



FARNHAM TOWN COUNCIL

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Notes

Planning & Licensing Consultative Working Group

Time and date

11.00 am on Monday 21st June, 2021

Place

Via Zoom video conferencing

Planning & Licensing Consultative Working Group Members Present:

Councillor John "Scotty" Fraser (Lead Member)
Councillor Roger Blishen
Councillor Brian Edmonds
Councillor John Neale

Officers: Jenny de Quervain

1. Apologies for Absence

Apologies were received from Councillors Hesse, Martin and Wicks.

2. Disclosure of Interests

Councillor Blishen declared a non-pecuniary interest to WA/2021/01354 (Farnham Shortheath and Boundstone) due to his vicinity to the application.

3. Applications for Key/Larger Developments Considered

Farnham Castle

PRA/2021/01347 Farnham Castle

Officer: Alex Inglis

FIRST AND SECOND FLOOR FRONT, 16-18 WEST STREET FARNHAM

General Permitted Development Order 2015, Schedule 2 Part 3 Class O - Prior Notification
Application for change of use from offices (Class B1(a)) to 1 dwelling (Class C3).

A site visit to be requested to get a better understanding of the residential proposal, parking and potential outside space.

PRA/2021/01346 Farnham Castle

Officer:

16B WEST STREET, FARNHAM

General Permitted Development Order 2015, Schedule 2 Part 3 Class O - Prior Notification Application for change of use from offices (Class B1(a)) to 16 dwellings (Class C3).

A site visit to be requested to get a better understanding of the residential proposal, parking and potential outside space.

Farnham Weybourne and Badshot Lea

PRA/2021/01298 Farnham Weybourne and Badshot Lea

Officer: Carl Housden

KINETROL MANUFACTURING, 10A-12 FARNHAM TRADING ESTATE, FARNHAM GU9 9NU

General Permitted Development Order 2015, Schedule 2, Part 14, Class J - Prior Notification Application for installation of 711 solar PV panels on the pitched roofs of the building.

Farnham Town Council has no objections to the provision of PV panels on the roof of 10A-12 Farnham Trading Estate.

4. Applications Considered

Farnham Bourne

Amendments received

Reduction in size of extensions

WA/2021/0494 Farnham Bourne

Officer: Daniel Holmes

Erection of first floor extension to provide a two storey dwelling including dormer windows; erection of single storey extension and front porch extension including erection of an attached garage/store.

TOUCHWOOD, 10 VALE CLOSE, LOWER BOURNE GU10 3HR

Farnham Town Council acknowledges the reduction in the size of the extension towards the boundary with no.11.

Farnham Town Council maintains its objection to proposed two storey extension against the boundary of no.11 Vale Close, still being insufficient space and having a negative impact on the neighbour's amenity. The space between the dwellings is only afforded by the driveway of no. 11, this reduction in space between properties will have a negative impact on the street scene. The proposal is not compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI6 Extensions, Residential Extensions SPD or LPP1 policy TDI.

Local Plan Part 1 (LLPI) 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.

To enable those reviewing and determining this application, Farnham Town Council's comments must appear in full on the planning portal and in the Officer's report. In accordance with the provisions of the Town and Country Planning (Development Management Procedure) Order 2015, Article 25: Representation by

parish councils before determination of application; the LPA must take into account any representations received from the council of the parish; the appropriate authority must notify the council of the parish the terms of the decision.

Amendments received

Plans amended to remove changes to ground levels, footprint, height and roof pitch from the proposal. The ground level, footprint, height and roof pitch of the dwelling are therefore proposed to be as approved under WA/2019/1215.

WA/2021/0546 Farnham Bourne

Officer:

Application under Section 73 to vary Condition 2 of WA/2019/1215 (approved plan numbers) to allow changes to building materials, footprint, ridge height, roof pitch, ground floor level, windows and garage.

