



FARNHAM TOWN COUNCIL

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Notes

Planning & Licensing Consultative Working Group

Time and date

9.30 am on Monday 24th August, 2020

Place

Via Zoom video conferencing

Planning & Licensing Consultative Working Group Members Present:

Councillor Brian Edmonds (Lead Member)
Councillor David Beaman
Councillor Roger Blishen
Councillor Alan Earwaker
Councillor John "Scotty" Fraser
Councillor John Neale

Officers: Jenny de Quervain

1. Apologies for Absence

Apologies were received from Councillors Gray, Hesse and Martin.

2. Disclosure of Interests

None were received.

3. Applications for key/larger developments

There were none for this meeting.

4. Applications Considered

Farnham Bourne

CA/2020/0137 Farnham Bourne

Officer: Steve Tester

GREAT AUSTINS CONSERVATION AREA

WORKS TO TREE

FARLANDS CROFT, 20 GREAT AUSTINS FARNHAM GU9 8JQ

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 policy FNP5. In response to a climate

emergency, it is vital to retain green infrastructure in line with LPP1 policy CCI and NE2.

NMA/2020/0112 Farnham Bourne

Officer: Joanna Patrick

Amendment to WA/2019/1649 to reduce the internal valley of the roof thus increasing the area of flat roof, with No alteration to the external elevations.

1 SELWORTHY, SWINGATE ROAD FARNHAM GU9 8JJ

If deemed acceptable as an NMA, Farnham Town Council has no objections subject to materials in keeping with the street scene and compliant with the Farnham Design Statement and Farnham Neighbourhood Plan policy FNP5 and FNP16.

Amendments received

WA/2020/0109 Farnham Bourne

Officers: Daniel Holmes

Erection of an extension.

35 DENE LANE, LOWER BOURNE GU10 3RH

Farnham Town Council maintains its comments. Provided that the extension strictly adheres to the Farnham Design Statement and Farnham Neighbourhood Plan policy FNP16 Extensions, Residential Extensions SPD and LPP1 policy CCI and CC2 and materials match existing, Farnham Town Council has no objections. Space must be available on-site for construction vehicles and materials, COVID-19 Site Operating Procedures must be followed and WBC approved construction hours adhered to.

Deferred from 10 August 2020

WA/2020/1095 Farnham Bourne

Officer: Olivia Gorham

Erection of a dwelling following demolition of existing bungalow.

DACKLEWOOD, OLD FRENHAM ROAD, LOWER BOURNE GU10 3PU

Farnham Town Council strongly objects to proposed demolition of the semi-detached bungalow to make way for the erection of a detached two-storey property, being contrary to LPP1 policy TDI and Farnham Neighbourhood Plan policy FNPI, in scale and layout, not safeguarding the amenity of the neighbour. The preserving of a mix of housing types should be considered with the proposed loss of another single storey dwellings.

WA/2020/1140 Farnham Bourne

Officer: Daniel Holmes

Erection of 2 dwellings following demolition of existing building.

44C FRENHAM ROAD, LOWER BOURNE GU10 3PX

Farnham Town Council strongly objects to the proposed demolition of 44C Frenham Road being overdevelopment of the restrictive site and not compliant with Farnham Neighbourhood Plan FNPI. Farnham Town Council was not consulted on PRA/2020/0005 for the change of from business to residential for 2 studio flats. The proposal for the prior approval states 'no demolition is proposed' and permission was granted for the change of use. The building must be retained and an application for conversion of the building submitted.

WA/2020/1184 Farnham Bourne

Officer: James Sackley

Erection of extensions and alterations to elevations including raising pitch of roof, dormer window and balcony.

SQUIRRELS LEAP, DENE CLOSE, LOWER BOURNE GU10 3PP

Provided that the extensions and alterations strictly adhere to the Farnham Design Statement and Farnham Neighbourhood Plan policy FNPI6 Extensions, Residential Extensions SPD and LPP1 policy CCI and CC2 and no negative impact on the neighbours' amenity, Farnham Town Council has no objections. Space must be available on-site for construction vehicles and materials, COVID-19 Site Operating Procedures must be followed and WBC approved construction hours adhered to.

Farnham Castle

Amended description received

WA/2020/0336 Farnham Castle

Officer: Olivia Gorham

Display of non-illuminated fascia and projecting signs. (Amended description)

4 THE BOROUGH, FARNHAM GU9 7NA

Farnham Town Council notes the change of description for this application.

