



# 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 3rd October, 2022

#### Place

Council Chamber - Farnham Town Hall and via Zoom.

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

Councillor Roger Blishen  
Councillor Michaela Martin  
Councillor John Neale

Officers: Jenny de Quervain

#### 1. Apologies for Absence

Apologies were received from Councillors Fraser, Hesse and Wicks.

Councillor Neale was nominated as Chair for this meeting by Councillor Martin and seconded by Councillor Blishen.

#### 2. Disclosure of Interests

None were received.

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

There were none for this meeting.

#### 4. Applications Considered

##### **Farnham Castle**

##### **WA/2022/02413 Farnham Castle**

Officer: Susie Blackwood

41 CASTLE STREET, FARNHAM GU9 7JB

Listed Building consent for external and internal alterations.

**Farnham Town Council raises objection to this application unless approved by the Heritage Officer and the alterations are 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, CCI Climate Change and CC2 Sustainable Construction.**

**WA/2022/02414 Farnham Castle**

Officer: Susie Blackwood

41 CASTLE STREET, FARNHAM GU9 7JB

Alterations to elevations.

**Farnham Town Council raises objection to this application unless approved by the Heritage Officer and the alterations are 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, CCI Climate Change and CC2 Sustainable Construction.**

**WA/2022/02440 Farnham Castle**

Officer: Tracy Farthing

CHARTERS ESTATE AGENTS LTD, 40 DOWNING STREET, FARNHAM GU9 7PH

Listed Building Consent for alterations to shopfront to allow independent access to upper and ground floors.

**The Heritage Officer's review of this application is vital. Farnham Town Council objects to the proposed changes to the appearance of the shopfront being unnecessary to facilitate access to both floors. The proposed changes are out of character with the Listed building and will have a negative impact on the street scene, not compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNP2 Town Centre Conservation Area and its setting, and LPPI policy TDI Townscape and Design.**

**WA/2022/02441 Farnham Castle**

Officer: Tracy Farthing

CHARTERS ESTATE AGENTS LTD, 40 DOWNING STREET, FARNHAM GU9 7PH

Alterations to shopfront to allow independent access to upper and ground floors.

**The Heritage Officer's review of this application is vital. Farnham Town Council objects to the proposed changes to the appearance of the shopfront being unnecessary to facilitate access to both floors. The proposed changes are out of character with the Listed building and will have a negative impact on the street scene, not compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNP2 Town Centre Conservation Area and its setting, and LPPI policy TDI Townscape and Design.**

**WA/2022/02459 Farnham Castle**

Officer: Sam Wallis

GARDEN COTTAGE, 58 LONG GARDEN WALK WEST, FARNHAM GU9 7HX

Erection of extensions and alterations to dwelling together with extensions and alterations to detached outbuilding to provide additional habitable accommodation and installation of a ground source heat pump; creation of vehicle crossover and associated works.

**Farnham Town Council raises objection to this application unless approved by the Heritage Officer and the alterations are 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, CCI Climate Change and CC2 Sustainable Construction. The heat pump must be positioned away from neighbours to prevent noise pollution. The changes to the vehicle access must be approved by the County Highways Authority.**

#### **Farnham Firgrove**

##### **TM/2022/02431 Farnham Firgrove**

Officer: Theo Dyer

24A HILLARY ROAD, FARNHAM GU9 8QX

APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 09/11

**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.**

#### **Farnham Moor Park**

##### **WA/2022/02435 Farnham Moor Park**

Officer: Sam Wallis

SPRINGWOOD, 9 SANDS ROAD, SANDS, FARNHAM GU10 1PX

Certificate of Lawfulness under Section 192 for construction of a garage building, driveway and access onto private road (revision of WA/2021/02367).

**No comments.**

##### **WA/2022/02455 Farnham Moor Park**

Officer: Daniel Holmes

9 UPPER SOUTH VIEW, FARNHAM GU9 7JW

Certificate of Lawfulness under Section 192 for erection of outbuilding and construction of indoor swimming pool.