LAND AT 8, KILN LANE, LOWER BOURNE

Farnham Town Council maintains its strong objects to the application to vary Condition 2, to allow changes to building materials, footprint, ridge height, roof pitch, ground floor level, windows and garage - these variations are not minor. These changes will substantially alter the proposal approved at Appeal. A full application must be submitted to allow the changes to be properly assessed.

WA/2021/01305 Farnham Bourne

Officer: Jessica Sullivan

TINTAGEL, SCHOOL LANE, LOWER BOURNE GU10 3PF

Erection of extensions and alterations to elevations.

The History and Constraints document is missing from this application, despite receiving assurances that this issue had been rectified on the system.

Farnham Town Council strongly objects to the proposed extensions and alteration, not being 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, being out of character and causing light pollution from the extensive glazing.

Local Plan Part I (LLPI) 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.

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CA/2021/01288 Farnham Bourne

Officer: Jack Adams

4 MAVINS ROAD, FARNHAM GU9 8JS

GREAT AUSTINS CONSERVATION AREA REMOVAL OF TREES

Farnham Town Council strongly objects to the removal of trees, 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 LPP1 policy CCI Climate Change and NE2 Green and Blue Infrastructure. If removal is necessary, replacement trees must be planted in an appropriate location. 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/2021/01291 Farnham Bourne

Officer: Jack Adams

15 GREENHILL ROAD, FARNHAM GU9 8JP

GREAT AUSTINS CONSERVATION AREA REMOVAL OF TREE

Farnham Town Council leaves to the Arboricultural Officer. If removal is necessary, a replacement tree must be planted, 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 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.

Farnham Castle

WA/2021/01350 Farnham Castle

Officer: Daniel Holmes

5 CRONDALL LANE, FARNHAM GU10 5DP

Erection of extension and alterations to elevations following demolition of existing extension.

The Town and Country Planning (Development Management Procedure) Order 2015, Article 22 (4) states: The information to be provided to the consultee for the purposes of the consultation, pursuant to section 54(5)(b) of the 2004 Act, is such information as will enable that person to provide a substantive response.

Farnham Town Council objects to this application, it is incorrectly addressed therefore misleading. The actual address is 5 Factory Cottages, Crondall Lane not 5 Crondall Lane.

To enable those reviewing and determining this application, Farnham Town Council's comments must appear in full on the planning portal and in the Officer's report. In accordance with the provisions of the Town and Country Planning (Development Management Procedure) Order 2015, Article 25: Representation by parish councils before determination of application; the LPA must take into account any representations received from the council of the parish; the appropriate authority must notify the council of the parish the terms of the decision.

WA/2021/01360 Farnham Castle

Officer: Carl Housden

50 THE HOP BLOSSOM, LONG GARDEN WALK, FARNHAM GU9 7HX

Farnham Town Council has no objections subject to the application being confirmed lawful.

Farnham Firgrove

WA/2021/01307 Farnham Firgrove

Officer: Philippa Smyth

29 WAVERLEY LANE, FARNHAM GU9 8BB

Erection of extensions, alterations to elevations and fenestration, conversion of loft to habitable space with dormers and rooflight.

The History and Constraints document is missing from this application, despite receiving assurances that this issue had been rectified on the system.

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.

Local Plan Part I (LLPI) 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.

Space must be available on-site for construction vehicles and materials, COVID-19 Site Operating Procedures must be followed and WBC approved construction hours be a standard condition: Construction works, including works of site clearance and ground preparation, and including deliveries to and from the site, shall not take place other than between 08.00-18.00 hours Monday-Friday, 08.00-13.00 hours on Saturdays and at no time on Sundays or on Bank or Public holidays.

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CA/2021/01289 Farnham Firgrove

Officer: Jack Adams

22 LANCASTER AVENUE, FARNHAM GU9 8JY

GREAT AUSTINS CONSERVATION AREA REMOVAL OF TREES

Farnham Town Council strongly objects to the removal of trees, 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 LPPI policy CCI Climate Change and NE2 Green and Blue Infrastructure. If removal is necessary, replacement trees must be planted in appropriate locations. 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.