Farnham Town Council welcomes the amendments to these applications. Non-illuminated signage is compliant with Farnham Neighbourhood Plan Policy FNP2, FCAMP and Shopfront Design Guide supplementary planning guides for the Town Centre Conservation Area.

Amended description received

WA/2020/0355 Farnham Castle

Officer: Olivia Gorham

Installation of a replacement shopfront and display of non-illuminated signage and internal alterations. (Amended description)

4 THE BOROUGH, FARNHAM GU9 7NA

Farnham Town Council notes the change of description for this application.

Farnham Town Council welcomes the amendments to these applications. Non-illuminated signage is compliant with Farnham Neighbourhood Plan Policy FNP2, FCAMP and Shopfront Design Guide supplementary planning guides for the Town Centre Conservation Area.

Amended description received

WA/2020/0356 Farnham Castle

Officer: Olivia Gorham

Listed Building consent for internal alterations, replacement shopfront and display of non-illuminated signage. (Amended description)

4 THE BOROUGH, FARNHAM GU9 7NA

Farnham Town Council notes the change of description for this application.

Farnham Town Council welcomes the amendments to these applications. Non-illuminated signage is compliant with Farnham Neighbourhood Plan Policy FNP2, FCAMP and Shopfront Design Guide supplementary planning guides for the Town Centre Conservation Area.

Combined application

WA/2020/1129 Farnham Castle

Officer: Lara Davison

Alterations to internal layout.

FLAT 1, 32 KEEP HOUSE, CASTLE STREET, FARNHAM GU9 7JB

Provided that the Heritage Officer approves of the alterations, Farnham Town Council has no objections to these internal changes in the conservation area covered by Farnham Neighbourhood Plan policy FNP2.

WA/2020/1130 Farnham Castle

Officer: Lara Davison

Listed Building consent for alterations to internal layouts.

FLAT 1, 32 KEEP HOUSE, CASTLE STREET, FARNHAM GU9 7JB

Provided that the Heritage Officer approves of the alterations, Farnham Town Council has no objections to these internal changes in the conservation area covered by Farnham Neighbourhood Plan policy FNP2.

WA/2020/1173 Farnham Castle

Officer: Philippa Staddon

Installation of replacement windows at ground floor level.

CEDAR COURT, CASTLE HILL, FARNHAM GU9 7JF

This is a prominent location in the town centre conservation area covered by Farnham Neighbourhood Plan policy FNP2 below the curtain wall of the Scheduled Ancient Monument of Farnham Castle. Provided that the Heritage Officer approves of the replacement windows, the stone casements remain and the window materials and dimensions match across the other floors, Farnham Town Council has no objections.

WA/2020/1176 Farnham Castle

Officer: Carl Housden

Erection of extension to existing A3 Kiosk Market Stall.

KIOSK A3, MARKET STALL, CASTLE STREET, FARNHAM GU9 7LP

Farnham Town Council strongly objects to the proposed extension to Kiosk A3 and its negative visual impact on this historic location in the Town Centre Conservation Area, not being compliant with the Farnham Design Statement, Farnham Neighbourhood Plan Policy FNP2, FCAMP and Shopfront Design Guide supplementary planning guides. The changes to the street scene are unacceptable and the continuous built form will block views from each side of the street. The merging of the kiosks does not enhance the Conservation Area and will be detrimental to the character of the buildings.

Farnham Firgrove

Amendments received

WA/2020/0624 Farnham Firgrove

Officer: Carl Housden

Erection of extension; erection of double garage following demolition of existing.

MUNCASTER LODGE, 3 HILLARY CLOSE, FARNHAM GU9 8QZ

Farnham Town Council notes neighbours' objections highlighting concerns of overlooking and potential light pollution not being compliant with Farnham Neighbourhood Plan policy FNP16 and Residential Extensions SPD. If the amended application negatively impacts the neighbours' amenity, Farnham Town Council objects to the proposed extensions.

WA/2020/1167 Farnham Firgrove

Officer: Daniel Holmes

Application under Section 73A to vary Condition 2 of WA/2017/0823 (approved plan numbers) to allow the existing wall is to be retained with a SW fence placed on top, chamfered at the road junction to increase visibility for road users.