**Farnham Town Council objects to the use of a Section 192 application for this proposed development. The site has been subject to refused applications and dismissed appeals for proposed development in the garden. This application, for a large building for a swimming pool, office and bathroom facilities, is located where previous applications for three dwellings, and subsequently one dwelling, have been refused. These new proposals must be submitted as a full planning application to be determined against policies, guidance and the impact on its setting and neighbours' amenity, not just a tick-box exercise in isolation.**

#### **Farnham Shortheath and Boundstone**

##### **WA/2022/02460 Farnham Shortheath and Boundstone**

Officer: Sam Wallis

6 GORSE LANE, WRECCLESHAM, FARNHAM GU10 4SD

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, FNPI6 Extensions, Residential Extensions SPD and LPP1 policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction.**

##### **WA/2022/02461 Farnham Shortheath and Boundstone**

Officer: Sam Wallis

THORNHILL HOUSE, 21 BURNT HILL WAY, WRECCLESHAM, FARNHAM GU10 4RN

Extension to existing balcony with glass balustrades, alterations to elevations and removal of chimney stack; erection of a detached car port.

**Farnham Town Council raises objection to this application unless the alterations and car port 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.**

**5. Appeals**

There were none for this meeting.

**6. Licensing Applications**

There were none for this meeting.

**7. Surrey County Council Mineral, Waste, or Other Applications/Consultations**

There were none for this meeting.

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

This item was not heard at Waverley's Western Planning Committee, Wednesday 12 October at 6.00pm. An update has been requested from the Officer.

**WA/2022/0014136 FIELD END, FARNHAM GU9 9HZ**

Councillor Merryweather, as ward councillor, will represent FTCs objections.

Further amendments

**Additions of a parking space**

**WA/2022/00141 Farnham Weybourne and Badshot Lea**

Officer: Carl Housden

36 FIELD END, FARNHAM GU9 9HZ

Outline application with all matters reserved except layout for erection of detached dwelling.

**Farnham Town Council maintains its strong objection to this planning application.**

**The addition of a contrived parking spaces does not make this application any more acceptable.**

**Farnham Town Council's previous objections are to be considered with the above.**

Further amendments have been made but interested parties have not been advised.

**WA/2022/00141 Farnham Weybourne and Badshot Lea**

Officer: Carl Housden

36 FIELD END, FARNHAM GU9 9HZ

Outline application with all matters reserved except layout for erection of detached dwelling.

**Yet further amendments have been made to this application in the attempt to make it acceptable to the County Highways Authority. This does not take into account that an additional dwelling in the rear garden of 36 Field End is unacceptable, whether the parking space is parallel or standard and is contrary to the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation and LPP1 policy TDI Townscape and Design.**

**Farnham Town Council maintains its objections to the wholly inappropriate development in a small amenity space of 36 Field End for an additional dwelling with access at the junction with Penfold Croft and Field End, through the existing rear boundary wall.**

Amendments received

**WA/2022/00141 Farnham Weybourne and Badshot Lea**

Officer: Carl Housden

36 FIELD END, FARNHAM GU9 9HZ

Outline application with all matters reserved except layout for erection of detached dwelling.

**Amendments have been made to this application. Farnham Town Council maintains its objections to the wholly inappropriate development in a small amenity space of 36 Field End.**

**Farnham Town Council strongly objects to this outline application to ‘shoehorn’ an additional dwelling into an already densely populated and congested area, reducing the amenity space of the host and providing inadequate amenity space or parking for the proposed dwelling, not being compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation and LPP1 policy TDI Townscape and Design. The access is likely to be on Penfold Croft, negatively impacting the streetscene and residents’ of Penfold Croft.**

This item was not heard at Waverley’s Western Planning Committee, Wednesday 12 October at 6.00pm. An update has been requested from the Officer.

**WA/2022/01237 THE LOST BOY, 3 DOWNING STREET, FARNHAM GU9 7NX**

FTCs comments:

**WA/2022/01237 Farnham Castle**

Officer: Carl Housden

3 DOWNING STREET, FARNHAM GU9 7NX

Erection of detached bar servery and external lighting.

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

The following application was heard at Waverley’s Western Planning Committee, Wednesday 12 October at 6.00pm. The application was refused by the Committee.