Farnham Hale and Heath End

WA/2021/01304 Farnham Hale and Heath End

Officer: Jessica Sullivan

8 WEST CLOSE, FARNHAM GU9 0RF

Erection of extensions and alterations to elevations.

The History and Constraints document is missing from this application, despite receiving assurances that this issue had been rectified on the system.

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 neighbours' amenity with overlooking.

Local Plan Part I (LLPI) 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.

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WA/2021/01356 Farnham Hale and Heath End

Officer: Lara Davison

1 EAST AVENUE, FARNHAM GU9 0RA

Erection of extensions and alterations together with alterations to garage to form habitable accommodation.

The History and Constraints document is missing from this application, despite receiving assurances that this issue had been rectified on the system.

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 neighbours' amenity with overlooking.

Local Plan Part I (LLPI) 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.

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Farnham Shortheath and Boundstone

WA/2021/01301 Farnham Shortheath and Boundstone

Officer: Jessica Sullivan

WELLBROOK COTTAGE, WHITE POST LANE, WRECCLESHAM, FARNHAM GU10 4TS

Erection of an upward extension, new porch following demolition of existing, alterations to site access and provision of additional car parking.

The History and Constraints document is missing from this application, despite receiving assurances that this issue had been rectified on the system.

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 LLPI policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction and has no negative impact on the neighbour's amenity with overlooking.

Local Plan Part I (LLPI) 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.

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WA/2021/01306 Farnham Shortheath and Boundstone

Officer: Jessica Sullivan

18A FIVE OAKS, THORN ROAD, WRECCLESHAM GU10 4TU

Erection of extension.

The History and Constraints document is missing from this application, despite receiving assurances that this issue had been rectified on the system.

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 and LPPI policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction.

Local Plan Part I (LLPI) 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.

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WA/2021/01309 Farnham Shortheath and Boundstone

Officer: Brett Beswetherick

67 GREENFIELD ROAD, FARNHAM GU9 8TQ

Erection of extensions, alterations to elevations and erection of 2m fence following demolition of existing garage.

The History and Constraints document is missing from this application, despite receiving assurances that this issue had been rectified on the system.

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.

Local Plan Part I (LLPI) 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.

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WA/2021/01351 Farnham Shortheath and Boundstone

Officer: Jessica Sullivan

8 GARDENERS HILL ROAD, FARNHAM GU10 4RL

Erection of extension and alterations to elevations including dormers following removal of existing dormers.

The History and Constraints document is missing from this application, despite receiving assurances that this issue had been rectified on the system.

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.

Local Plan Part I (LLPI) 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.

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Councillor Blishen has a non-pecuniary interest due to his vicinity

WA/2021/01354 Farnham Shortheath and Boundstone

Officer: Brett Beswetherick

8 BAT AND BALL LANE, WRECCLESHAM, FARNHAM GU10 4RA

Erection of car port

The History and Constraints document is missing from this application, despite receiving assurances that this issue had been rectified on the system.

Farnham Town Council raises objection to the position of the proposed car port not being 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.

Local Plan Part I (LLPI) 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.

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Farnham Weybourne and Badshot Lea

WA/2021/01310 Farnham Weybourne and Badshot Lea

Officer: Brett Beswetherick

83 LOWER WEYBOURNE LANE, FARNHAM GU9 9HW

Erection of a side and rear single story extension and loft conversion

The History and Constraints document is missing from this application, despite receiving assurances that this issue had been rectified on the system.

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 and has no negative impact on the neighbours' amenity with light pollution from the extensive glazing to the rear.

Local Plan Part I (LLPI) 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.

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WA/2021/01355 Farnham Weybourne and Badshot Lea

Officer: Jessica Sullivan

56 COPSE AVENUE, FARNHAM GU9 9EA

Erection of extensions, alterations and detached outbuilding.

