



FARNHAM TOWN COUNCIL

C Notes

Planning & Licensing Consultative Working Group

Time and date

9.30 am on Monday 1st July, 2019

Place

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

Planning & Licensing Consultative Working Group Members Present:

Councillor Brian Edmonds (Lead Member)
Councillor David Beaman
Councillor Roger Blishen
Councillor Michaela Gray
Councillor John Neale

Officers: Jenny de Quervain

1. Apologies for Absence

Apologies were received from Councillors Earwaker and Fraser.

2. Disclosure of Interests

Councillor Beaman declared his membership of The Farnham Society's planning group as a non pecuniary interest.

3. Applications for larger developments

WA/2019/0953 Farnham Bourne

Case Officer: Graham Speller

Change of use and alterations to existing dwelling (including construction of a lower ground floor) and to garage/staff accommodation outbuilding, to provide 6 dwellings, the erection of a bin and cycle store, new parking and turning area and associated works.

PENDRAGON HALL, 13 GARDENERS HILL ROAD, FARNHAM GU10 4RL

Farnham Town Council has no objections subject to the alterations to change the property to 6 dwellings being compliant with the Farnham Design Statement and Farnham Neighbourhood Plan Policy FNP16. Sufficient parking be incorporated into the scheme and access to the highway be improved given the additional development adjoining and adjacent Pendragon Hall.

WA/2019/0940 Farnham Castle

Case Officer: Graham Speller

Application under Section 73 to vary Condition 10 of WA/2016/2455 (pre-occupation condition of provision of open and ready to use play areas) to allow the provision of play areas open and available for use prior to the occupation of 50% of dwellings.

LAND CENTRED COORDINATES 483221 146882, CRONDALL LANE, FARNHAM

Farnham Town Council supports the variation for a short delay on the grounds of health and safety with large vehicle movements on the site between the completed dwellings and the play area. The amenity of the future occupants should be considered as properties are being purchased with the provision of an open and ready to use play area.

NMA/2019/0095 Farnham Upper Hale

Case Officer: Graham Speller

Amendment to WA/2016/1224 for: 2A (Plots 9,10,65,66,75,87,88) Kitchen window reduced from 1200mm to 915mm width. - 3A (Plots 7,8,17,20,21,67,68,74,95) First floor window to bathroom reduced to 1050mm depth. - 3B (Plots 40,89,96) patio doors to the rear increased from 1900mm to 2400mm. - 3C (Plots 5,11,13,18,39,64,76,84,85,86) barn hip removed and rear patio door increased from 2100mm to 2400mm. - 4A (Plots 6,19,22,25,38,57,59,73,92) windows and door location to the rear adjusted based on comments. - 4B (Plots 2,3,4,12,14,16,23,24,60,61,62) doors and windows changed position at rear - 5A (Plots 1,15,63,90,91) barn hip removed and 630mm windows added to the flank at ground floor (Study). Changes to road position to avoid root protection zones.

LAND SOUTH OF JUNCTION WITH UPPER OLD PARK LANE, FOLLY HILL, FARNHAM

Farnham Town Council questions the number of changes to planning application WA/2016/1224 approved at appeal through an NMA. Farnham Town Council has no objections to the changes in sizes of windows and barn hip removal subject to the dwellings being in keeping with the Farnham Design Statement for the area and in line with Farnham Neighbourhood Plan Policy FNPI. The road position does not appear to have changed the considerably to alter the scheme layout, clarification should be sought as to if this has any impact on access to the highway.

4. Applications considered

Farnham Bourne

Amended description - comments have been submitted to WBC

WA/2019/0781 Farnham Bourne

Case Officer: Philippa Staddon

Erection of extensions including basement, integral garage and alterations to elevations following demolition of existing extension and detached garage and associated works (as amplified by plans received 17/06/2019 and 21/06/2019) (amended description).

2 FOREST DRIVE, LOWER BOURNE GU10 3HU

Farnham Town Council has no objections subject to the extensions being compliant with the Farnham Design Statement and Farnham Neighbourhood Plan Policy FNPI6 and all materials be in keeping with existing.

WA/2019/0861 Farnham Bourne Flo Taylor

Erection of extensions and alterations following demolition of existing extension.

STOBO HILL, 2 CLUMPS ROAD, FARNHAM GU10 3HF

Farnham Town Council has no objections subject to the extensions and alterations being compliant with the Farnham Design Statement and Farnham Neighbourhood Plan Policy FNPI6 and all materials be in keeping with existing.

WA/2019/0923 Farnham Bourne

Case Officer: Philippa Staddon

Erection of extensions and alterations following demolition of parts of the existing dwelling and garage.

AUSTIN HOUSE, 5 GREAT AUSTINS, FARNHAM GU9 8JG

Farnham Town Council has no objections subject to the extensions and alterations being compliant with the Farnham Design Statement and Farnham Neighbourhood Plan Policy FNPI6 and all materials be in keeping with existing.

