



FARNHAM TOWN COUNCIL



Notes Planning & Licensing Consultative Working Group

Time and date

9.30 am on Monday 14th November, 2022

Place

Council Chamber - Farnham Town Hall and via Zoom

Planning & Licensing Consultative Working Group Members Present:

Councillor John "Scotty" Fraser (Lead Member)
Councillor George Hesse
Councillor Michaela Martin
Councillor John Neale

Officers: Jenny de Quervain

1. Apologies for Absence

Apologies were received from Councillor Wicks.

2. Disclosure of Interests

None were received.

3. Applications Considered for Key/Larger Developments

Farnham Bourne

PRA/2022/02705 Farnham Bourne

Officer: Daniel Holmes

BOURNE HALL, THE BOURNE HALL, VICARAGE HILL, FARNHAM GU9 8HG

General Permitted Development Order 2015, Schedule 2 Part 3 Class MA - Prior Notification application for change of use of from commercial, business and service (Use Class e) to 3 dwellinghouses (Use Class C3).

Farnham Town Council has no objections in principle to the development of Bourne Hall. The proposed dwellings must meet technical housing standards and policies within Climate Change and Sustainability SPD. The site is constrained by its topography with limited space for car parking, especially for three dwellings.

Farnham Moor Park

PRA/2022/02704 Farnham Moor Park

Officer: Dylan Campbell

ST STEPHENS HOUSE, DOGFLUD WAY, FARNHAM

General Permitted Development Order 2015, Schedule 2 Part 3 Class MA - Prior Notification application for change of use of ground floor from commercial, business and service (Use Class E) to 3 dwellinghouses (Use Class C3).

Although only for 3 dwellings, an application for another 3 dwelling in the same building is live under PRA/2022/02614. This application should be considered with the proposed change of use of the ground floor to 3 dwellings under PRA/2022/02614 – if the ground floor and second floor are changing to residential, the first floor is likely to come forward next. Farnham Town Council seeks clarification from the Planning Officer as to what parking provision is included; the block plan shows parking spaces within the site boundary. Communal outside greenspace should be included for those limited to this flatted accommodation, offering minimum standards of space and light.

Amendments received

Additional plan and provision of tree report to address impact on trees resulting from highways works.

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 56 dwellings (of which 40% are affordable – 23 dwellings)

Farnham Town Council maintains its strong objection to the proposed development of land rear of Monkton House for 56 dwellings.

The proposal is outside the Built-up Area Boundary of the Farnham Neighbourhood Plan and not compliant with policies FNPI New Development and Conservation and FNPI4 Housing Site Allocations.

The removal of trees and vegetation to make way urbanising infrastructure does not enhance these proposals. The proposed development is 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.

Highways works to the site will not increase the capacity of the surrounding road network. Adding vehicle movements generated by the reduced 56 dwellings will still have a negative impact on local road, Six Bells roundabout and cause further gridlock to the narrowest junction in Farnham at St John's Church.

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 for a proposed development of 65 dwelling is not acceptable, contrary to the Farnham Neighbourhood and must be refused.

Local Plan Part I (LPP1) 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.

4. Applications Considered

Farnham Bourne

WA/2022/02720 Farnham Bourne

Officer: Daniel Holmes

4 FRENHAM VALE, LOWER BOURNE, FARNHAM GU10 3HN

Erection of extensions and alterations to existing bungalow to provide a two storey dwelling following demolition of existing garage; erection of detached garage.

The application is misleading in that the proposals are far from extensions and alterations to existing bungalow; this is a new dwelling. Farnham Town Council raises objection to this application unless the new dwelling 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. The proposed detached garage is located close to the main road, a considerable distance in front of the building line, not compliant with Residential Extensions SPD.

WA/2022/02754 Farnham Bourne

Officer: Doug Wright

LAKE COTTAGE, 7 VICARAGE LANE, THE BOURNE, FARNHAM GU9 8HN

Erection of two storey extension following demolition of existing 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, FNP7 Old Church Lane Conservation Area and its setting, FNPI6 Extensions, Residential Extensions SPD and LPP1 policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction.

TM/2022/02702 Farnham Bourne

Officer: Theo Dyer

LATIMER HOUSE, FORD LANE, LOWER BOURNE, FARNHAM GU10 4SF

APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 04/12

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.