The History and Constraints document is missing from this application, despite receiving assurances that this issue had been rectified on the system.

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 and has no negative impact on the neighbours' amenity with the close proximity to the boundaries on both sides.

Local Plan Part I (LLPI) 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.

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Farnham Wrecclesham and Rowledge

WA/2021/01349 Farnham Wrecclesham and Rowledge

Officer: Lara Davison

LAINSTON, THE LONG ROAD, FARNHAM GU10 4DL

Erection of extensions and alterations to elevations, fenestration and external lighting.

The History and Constraints document is missing from this application, despite receiving assurances that this issue had been rectified on the system.

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, FNPI 6 Extensions, Residential Extensions SPD and LLPI policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction.

Local Plan Part I (LLPI) 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.

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WA/2021/01352 Farnham Wrecclesham and Rowledge

Officer: Lara Davison

30 WRECCLESHAM HILL, WRECCLESHAM GU10 4JW

Erection of extensions, alterations to elevations and fenestration to provide two-storey dwelling and associated works, following demolition of existing conservatory (revision of WA/2019/1611).

The History and Constraints document is missing from this application, despite receiving assurances that this issue had been rectified on the system.

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.

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

Farnham Moor Park

Officers are attending the Runfold Community Liaison Group, consisting of SUEZ, SCC, Councillors Macleod and Powell, representation from FTC and local residents being held on Wednesday 23 June to discuss these items.

The key point to note is that the final restoration date of 31 December 2021 in condition 3 is proposed to be amended to read 'All operations shall cease on or before 31 December 2025.'

WA/2021/01282 Farnham Moor Park

Officer: Daniel Holmes

RUNFOLD SOUTH QUARRY, GUILDFORD ROAD, FARNHAM

Consultation on a County Matter; The continued restoration of the former mineral workings without compliance with planning permission ref FAR 232/50 dated August 1951 as amended by decision ref WA/2018/0016 dated 6 November 2018 to extend the duration of time set out in Condition 3 of WA/2018/0016.

SUEZ Recycling & Recovery UK

Farnham Town Council wants to see the restoration completed as soon as possible and well in advance of 31 December 2025.

WA/2021/01283 Farnham Moor Park

Officer: Daniel Holmes

RUNFOLD SOUTH QUARRY, GUILDFORD ROAD, FARNHAM

Consultation on a County Matter; The continued restoration of the former mineral workings without compliance with planning permission ref FAR 297/62 dated 9 September 1963 as amended by decision ref WA/2018/0016 dated 6 November 2018 to extend the duration of time set out in Condition 3 of WA/2018/0016.

SUEZ Recycling and Recovery UK

Farnham Town Council wants to see the restoration completed as soon as possible and well in advance of 31 December 2025.

WA/2021/01284 Farnham Moor Park

Officer: Daniel Holmes

RUNFOLD SOUTH QUARRY, GUILDFORD ROAD, FARNHAM

Consultation on a County Matter; The continued restoration of the former mineral workings without compliance with planning permission ref FAR 415/69 dated 11 February 1970 as amended by decision ref WA/2018/0016 dated 6 November 2018 to extend the duration of time set out in Condition 3 of WA/2018/0016

SUEZ Recycling and Recovery UK

Farnham Town Council wants to see the restoration completed as soon as possible and well in advance of 31 December 2025.

WA/2021/01285 Farnham Moor Park

Officer: Daniel Holmes

RUNFOLD SOUTH QUARRY, GUILDFORD ROAD, FARNHAM

Consultation on a County Matter; The continued restoration of the former mineral workings without compliance with planning permission ref FAR 558/73 dated 9 January 1974 as amended by decision ref WA/2018/0016 dated 6 November 2018 to extend the duration of time set out in Condition 3 of WA/2018/0016.