WAVERLEY ARMS PUBLIC HOUSE, WAVERLEY LANE, FARNHAM GU9 8BQ
Farnham Town Council notes the wall causing obstruction to sightlines was previously an open driveway with low wall on the Tilford Road side. Farnham Town Council strongly objects to the obstruction caused by the higher wall with fence on top, even with a 'chamfered' corner, it is a hazard to motorists at this busy junction. A site visit by the County Highways Authority should take place as their comments do not reflect what is already built in this retrospective planning application and the limited visibility from the junction of Tilford Road and Waverley Lane.

WA/2020/1170 Farnham Firgrove

Officer: Lara Davison

Erection of extensions and alterations.

15 WEYDON LANE, FARNHAM GU9 8QG

Farnham Town Council welcomes applications where consideration is given to the local vernacular of its setting with appropriate materials used to match existing. Provided that the extensions and alterations strictly adhere to the Farnham Design Statement and Farnham Neighbourhood Plan policy FNPI6 Extensions, Residential Extensions SPD and LPP1 policy CCI and CC2, materials match existing and no negative impact on the neighbours' amenity, Farnham Town Council has no objections. Space must be available on-site for construction vehicles and materials, COVID-19 Site Operating Procedures must be followed and WBC approved construction hours adhered to.

Farnham Hale and Heath End

WA/2020/1174 Farnham Hale and Heath End

Officer: James Sackley

Alterations to roof space including dormer windows to provide habitable accommodation.

28 ALMA LANE, FARNHAM GU9 0LH

Farnham Town Council welcomes applications where character dormers are proposed.

Provided that the alterations strictly adhere to the Farnham Design Statement and Farnham Neighbourhood Plan policy FNPI6 Extensions, Residential Extensions SPD and LPP1 policy CCI and CC2, materials match existing and no negative impact on the neighbour's amenity, Farnham Town Council has no objections. Space must be available on-site for construction vehicles and materials, COVID-19 Site Operating Procedures must be followed and WBC approved construction hours adhered to.

WA/2020/1179 Farnham Hale and Heath End

Officer: James Sackley

Erection of extension and alterations to garage to form habitable accommodation.

25 RUSHDEN WAY, FARNHAM GU9 0QQ

The proposed development, by virtue of its length and proximity to the shared boundary, appears overbearing to neighbouring property however it is noted that the 'new' extension is against the neighbour's garage not the section into the garden.

Provided that the extension and alterations strictly adhere to the Farnham Design Statement and Farnham Neighbourhood Plan policy FNPI6 Extensions, Residential Extensions SPD and LPP1 policy CCI and CC2, has no negative impact on the neighbour's amenity and sufficient parking is available within the boundary of the property, Farnham Town Council has no objections. Space must be available on-site for construction vehicles and materials, COVID-19 Site Operating Procedures must be followed and WBC approved construction hours adhered to.

Farnham Moor Park

Amendments received, application no longer includes a new entrance

WA/2020/0879 Farnham Moor Park

Officer: Carl Housden

Erection of detached garage and new vehicular access.

HEATHERDALE HOUSE, 5 COMPTON WAY, FARNHAM GU10 1QY

Farnham Town Council welcomes the removal of the proposed inappropriate new vehicular access from this application and that the existing access is being retained.

WA/2020/1141 Farnham Moor Park

Officer: Jess Sullivan

Erection of a new dwelling and detached garage with habitable accommodation above following demolition of existing dwelling and garage/workshops.

BERRYLANDS, 40 COMPTON WAY, FARNHAM GU10 1QU

Provided that the replacement dwelling strictly adheres to the Farnham Design Statement and Farnham Neighbourhood Plan policy FNPI and FNP8 and LPP1 policy RE3, CCI and CC2, Farnham Town Council has no objections. Space must be available on-site for construction vehicles and materials, COVID-19 Site Operating Procedures must be followed and WBC approved construction hours adhered to.

TM/2020/0156 Farnham Moor Park

Officer: Steve Tester

APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER WA308 FARNHAM MILL NURSING HOME, FARNHAM MILL LANE, FARNHAM GU9 9FN

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 and NE2.

Farnham Shortheath and Boundstone

TM/2020/0160 Farnham Shortheath and Boundstone

Officer: Steve Tester

APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER WA64 LADYWOOD COURT, SHORTHEATH ROAD, FARNHAM GU9 8RZ

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 and NE2.

