



FARNHAM TOWN COUNCIL



Notes

Planning & Licensing Consultative Working Group

Time and date

9.30 am on Monday 17th July, 2023

Place

Byworth, Farnham Town Council, South Street, Farnham GU9 7RN

Planning & Licensing Consultative Working Group Members Present:

Councillor Andrew Laughton (Lead Member)
Councillor Tony Fairclough
Councillor George Hesse
Councillor Brodie Mauluka
Councillor Mark Merryweather
Councillor George Murray
Councillor Graham White
Councillor Alan Earwaker (Ex-Officio)

Officers: Jenny de Quervain

1. Apologies for Absence

Apologies were received from Councillor Woodhouse.

2. Disclosure of Interests

Councillor White declared a non-pecuniary interest to SC/2023/01442 and WA/2023/01467 due to vicinity to the applications.

The Officer declared a non-pecuniary interest to WA/2023/01428 due to vicinity to the application.

3. Applications Considered for Key/Larger Developments

Farnham Heath End

SO/2023/01472 Farnham Heath End

Officer: Michael Eastham

MoD LAND WELLESLEY, FARNBOROUGH ROAD, ALDERSHOT, HAMPSHIRE

Request for an EIA Scoping Opinion on behalf of South East Water, from Waverley Borough Council under Regulation 15 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended), for the proposed MoD Wellesley - South East Water Pipeline, Farnborough Road, Aldershot, Hampshire (the Scheme).

Application to be reviewed further.

Farnham North West Farnham

SC/2023/01442 Farnham North West

Officer: Ruth Dovey

LAND CENTRED COORDINATES 483317 147157, OLD PARK LANE, FARNHAM

Request for Screening Opinion for up to 90 dwellings with associated public open space including related play space, community orchard, wildlife pond, internal access roads, footways and drainage basins.

Application to be reviewed further.

WA/2023/01467 Farnham North West

Officer: Michael Eastham

LAND CENTRED COORDINATES 483317 147157, OLD PARK LANE, FARNHAM

Outline Application with all matters reserved except access for up to 83 dwellings (including 24 affordable) and public open space/country park, including related play space, community orchard, wildlife pond, internal access roads, footways/footpaths and drainage basins/corridor.

Application to be reviewed further.

4. Applications Considered

Farnham Bourne

CA/2023/01434 Farnham Bourne

Officer: Theo Dyer

LINDEN LEA COTTAGE, 2 MAVINS ROAD, FARNHAM GU9 8JS

GREAT AUSTINS CONSERVATION AREA WORKS TO AND REMOVAL OF TREES

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, NE1 Biodiversity and Geological Conservation and NE2 Green and Blue Infrastructure, replanting is necessary with suitable species 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.

TM/2023/01492 Farnham Bourne

Officer: Theo Dyer

CLARENCE COURT, SCHOOL LANE, LOWER BOURNE, FARNHAM GU10 3PG

APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 13/05

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. 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.

WA/2023/01425 Farnham Bourne

Officer: Sam Wallis

6 MIDDLE AVENUE, FARNHAM GU9 8JL
Erection of an extension and 2 dormer windows.
No comment.

WA/2023/01427 Farnham Bourne

Officer: Gillian Fensome
1A VALLEY LANE, LOWER BOURNE, FARNHAM GUI0 3NQ
Erection of an outbuilding.
No comment.

WA/2023/01484 Farnham Bourne

Officer: Matt Ayscough
FOXCOMBE COTTAGE, 13 UNDERHILL LANE, FARNHAM GUI0 3NF
Erection of an extension to bungalow to form a two storey dwelling together with alterations and installation of solar panels.
Farnham Town Council welcomes the reduction in bulk compared with withdrawn applications WA/2023/00314 and WA/2022/03179.

Farnham Castle

CA/2023/01475 Farnham Castle

Officer: Theo Dyer
105-106 WEST STREET, FARNHAM GU9 7EN
FARNHAM CONSERVATION AREA REMOVAL OF TREE
Farnham Town Council notes that no reason has been given for the removal of the Holly. In response to a climate emergency, it is vital to retain green infrastructure in line with LPPI policy CCI Climate Change, NE1 Biodiversity and Geological Conservation and NE2 Green and Blue Infrastructure, replanting is necessary with suitable species 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/2023/01476 Farnham Castle

Officer: Theo Dyer
24 ABBEY STREET, FARNHAM GU9 7RL
FARNHAM CONSERVATION AREA WORKS TO TREE
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. 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 Firgrove

Amendments received

Amendments to elevations

WA/2023/00026 Farnham Firgrove

Officer: Matt Ayscough
Q BARS & RESTAURANTS LTD, THE MULBERRY, STATION HILL, FARNHAM GU9 8AD
Erection of detached covered structures.

Farnham Town Council notes that noise disturbance from the use of the outdoor covered structures would be dealt with through WBC Licensing.

WA/2023/01455 Farnham Firgrove

Officer: Anna Whitty

50 GREENHILL WAY, FARNHAM GU9 8SZ

Certificate of Lawfulness under Section 192 for construction of a dormer window, roof lights and alterations to provide loft conversion.

No comment.

WA/2023/01480 Farnham Firgrove

Officer: David Hung

131 WEYDON HILL ROAD, FARNHAM GU9 8NZ

Erection of extensions with alterations to elevations and fenestrations.

No comment.

WA/2023/01485 Farnham Firgrove

Officer: David Hung

131 WEYDON HILL ROAD, FARNHAM GU9 8NZ

Certificate of Lawfulness under Section 192 for construction of a dormer window, roof lights and alterations to allow hip to gable loft conversion.