SUEZ Recycling and Recovery UK

Farnham Town Council wants to see the restoration completed as soon as possible and well in advance of 31 December 2025.

6. Appeals Considered

Appeals

Enforcement Appeal

TOWN AND COUNTRY PLANNING ACT 1990

APPEAL BY: Mrs Rita Malhotra, Mr Neeraj Malhotra

SITE: Cherry Corner, 88 Middle Bourne Lane, Lower Bourne, Farnham GU10 3NJ

An enforcement appeal against an Enforcement Notice dated 07/04/2021 issued by Waverley Borough Council has been lodged with the Planning Inspectorate, by Mrs Rita Malhotra and Mr Neeraj Malhotra.

The Enforcement Notice appeal reference is **APP/R3650/C/21/3274018**.

Please note that this appeal is linked to another appeal against the same enforcement notice (appeal reference APP/R3650/C/21/3274019). You may receive separate correspondence regarding this appeal.

The appeal will be dealt with by way of the Written Representations procedure.

The Enforcement Notice is in respect of:

Without planning permission the material change of use of the south west of the Land to separate residential use.

The separate residential use is located in the approximate area marked 'A' on the Enforcement Notice plan being the location of an outbuilding ('the Building').

Reasons for issuing this notice:

It appears to the Council that the above breach of planning control has occurred within the last ten years.

The use of the Land for separate residential purposes is not in keeping with the characteristic pattern of development in the surrounding area.

The development is contrary to the NPPF and development plan policies of the Waverley Borough Local Plan, Part I, SPI, TDI, NE1 and NE3, Waverley Borough Council's Local Plan 2002 D1 and D4 and the Farnham Neighbourhood Plan FNPI, FNPI2 and FNPI5 and the Farnham Design Statement 2010.

NOTICE REQUIREMENTS

- i. Cease the use of the Land for separate residential use
- ii. Remove from the Building all kitchen facilities including the cooker and kitchen sink which facilitate its separate residential use.
- iii. Remove from the Building all bathroom facilities including the toilet, sink and shower which facilitate its separate residential use.
- iv. Remove from the Building all associated drainage connections associated with the kitchen facilities which facilitate its separate residential use.
- v. Remove from the Building all associated drainage connections associated with bathroom facilities which facilitate its separate residential use.
- vi. Remove from the Land all materials resulting in compliance with the above steps.

Time for compliance: Six months after the notice takes effect (effective date 19/05/21).

The grounds of appeal are as follows:

Ground (d): that at the time the enforcement notice was issued, it was too late to take enforcement action against the matters stated in the notice.

Ground (f): that the steps required to comply with the requirements of the notice are excessive, and lesser steps would overcome the objections.

Ground (g): that the time given to comply with the notice is too short.

Farnham Town Council objects to the unauthorised residential use of the building and will responded via the PINS portal.

For information only. Documents have been previously emailed in respect of the appeal decisions below.

WA/2019/1472 Land Adjoining Ivy House

Erection of a detached dwelling with associated access, parking and landscaping following demolition of existing garage.

The appeal was DISMISSED.

WA/2019/2004 9 Coppice Close

Erection of 4 dwellings together with alterations to elevations of existing dwelling.
The appeal was DISMISSED.

WA/2020/1120 151, Lower Weybourne Lane, Farnham

Erection of a new dwelling (as amended by plan received 16/11/2020).
The appeal was DISMISSED.

WA/2020/1307 19 The Fairfield, Farnham

Erection of a block of 6 apartments with associated parking and landscaping following demolition of existing dwelling.
The appeal was DISMISSED.

7. Licensing Applications Consideration

For information only.

Waverley Licensing provided confirmation that the Giggling Squid's application was refused and no pavement licence application has been made by the Nelson Arms.

8. Public speaking at Waverley Planning Committee

There were none for this meeting.

9. Date of next meeting

5th July 2021.

The meeting ended at 12.48 pm

Notes written by Jenny de Quervain