/2022/01953 Farnham Wrecclesham and Rowledge

Officer: Theo Dyer

1 WRECCLESHAM HILL, WRECCLESHAM, FARNHAM GU10 4JN

WRECCLESHAM CONSERVATION AREA REMOVAL OF TREE

Farnham Town Council strongly objects to the removal of trees and requests that the Arboricultural Officer visits the site to assess the impact on the Conservation Area. 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, a replacement tree must be planted.

Amendments received

Amended plans have been submitted which have proposed minor amendments to the dwelling design and have sited the dwelling a further metre away from the south-western boundary.

WA/2021/03198 Farnham Wrecclesham and Rowledge

Officer: Philippa Smyth

THE GRANARY, WRECCLESHAM HILL, WRECCLESHAM FARNHAM GU10 4JS

Erection of a new dwelling.

Farnham Town Council strongly objects to the proposed development in this location, adjusting the proposed dwelling's location 'a further metre away' will not lessen the impact on the setting of the Ancient and Semi Natural Woodland (ASNW). Farnham Town Council maintains its previous objections and clarification is still outstanding about application WA/2021/02992 from both Farnham Town Council and the Forestry Commission.

A second application is still pending for the erection of a new two storey residential dwelling under WA/2021/02992 at this location. Farnham Town Council asked why two applications had been submitted on 11 January 2022, no response has been received from the Planning Officer.

Previous application WA/2018/1777 for a similar scheme was withdrawn and another application WA/2019/1163 was refused in May 2020.

WA/2019/0439 for a Certificate of Lawfulness under Section 192 for erection of a domestic outbuilding was granted lawful in April 2019 and is being used as a veiled threat for granting permission for a dwelling in the same location as a 'fallback' option.

Farnham Town Council strongly objects to the proposed two storey dwelling outside of the Built-up Area Boundary, not being compliant with Farnham Neighbourhood Plan policy FNPI Design of New Development and Conservation and FNPI10 Protect and Enhance the Countryside and having a negative impact of the setting of the Ancient and Semi Natural Woodland (ASNW) and a detrimental effect on biodiversity and character of the site. It is likely the development will lead to the loss or deterioration of the ancient woodland within the redline with 'garden creep', as termed by the Forestry Commission.

The Forestry Commission has commented on WA/2021/02992 and is now seeking clarification of whether this is the same or a duplication application. They have raised several concerns about the false statements made within documentation, these inaccuracies must be addressed. Building within the ancient woodland buffer and felling trees within a woodland Tree Preservation Order is unacceptable.

WA/2022/01897 Farnham Wrecclesham and Rowledge

Officer: Sam Wallis

1A GREENFIELD ROAD, FARNHAM GU9 8TN

Erection of extensions and alterations with associated landscaping following demolition of attached garage.

Farnham Town Council raises objection to this application unless the extensions and alterations are confirmed compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, 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. 3 with the two-storey extension close to the boundary.

WA/2022/01966 Farnham Wrecclesham and Rowledge

Officer: Sam Wallis

BAY TREE COTTAGE, 10A WRECCLESHAM HILL, WRECCLESHAM, FARNHAM GU10 4JW
Erection of single storey extension together with roof extension to create additional habitable accommodation in roof space.

The quality of the drawings is very poor. Farnham Town Council objects to the bulky extensive dormer which appears to sit above the ridge line, having a negative impact on the street scene and not being 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.

5. Appeals Considered

There were none for this meeting.

6. Licensing Applications Considered

There were none for this meeting.

7. Public Speaking at Waverley's Western Planning Committee

Noone was put forward to speak at Waverley's Western Planning Committee on Wednesday 17th August on:

WA/2022/00906 Springfield, 30 Frensham Vale, Lower Bourne, Farnham GU10 3 HT
Erection of 2 (further) detached dwellings and associated garaging, parking and vehicular access.

Other applications on the agenda included:

WA/2022/00131 22 POTTERY LANE WRECCLESHAM FARNHAM GU10 4QJ
Erection of extension and alterations with associated works and relocating and widening of existing vehicle crossover following demolition of existing detached garage.

WA/2022/00699 12 WINGS ROAD, FARNHAM GU9 0HW

Erection of extension and alterations to elevations with associated works (as amended by plans received 06/07/2022).

WA/2022/00955 LAND CENTRED COORDINATES 482046 143525 FULLERS ROAD
ROWLEDGE FARNHAM GU10 4DF

Erection of a new village hall including new vehicular and pedestrian accesses, with associated parking and landscaping.

8. Date of next meeting

Due to the bank holiday on 29th August, the next meeting will be held on 5th September at 9.30am.

The meeting ended at 11.25 am

Notes written by Jenny de Quervain