



FARNHAM TOWN COUNCIL



Notes

Planning & Licensing Consultative Working Group

Time and date

9.30 am on Monday 23rd January, 2023

Place

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

Planning & Licensing Consultative Working Group Members Present:

Councillor George Hesse
Councillor John Neale
Councillor Alan Earwaker (ex-Officio)

Officers: Jenny de Quervain

1. Apologies for Absence

Apologies were received from Councillors Fraser, Martin and Wicks.

Councillor Hesse chaired the meeting.

2. Disclosure of Interests

None were received.

3. Applications for Key/Larger Developments Considered

Farnham Firgrove

WA/2023/00026 Farnham Firgrove

Officer: Daniel Holmes

Q BARS & RESTAURANTS LTD, THE MULBERRY, STATION HILL, FARNHAM GU9 8AD

Erection of detached covered structures.

Farnham Town Council objects to retrospective planning applications and strongly objects to the location of the misleading red line being shown incorrectly on the Location and Block Plans. The covered structures are situated outside the applicant's ownership. The use of the outside structures has added to the noise from the establishment, having a negative impact on the amenity of location residents.

Farnham Moor Park

WA/2023/00051 Farnham Moor Park

Officer: Dylan Campbell

ST STEPHENS HOUSE, DOGFLUD WAY, FARNHAM

Change of use and alterations to first floor from office (Use Class E) to form 4 dwellings (Use Class C3) with associated car parking, refuse and cycle store.

Change of use has been granted for under PRA/2022/02614 and PRA/2022/02704 for the ground floor and second floor, it was only a matter of time before the first floor was submitted.

Farnham Town Council were previously reassured by Planning Officer Dylan Campbell, that one parking space and cycle storage facilities would be provided for each dwelling. This application details this provision in its description. Although communal outside space cannot be requested, the accommodation must be assessed to ensure it is above the 'minimum' standard for space and light, especially as a fourth dwelling has been included on the first floor which is shown as a compact Studio.

Farnham Weybourne and Badshot Lea

NMA/2023/00022 Farnham Weybourne and Badshot Lea

Officer: Kate Edwards

LAND AT GREEN LANE FARM, GREEN LANE, BADSHOT LEA

Amendment to WA/2018/1230 to amend condition 15, part (c) to allow for the submission of verification reports in stages, enabling the phased occupation and completion of the proposed development.

Non material amendment allowed without consultation.

WA/2023/00054 Farnham Weybourne and Badshot Lea

Officer: Simon Brooksbank

LAND AT WAVERLEYS FOLLY, ST GEORGES ROAD, BADSHOT LEA, FARNHAM

Erection of 10 dwellings including access, parking, landscaping and amenity space with associated works.

Farnham Town Council objects to the extension of the site at Waverleys Folly beyond the Built-up Area Boundary of the Farnham Neighbourhood Plan, eroding the countryside and character of the area by extending built form into the patchwork of small green fields. The approved area of 23 dwellings completes the allocation in policy FNPI4c. This application is not compliant with Farnham Neighbourhood Plan policy FNPI New Development and Conservation, LPP1 policy TDI Townscape and Design and Climate Change and Sustainability SPD with the loss of biodiversity by proposing to build over the orchard area. The proposed dwellings are shown in the area marked as 'retained and enhanced orchard planting', and a LEAP to the east, approved in WA/2021/01937.

At no point has a 'phase two' of Waverley's Folly been agreed or approved through Allowed Appeal WA/2018/0545 Outline application, with documentation stating 'The southern half of the application site is outside of this allocation and no dwellings are proposed within this area of land' or through WA/2021/01937 Reserved Matters. The Applicant, Elivia Homes, is being misled by their agent Henry Adams LLP.

Neighbourhood Plan policies are still valid as part of the local development plan, despite the Borough's five-year housing land supply position. The primacy of

development plans in the English planning system was reaffirmed by a Court of Appeal ruling on two appeals by land promoter Gladman, which emphasised that where a council lacks the required five-year housing land supply, this may tilt the balance in favour of proposed residential schemes, but it does not render grants of planning permission automatic.

Local Plan Part I (LPI) 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

CA/2023/00067 Farnham Bourne

Officer: Theo Dyer

AUDLEY HOUSE, 10 SWINGATE ROAD, FARNHAM GU9 8JJ

GREAT AUSTINS CONSERVATION AREA WORKS TO AND REMOVAL OF TREES

Farnham Town Council, subject to the Arboricultural Officer's comments, welcomes the maintenance of trees to extend their life and associated amenity, especially in a conservation area covered by Farnham Neighbourhood Plan policy FNP5 Great Austins Conservation Area and its setting. In response to a climate emergency, it is vital to retain green infrastructure in line with LPI policy CCI Climate Change and NE2 Green and Blue Infrastructure and requests a replacement tree is planted.

TM/2023/00032 Farnham Bourne

Officer: Theo Dyer

80 BURNT HILL ROAD, LOWER BOURNE, FARNHAM GU10 3LN

APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 08/00

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 LPI policy CCI Climate Change and NE2 Green and Blue Infrastructure.