No comment.

Farnham Heath End

WA/2023/01438 Farnham Heath End

Officer: David Hung

66 UPPER HALE ROAD, FARNHAM GU9 0NZ

Erection of an extension to form ancillary annexe.

No comment.

Farnham Moor Park

TM/2023/01429 Farnham Moor Park

Officer: Theo Dyer

57 TILFORD ROAD, FARNHAM GU9 8DN

APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 24/06

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.

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.

WA/2023/01445 Farnham Moor Park

Officer: Matthew Roberts

30 BROOMLEAF ROAD, FARNHAM GU9 8DG

Erection of extensions including porch and installation of dormer window, together with alterations to garage to provide habitable accommodation.

No comment.

WA/2023/01483 Farnham Moor Park

Officer: David Hung

OLD COMPTON DENE, OLD COMPTON LANE, FARNHAM GU9 8EH
Erection of a single storey extension.

No comment.

Farnham North West

WA/2023/01428 Farnham North West

Officer: Michael Eastham

LAND WEST OF BISHOPS SQUARE, OLD PARK LANE, FARNHAM

Erection of a new dwelling with associated landscaping following demolition of existing outbuildings and removal of tennis court.

Farnham Town Council notes that the scale of the dwelling has increased from approximately 165m² for the approved single storey dwelling under WA/2022/00003 to approximately 500m² over two floors in these proposals.

WA/2023/01482 Farnham North West

Officer: David Hung

10 ARMSWORTH WAY, FARNHAM GU9 0FJ

Certificate of Lawfulness under Section 192 for the erection of a single storey extension.

No comment.

Farnham Shortheath and Boundstone

NMA/2023/01431 Farnham Shortheath and Boundstone

Officer: Sam Wallis

34 GREENHILL WAY, FARNHAM GU9 8SZ

Amendment to WA/2021/02934 to replace windows and amending dormer cladding to a tile finish.

No comment.

Farnham Wrecclesham and Rowledge

WA/2023/01426 Farnham Wrecclesham and Rowledge

Officer: Philippa Smyth

VINERS MEAD, WRECCLESHAM ROAD, WRECCLESHAM, FARNHAM GU10 4PT

Application under Section 73 to vary condition 1 of WA/2022/02558 (approved plans) to allow internal layout changes and changes to fenestration.

No comment.

5. Appeals Considered and Speaking at Appeal Hearings

Appeals Considered

APP/R3650/W/23/3324112

WA/2021/02902 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)

Appellants Name: Tony Webber, Cove Construction Ltd

Previous comments submitted directly to PINS.

FTC comments 4 January 2022:

WA/2021/02902 Farnham Weybourne and Badshot Lea

Officer: Rachel Lawrence

LAND REAR OF MONKTON HOUSE, FORMERLY BINDON HOUSE, MONKTON LANE
FARNHAM

Outline application with all matters reserved except access for the erection of up to 65 affordable dwellings.

Farnham Town Council strongly objects to the proposed development of land rear of Monkton House. 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. This is not an approved development site in the Farnham Neighbourhood Plan 2020, is outside the Built-up Area Boundary and not compliant with FNPI New Development and Conservation and FNPI4 Housing Site Allocations.

The proposed development would be 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. The access is inadequate and local road network cannot support the increased vehicle movement generated by 65 dwellings.

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.

FTC comments 5 August 2022:

Amendments received

Amended to reduce number of dwellings

Amendment to affordable provision - now 40%

Provision of additional highways information

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 up to 65 affordable dwellings.

Farnham Town Council maintains its strong objects to the proposed development of land rear of Monkton House. 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. This is not an approved development site in the Farnham Neighbourhood Plan 2020, is outside the Built-up Area Boundary and not compliant with FNPI New Development and Conservation and FNPI4 Housing Site Allocations.

The proposed development would be 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. The access is inadequate and local road network cannot support the increased vehicle movement generated by the reduced 56 dwellings let alone the original proposed 65 dwellings.

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.

FTC comments 21 November 2022:

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.

Speaking at Appeal Hearing

APP/R3650/W/23/3324112

WA/2021/02902 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)

Appellants Name: Tony Webber, Cove Construction Ltd

To advise speaker prior to the hearing on 12th October 2023 via consultation.planning@waverley.gov.uk.

6. Licensing Applications Considered

Variation

Bills, 6-7 Castle Street, Farnham, GU9 7HR

Bills Restaurant Ltd

An application has been received for a variation of a premises licence. The application is to increase of On/Off sales of alcohol on Sunday 10:00-23:30 (currently 12:00-23:30) only. No changes are to be made to the other licensable activities or hours.

Bill's is already licensed from 10.00 Monday to Saturday, adding Sunday allows for alcohol to be served with Sunday brunch and regularises the licence having the same hours on all days of the week. No representations submitted.

New application

Reel Farnham

Ground, First, Second and Third Floor Commercial Unit, 8 Old Market Place, Farnham

Reel Cinemas Ltd

The outcome of the Licensing Hearing held on 13 July 2023 was discussed.

The sale of alcohol on the premises only was agreed as 10.00-01.00 rather than 10.00- 02.30. All other elements were agreed as per the application.

7. Public Speaking at Waverley's Planning Committee

There were none for this meeting.

8. Date of next meeting

Monday 31st July 2023 at 9.30am.

The meeting ended at 11.38 am

Notes written by Jenny de Quervain

Date of next meeting 31 July 2023