TM/2022/02762 Farnham Bourne

Officer: Theo Dyer

5 GARDENERS HILL ROAD, WRECCLESHAM, FARNHAM GU10 4RL

APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 32/07

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 Castle

WA/2022/02740 Farnham Castle

Officer: Sam Wallis

SHALDON, 5B WEST END GROVE, FARNHAM GU9 7EG

Installation of replacement french doors and new window to ground floor side elevation.

No comment.

Farnham Firgrove

WA/2022/02734 Farnham Firgrove

Officer: Sam Wallis

WYCHWOOD, 3 OLD FARNHAM LANE, FARNHAM GU9 8JU

Erection of single storey extension and alterations following demolition of existing single storey 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, FNPI6 Extensions, Residential Extensions SPD and LPP1 policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction.

Farnham Moor Park

WA/2022/02708 Farnham Moor Park

Officer: Lauren Kitson

STAR LODGE, 32 COMPTON WAY, FARNHAM GU10 1QU

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, FNP8 South Farnham Arcadian Areas, FNPI6 Extensions, Residential Extensions SPD and LPP1 policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction.

WA/2022/02745 Farnham Moor Park

Officer: Sam Wallis

2 CROOKSBURY ROAD, FARNHAM GU10 1QE

Erection of two storey extension following demolition of existing garage and conservatory.

Although the applicant has attempted to reduce the bulk and mass of the proposed extension to lessen the impact on the neighbour, Farnham Town Council raises objection to the substantial extension unless 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/2022/02747 Farnham Moor Park

Officer: Lauren Kitson

15 LOWER SOUTH VIEW, FARNHAM GU9 7LB

Erection of extensions following demolition of existing extensions.

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 TD1 Townscape and Design, CCI Climate Change and CC2 Sustainable Construction.

PRA/2022/02728 Farnham Moor Park

Officer: Sam Wallis

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

Demolition notification: G.P.D.O. Schedule 2, Part 11, Class B: Demolition of garden shed.

Note. The applicant wishes to replace the building with a larger garage building and workshop which is subject to a separate application WA/2022/02435.

No comment.

TM/2022/02763 Farnham Moor Park

Officer: Theo Dyer

41 LYNCH ROAD, FARNHAM GU9 8BT

APPLICATION FOR REMOVAL OF TREE SUBJECT OF TREE PRESERVATION ORDER WA316

Farnham Town Council leaves to the Arboricultural Officer to conduct a site visit to confirm the condition of the Beech and if the Lime is worthy of a TPO in its place. 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.

Farnham Shortheath and Boundstone

WA/2022/02710 Farnham Shortheath and Boundstone

Officer: Lauren Kitson

26 SANDROCK HILL ROAD, WRECCLESHAM, FARNHAM GU10 4SX

Certificate of Lawfulness under Section 192 for alterations to roof to provide additional habitable accommodation including dormer extension and Juliette balcony.

An application for a Certification of Lawfulness under Section 192 will be assessed against a checklist with no opportunity for local policies or neighbours' comments to be considered. The size and scale of the proposed dormer is excessive running the entire length of the roof.

TM/2022/02764 Farnham Shortheath and Boundstone

Officer: Theo Dyer

12 BOWER ROAD, BOUNDSTONE, FARNHAM GU10 4ST

APPLICATION FOR REMOVAL OF TREE SUBJECT OF TREE PRESERVATION ORDER 01/10

Farnham Town Council leaves to the Arboricultural Officer. 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. A replacement tree, a Himalayan Birch, is being planted.

Farnham Upper Hale

WA/2022/02737 Farnham Upper Hale

Officer: Sam Wallis

10 SPRING LANE WEST, FARNHAM GU9 0BU

Erection of extensions.

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

Farnham Weybourne and Badshot Lea

WA/2022/02755 Farnham Weybourne and Badshot Lea

Officer: Doug Wright

BURNSIDE, 152 WEYBOURNE ROAD, FARNHAM GU9 9HD

Erection of a detached garage.

Farnham Town Council has no objections to the detached garage subject to it being compliant with Residential Extensions SPD.

WA/2022/02733 Farnham Weybourne and Badshot Lea

Officer: Daniel Holmes

56 COPSE AVENUE, FARNHAM GU9 9EA

Erection of extensions and alterations; erection of an outbuilding.