**WA/2022/00978 LAND AT GREEN LANE FARM, BADSHOT LEA, FARNHAM**

FTCs comments:

**WA/2022/00978 Farnham Weybourne and Badshot Lea**

Officer: Kate Edwards

LAND AT GREEN LANE FARM, GREEN LANE, BADSHOT LEA, FARNHAM

Outline planning application with all matters reserved, except for access, for the erection of up to 38 no. dwellings (including 75% affordable housing and 4 no. self build dwellings) with vehicular and pedestrian access, public open space, car parking and landscaping.

**Farnham Town Council strongly objects to another application for inappropriate development of Land at Green Lane Farm, not being an allocation in Farnham Neighbourhood Plan 2020. Previously refused application WA/2018/2196 was**

dismissed at appeal in December 2020 with the Inspector concluding 'the proposed development would be in conflict with the development plan and there are no material considerations which justify granting planning permission in this case.'

Although the previous application was for 50 dwellings, the Inspector's findings are still relevant:

9. The updated Farnham Neighbourhood Plan (Neighbourhood Plan) was passed at referendum in March 2020 and forms part of the development plan for the area. Policy FNPI0 places priority on protecting the countryside from inappropriate development and shows the site to be outside the defined Built Up Area Boundary (BUAB). The proposal does not fall within the exceptions in FNPI0(a) where development outside the BUAB may be permitted.
12. Nevertheless, it plays a role in providing a more localised sense of greenery between the areas of Farnham and Badshot Lea that is reflective of the location at the edge of settlement.
13. However, even taking account of the level of visual containment, the introduction of some 50 houses would fundamentally change the character of the site to one that is urban and residential. This would include the visual effects resulting from the extensive changes to the southeast boundary associated with the new access which would contrast starkly with the existing hedgerow that is tight to the boundary on this side of the site and is a strong natural feature. It is noted that Policy FNPI of the Neighbourhood Plan seeks to protect such natural features as part of the design of new development.
14. A carefully considered landscaping and layout design agreed as part of reserved matters may assist with assimilating the development into its surroundings and mitigate the loss of the boundary hedgerow to a degree. However, it would not address the fundamental change in character and reduction in greenery which would be an inevitable consequence of green field development of this nature.
22. In conclusion, the proposed development would result in harm to the character and appearance of the surroundings, including the relationship between settlements. I find conflict with Policy RE1 and RE3 of the Local Plan, saved Policy C4 Waverley Borough Local Plan, and Policies FNPI, FNPI0 and FNPI1 of the Farnham Neighbourhood Plan which collectively seek to safeguard the character of the area, protect the natural features of sites, limit development in the areas outside the BUAB, and prevent coalescence between areas.

The site is outside the Built-up Area Boundary of the Farnham Neighbourhood Plan and in conflict with policies FNPI Design of New Development and Conservation, FNPI0 Protect and Enhance the Countryside, FNPI1 Prevent Coalescence and FNPI4 Housing Site Allocations.

Recently appealed planning application WA/2020/1410 (decision 1 April 2022) and WA/2020/0651 (decision 6 April 2022), both outside the Built-up Area Boundary and not allocated in the Farnham Neighbourhood Plan were dismissed with the Inspector stating '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.'

**The same Inspector said of nearby planning application WA/2020/0651 'Policy FNP10 of the [F]NP seeks to safeguard the surrounding countryside and states that outside the revised Built-Up Area Boundary priority will be given to protecting the countryside from inappropriate development and only limited development outside the revised boundary will be permitted.'**

**Concern is maintained about the safety of the proposed access with limited visibility caused by the bend to the southwest and railway bridge to the northeast. As the site has no footway, a pedestrian refuge is proposed in the centre of the narrow carriageway, this will be hazardous for pedestrians having to cross at this point.**

**Local Plan Part I (LPPI) policy TDI Townscape and Design states: account will be taken of design guidance adopted by the Council including design and development briefs, Conservation Area Appraisals and associated Management Plans, town and village design statements and other design policies and guidance produced within subsequent Development Plan Documents, Supplementary Planning Documents and Neighbourhood Plans.**

**9. Date of next meeting**

Monday 17<sup>th</sup> October 2022 at 9.30am.

The meeting ended at 10.04 am

Notes written by Jenny de Quervain