WA/2020/1169 Farnham Shortheath and Boundstone

Officer: Lara Davison

Erection of extensions and alterations to elevations including vertical tile hanging to first floor. PIPPINS, VINE WAY, WRECCLESHAM GU10 4TB

Farnham Town Council welcomes the planting of green boundaries to replace the fence on Vine Lane. Provided that the extensions and alterations strictly adhere to the Farnham Design Statement and Farnham Neighbourhood Plan policy FNPI6 Extensions, Residential Extensions SPD and LPP1 policy CCI and CC2 and no negative impact on the neighbour's amenity, Farnham Town Council has no objections. Space must be available on-site for construction vehicles and materials, COVID-19 Site Operating Procedures must be followed and WBC approved construction hours adhered to.

Farnham Upper Hale

WA/2020/1139 Farnham Upper Hale

Officer: Jess Sullivan

Erection of extensions and alterations to elevations including Juliette balcony.

7 FOLLY LANE NORTH, FARNHAM GU9 0HU

The proposed development, by virtue of its proximity to the shared boundary, may resulting in overlooking from the proposed Juliette balcony.

Provided that the extensions and alterations strictly adhere to the Farnham Design Statement and Farnham Neighbourhood Plan policy FNPI6 Extensions, Residential Extensions SPD and LPP1 policy CCI and CC2, materials are in keeping and has no negative impact on the neighbour's amenity, Farnham Town Council has no objections. Space must be available on-site for construction vehicles and materials, COVID-19 Site Operating Procedures must be followed and WBC approved construction hours adhered to.

WA/2020/1157 Farnham Upper Hale

Officer: James Sackley

Erection of extension.

9 HAMPTON ROAD, FARNHAM GU9 0DQ

Provided that the extension strictly adheres to the Farnham Design Statement and Farnham Neighbourhood Plan policy FNPI6 Extensions, Residential Extensions SPD and LPP1 policy CCI and CC2 and no negative impact on the neighbour's amenity with the installation of a roof lantern, Farnham Town Council has no objections.

Space must be available on-site for construction vehicles and materials, COVID-19 Site Operating Procedures must be followed and WBC approved construction hours adhered to.

WA/2020/1178 Farnham Upper Hale

Officer: Lara Davison

Erection of extension.

16 LAWDAY PLACE LANE, FARNHAM GU9 0BT

Provided that the extension strictly adheres to the Farnham Design Statement and Farnham Neighbourhood Plan policy FNPI6 Extensions, Residential Extensions SPD and LPP1 policy CCI and CC2 and materials match existing, Farnham Town Council has no objections. Space must be available on-site for construction vehicles and materials, COVID-19 Site Operating Procedures must be followed and WBC approved construction hours adhered to.

Farnham Weybourne and Badshot Lea

WA/2020/1162 Farnham Weybourne and Badshot Lea

Officer: Philippa Staddon

Provision of vehicular access to new dwelling (consented under application WA/2018/1972)

LAND AT 1 WATER LANE, FARNHAM

Farnham Town Council notes that given the space available to the front of the new dwelling, a separate driveway would be more appropriate to protect the amenity of future occupants, though currently the host and new dwelling are in the same ownership. Objection is raised to insufficient parking being indicated on the plan, 3 spaces would be required for a 4-bedroom property to be in line with WBC Parking Guidelines policy.

WA/2020/1158 Farnham Weybourne and Badshot Lea

Officer: Daniel Holmes

Erection of extension.

94 BADSHOT PARK, BADSHOT LEA GU9 9NE

Farnham Town Council welcomes applications that consider the proposal's fit with the street scene. Provided that the extension strictly adheres to the Farnham Design Statement and Farnham Neighbourhood Plan policy FNPI6 Extensions, Residential Extensions SPD and LPP1 policy CCI and CC2 and no negative impact on the neighbour's amenity, Farnham Town Council has no objections. Space must be available on-site for construction vehicles and materials, COVID-19 Site Operating Procedures must be followed and WBC approved construction hours adhered to.

WA/2020/1159 Farnham Weybourne and Badshot Lea

Officer: Lara Davison

Erection of extension and alterations to elevations including Juliette balcony.

18 BROOK AVENUE, FARNHAM GU9 9HB

Provided that the extension and alterations strictly adhere to the Farnham Design Statement and Farnham Neighbourhood Plan policy FNPI6 Extensions, Residential Extensions SPD and LPP1 policy CCI and CC2 and no negative impact on the neighbour's amenity with overlooking from the Juliette balcony, Farnham Town Council has no objections. Space must be available on-site for construction vehicles and materials, COVID-19 Site Operating Procedures must be followed and WBC approved construction hours adhered to.