TM/2023/00052 Farnham Bourne

Officer: Theo Dyer

COMBE RISE, 8 LATCHWOOD LANE, FARNHAM GU10 3HB

APPLICATION FOR WORKS TO AND REMOVAL OF TREES SUBJECT OF TREE PRESERVATION ORDER 28/10

Farnham Town Council leaves to the Arboricultural Officer. In response to a climate emergency, it is vital to retain green infrastructure in line with LPI policy CCI Climate Change and NE2 Green and Blue Infrastructure.

WA/2023/00044 Farnham Bourne

Officer: Sam Wallis

LITTLE HOPTON, 7 BEECH AVENUE, LOWER BOURNE, FARNHAM GU10 3JZ

Certificate of Lawfulness under Section 192 for erection of a single storey side and rear extension with associated patio.

Sadly, permitted development doesn't take into account design or materials.

Farnham Hale and Heath End

TM/2023/00069 Farnham Hale and Heath End

Officer: Theo Dyer

HALE COURT, FAIRVIEW GARDENS, FARNHAM GU9 0NQ

APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 33/99

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.

Farnham Moor Park

WA/2023/00017 Farnham Moor Park

Officer: Sam Wallis

5 STOKE HILLS, FARNHAM GU9 7TE

Erection of a 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, FNP16 Extensions, Residential Extensions SPD, LPP1 policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction and Climate Change and Sustainability SPD.

WA/2023/00050 Farnham Moor Park

Officer: Matt Ayscough

56 WAVERLEY LANE, FARNHAM GU9 8BN

Erection of extensions and alterations.

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

Farnham Upper Hale

TM/2023/00068 Farnham Upper Hale

Officer: Theo Dyer

8 LAWDAY PLACE, FARNHAM GU9 0AA

APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 04/07

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.

WA/2023/00036 Farnham Upper Hale

Officer: Sam Wallis

6 FOLLY LANE NORTH, FARNHAM GU9 0HX

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, FNP16 Extensions, Residential Extensions SPD, LPP1 policy TDI Townscape and Design,

CCI Climate Change and CC2 Sustainable Construction and Climate Change and Sustainability SPD.

Farnham Upper Hale

WA/2023/00038 Farnham Upper Hale

Officer: James Kidger

133 UPPER HALE ROAD, FARNHAM GU9 0JF

Display of 2 internally illuminated fascia signs.

Farnham Town Council notes objections to the new illuminated signage as 133 Upper Hale Road. The size and level of illumination of the signage to the front has always been out of place for the residential area. Concern is raised about illuminated signage on the north elevation alongside the Upper Hale Road.

WA/2023/00039 Farnham Upper Hale

Officer: James Kidger

133 UPPER HALE ROAD, FARNHAM GU9 0JF

Change of use to a mixed use restaurant and takeaway (Class E) and installation of new extraction flue following removal of existing extraction system.

Farnham Town Council notes that this is a new owner. Unfortunately, the applicant has not done their due diligence if they were 'not aware of formerly served enforcement notice on this unit'. Although details of new extraction served with ESP and UV-O is proposed, what measures and checks are put in place by Environmental Health to ensure the maintenance schedule is adhered to when quoting 'carried out by the user' 'every 1 week to 4 months (depending on the degree of pollution)'? Although this may not be a planning matter, nuisance and impact on the amenity and visual amenity of the local area is.

Farnham Weybourne and Badshot Lea

WA/2023/00012 Farnham Weybourne and Badshot Lea

Officer: Sam Wallis

15 STOCKWOOD WAY, WEYBOURNE, FARNHAM GU9 9TE

Alterations to link attached garage to provide habitable accommodation.

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

Farnham Wrecclesham and Rowledge

WA/2023/00018 Farnham Wrecclesham and Rowledge

Officer: Sam Wallis

36 THE STREET WRECCLESHAM FARNHAM GU10 4PR

Erection of enclosed entrance porch.

Farnham Town Council objects to the inappropriate window and door materials, the proportions of the window and to the overall size of the proposed porch, being out of character with the street scene and other cottages in the row, not compliant with Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNP6 Wrecclesham Conservation Area and its setting, FNPI6 Extensions, Residential Extensions SPD and LPPI policy TDI Townscape and Design. Character must be considered against the Farnham Design Statement guidelines.

TM/2023/00031 Farnham Wrecclesham and Rowledge

Officer: Theo Dyer

LADYWOOD HOUSE, 39A ECHO BARN LANE, WRECCLESHAM, FARNHAM GU10 4NG
APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 02/10

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 Decision

WA/2020/0558 THE OLD MISSION HALL, HOOKSTILE LANE, FARNHAM GU9 8LG

Outline application for up to 24 one and two bedroom apartments with underground parking.

The appeal was ALLOWED despite the proposal having a harmful effect on highway safety with regards to the access lane. The proposals are contrary to LPPI policy ST1 and Farnham Neighbourhood Plan policy FNP30 which seek proposals to have safely located vehicular and pedestrian access.

6. Licensing Applications Considered

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

There were none for this meeting.

9. Date of next meeting

Monday 6th February 2023 at 9.30am.

The meeting ended at 11.20 am

Notes written by Jenny de Quervain