Farnham Town Council raises objection to this application unless the extensions, alterations and outbuilding 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 Wrecclesham and Rowledge

WA/2022/02742 Farnham Wrecclesham and Rowledge

Officer: Philippa Smyth

BELLAPAI, THE LONG ROAD, ROWLEDGE, FARNHAM GU10 4DP

Erection of extensions; raising of roof ridge height and alterations to loft space including dormer windows and rooflights together with alterations to attached garage to provide additional habitable accommodation; widening of existing vehicle access and erection of entrance gates and gate piers.

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.

TM/2022/02725 Farnham Wrecclesham and Rowledge

Officer: Theo Dyer

22 ROSEMARY LANE, ROWLEDGE, FARNHAM GU10 4DD

APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 12/13

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.

5. Appeals Considered

Appeal Notification

WA/2022/00511 Farnham Weybourne and Badshot Lea

SUMMERFIELD COTTAGE, RUNFOLD ST GEORGE, BADSHOT LEA, FARNHAM GU10 1PP

Outline application with some matters reserved for erection of 30 dwellings with associated garages, parking and access roads following demolition of existing dwelling and outbuildings.
Appeal Reference: APP/R3650/W/22/3303228
Appellant's Name: Mr Chris Stead (Magnum Land and Homes Ltd.)

FTC previous comments:

WA/2022/00511 Farnham Weybourne and Badshot Lea

Officer: Carl Housden

SUMMERFIELD COTTAGE, RUNFOLD ST GEORGE, BADSHOT LEA, FARNHAM GU10 1PP
Outline application with some matters reserved for erection of 30 dwellings with associated garages, parking and access roads following demolition of existing dwelling and outbuildings.

The History and Constraints document is missing from this application. It is vital to include this information for those reviewing the application to understand the planning history and the policies relevant to the site.

Local Plan Part I (LPP1) 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.

Farnham Town Council strongly objects to the Outline application for the erection of 30 dwellings. This is not an approved housing allocation in the Farnham Neighbourhood Plan, is outside the built-up area boundary and contrary to policy FNPI New Development and Conservation, FNPI0 Protect and Enhance the Countryside, FNPI1 Preventing Coalescence, FNPI3 Protect and Enhance Biodiversity due to its vicinity to Tice's Meadow and FNPI4 Housing Site Allocations and the Farnham Design Statement.

This application represents ten times the amount of development in Outline application for 3 dwellings allowed at Appeal (WA/2016/0406). The Inspector concludes that the proposal for 3 dwellings would continue the linear form of development fronting this short section of dead-end road. A larger development, including dwellings behind the frontage dwellings and away from the road frontage, would result in a negative effect on the character and appearance of the rural area.

The subsequent Reserved Matters application (WA/2021/01405) for 3 dwellings was granted permission and the area confirmed as 'outside the residential curtilage' of Summerfield Cottage by WBC Planning Officer Carl Housden therefore pending application WA/2021/02838 is not lawful. The lawful residential use of the adjoining land of Summerfield Cottage cannot be considered incidental to the enjoyment of the dwellinghouse. Areas within the boundary of the red line are managed very differently and have been fenced off and developed for other uses, including business uses, without planning permission. The images provided contradict statements within application WA/2021/02838 and do not show the extent of the land to which the application relates therefore cannot be considered 'evidence'.

The built form, density and population of a development for 30 dwellings will have a negative impact on the adjacent land to the east, Tice's Meadow Nature Reserve. Consisting of almost 140 acres of grasslands and wetland areas, it is promoting biodiversity enhancements, including restoration and re-creation of wildlife habitats, supporting many species and a growing breeding bird population within a

Biodiversity Opportunity Area. Run-off from roadways and hardstanding risks polluting the expanding wetland Nature Reserve.

6. Licensing Applications Considered

There were none for this meeting.

7. Other Applications/Consultations

There were none for this meeting.

8. Public Speaking at Waverley's Western Planning Committee

Councillor Mark Merryweather will speak at Waverley's Western Planning Committee meeting being held on Wednesday 14th December against:

WA/2022/02902 Land at Monkton House, Monkton Lane, Farnham
Outline application with all matters reserved except access for the erection of up to 56 dwellings (of which 40% are affordable).

9. Date of next meeting

Monday 28th November at 9.30am.

The meeting ended at 10.51 am

Notes written by Jenny de Quervain