NMA/2020/0117 Farnham Weybourne and Badshot Lea

Officer: Joanna Patrick

Amendment to WA/2019/2104 for hanging tiles to change to render and weather boards (cladding) to keep more in keeping to the road.

1 OAKLAND AVENUE FARNHAM GU9 9DX

If deemed acceptable as an NMA, Farnham Town Council has no objections. Farnham Town Council welcomes applications where consideration is given to the local vernacular of its setting with appropriate materials used to match existing.

TM/2020/0150 Farnham Weybourne and Badshot Lea

Officer: Steve Tester

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

10 COPSE AVENUE FARNHAM GU9 9ED

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 and NE2.

TM/2020/0151 Farnham Weybourne and Badshot Lea

Officer: Steve Tester

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

12 COPSE AVENUE FARNHAM GU9 9ED

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 and NE2.

Farnham Wrecclesham and Rowledge

NMA/2020/0115 Farnham Wrecclesham and Rowledge

Officer: Joanna Patrick

Amendment to WA/2019/1232 to remove tile hanging from the proposed external wall finish and extend roughcast painted pebble dash render.

11 THE PINES, THE AVENUE FARNHAM GU10 4BD

If deemed acceptable as an NMA, Farnham Town Council has no objections to extending existing materials of wall finish.

WA/2020/1125 Farnham Wrecclesham and Rowledge

Officer: Mr Chris Turner

Erection of two storey extension and alterations following demolition of existing outbuilding. THE CHERRY TREE INN, CHERRY TREE ROAD, ROWLEDGE GU10 4AB

As a Building of Local Merit it is paramount to maintain the character of the property.

Provided that the extension and alterations strictly adhere to the Farnham Design Statement and Farnham Neighbourhood Plan policy FNP9 Buildings of Local Merit and FNP16 Extensions, Residential Extensions SPD and LPPI policy CCI and CC2 and materials be in keeping with existing, Farnham Town Council has no objections. Space must be available on-site for construction vehicles and materials, COVID-19 Site Operating Procedures must be followed and WBC approved construction hours adhered to.

WA/2020/1142 Farnham Wrecclesham and Rowledge

Officer: Lara Davison

Relevant partial demolition of chimney stack within a conservation area and associated works. ST PETERS CHURCH, BEALES LANE, WRECCLESHAM GU10 4PY

Farnham Town Council has no objections to the works subject to the Heritage Officer's approval and being compliant with the Farnham Design Statement and Farnham Neighbourhood Plan policy FNP6.

WA/2020/1168 Farnham Wrecclesham and Rowledge

Officer: James Sackley

Erection of two single storey classrooms.

FRENSHAM HEIGHTS SCHOOL, FRENSHAM HEIGHTS ROAD, ROWLEDGE GU10 4EA

Provided that these are compliant with the Farnham Design Statement and Farnham Neighbourhood Plan FNP1 and FNP16, Farnham Town Council has no objection to the provision of additional classroom facilities.

WA/2020/1181 Farnham Wrecclesham and Rowledge

Officer: Lara Davison

Certificate of Lawfulness under Section 192 for single storey extension following demolition of existing conservatory.

6 COPSE WAY, WRECCLESHAM GU10 4QL

Provided that the extension strictly adheres to the Farnham Design Statement and Farnham Neighbourhood Plan policy FNP16 Extensions, Residential Extensions SPD and LPPI policy CCI and CC2 and no negative impact on the neighbour's amenity with the installation of a roof lantern, Farnham Town Council has no objections. Space must be available on-site for construction vehicles and materials, COVID-19 Site Operating Procedures must be followed and WBC approved construction hours adhered to.

5. Appeals

Appeal

PINS reference: APP/R3650/W/20/3253713

WA/2019/1706 Farnham Bourne

Officer: Mr Chris Turner

Springfield, 30 Frensham Vale, Lower Bourne

Erection of dwelling with associated drive and parking (revision of WA/2018/1932)

Start date: 13/08/2020

Appellant: Mr & Mrs C Abrahams

The appeal will be determined on the basis of Written Representations followed by a site visit by the inspector.

Comments via <https://acp.planninginspectorate.gov.uk> by 17th September 2020.

Defer to 7th September 2020.

6. Date of next meeting

7th September 2020.

The meeting ended at 10.40 am

Notes written by Jenny de Quervain