WA/2019/0947 Farnham Bourne

Case Officer: Philippa Staddon

Erection of extensions and alterations together with new vehicle access following demolition of extension (revision of WA/2018/1459).

PINEHURST, TILFORD ROAD, FARNHAM GU9 8HX

Farnham Town Council has no objections subject to the extensions and alterations being compliant with the Farnham Design Statement and Farnham Neighbourhood Plan Policy FNPI6 and no negative impact on the neighbours' amenity.

WA/2019/0973 Farnham Bourne

Case Officer: Louise Fuller

Application under Section 73 to vary Condition 1 of WA/2018/2106 (approved plan numbers) to allow alterations to roof, porch, balcony and fenestration.

PROSPECT HOUSE, GOLD HILL, LOWER BOURNE GU10 3JH

Farnham Town Council has no objections subject to the alterations being compliant with the Farnham Design Statement and Farnham Neighbourhood Plan Policy FNPI6, all materials be in keeping with existing and no negative impact on the neighbours' amenity.

WA/2019/0974 Farnham Bourne

Case Officer: Mr Chris Turner

Erection of a detached dwelling and associated works.

LAND AT 65A, LODGE HILL ROAD, LOWER BOURNE

Farnham Town Council strongly objects to the erection of a detached dwelling not being compliant with the Farnham Design Statement and Neighbourhood Plan Policy FNPIa), c), d), e), g) and Policy FNP8. The subdivision of larger plots is unacceptable as it has a detrimental impact on the street scene and characteristics of the South Farnham Arcadian area.

NMA/2019/0093 Farnham Bourne

Case Officer: Carl Housden

Amendment to WA/2017/1549 for changes to doors for accessibility, window cill height adjustment and external finishing specification.

LAND KNOWN AS 17, FRENHAM ROAD, LOWER BOURNE

Farnham Town Council has no objections to the changes for reasons of accessibility. This is a new dwelling therefore accessibility should have been considered on the original application.

CA/2019/0092 Farnham Bourne

Case Officer: Mr A Clout

GREAT AUSTINS CONSERVATION AREA

WORKS TO TREES

G1 Beech - Crown lift 3x Beech to a height of 10m from ground level, by removal of low trailing branching.

9 LITTLE AUSTINS ROAD FARNHAM GU9 8JR

Farnham Town Council, subject to the Arboricultural Officer's comments, welcomes the maintenance of trees to extend their life and associated amenity, especially in the Great Austins Conservation Area covered by Policy FNP5.

CA/2019/0093 Farnham Bourne

Case Officer: Mr A Clout

GREAT AUSTINS CONSERVATION AREA
WORKS TO TREES

Tree identification in accordance with submitted annotated plan

T1 Copper Beech - Reduce 2x extended lateral branches on the North and South side of the crown, back into the main crown form.

- Reshape to balance crown form.

T2 Lime - Reduce low trailing branch over driveway on North side of crown by approximately 3m, back to suitable secondary growth point.

1, LITTLE AUSTINS ROAD, FARNHAM GU9 8JR

Farnham Town Council, subject to the Arboricultural Officer's comments, welcomes the maintenance of trees to extend their life and associated amenity, especially in the Great Austins Conservation Area covered by Policy FNP5.

CA/2019/0094 Farnham Bourne

Case Officer: Mr A Clout

GREAT AUSTINS CONSERVATION AREA
REMOVAL OF TREE

2 THORNFIELD, SWINGATE ROAD, FARNHAM GU9 8JJ

Farnham Town Council, subject to the Arboricultural Officer's comments, objects to the removal of trees, especially in the Great Austins Conservation Area covered by Policy FNP5. If removal is necessary, replace with an approved native species.

TM/2019/0092 Farnham Bourne

Case Officer: Steve Tester

APPLICATION FOR WORKS TO AND REMOVAL OF TREES SUBJECT OF TREE
PRESERVATION ORDER 12/08

THE STONE HOUSE, 110 LODGE HILL ROAD, FARNHAM GU10 3RB

Note. Remove Beech - small tree self seeded too close to the road - is overcrowded and will become too large for location Prune overgrown Leylandii to approx. 4 m height.

Farnham Town Council leaves to the decision of the Arboricultural Officer.

Farnham Castle

Submitted to WBC and SCC

WA/2019/0854 Farnham Castle

Case Officer: Flo Taylor

Consultation under Regulation 3 for single storey extensions and associated works to facilitate the expansion of the School without compliance with Conditions 3 (Transport Mitigation Measures) and 5 (Travel Plan) of planning permission Ref: WA/2012/0695

POTTERS GATE CHURCH OF ENGLAND SCHOOL, POTTERS GATE, FARNHAM GU9 7BB

Farnham Town Council supports the expansion of the school to meet demand for school places however strongly objects to the expansion without complying with Conditions 3 (Transport Mitigation Measures) and 5 (Travel Plan). Formalising speed reductions around the school is vital. Safe routes to school need to be improved as well as crossing points from the allocated parking in the Upper Hart car park.

WA/2019/0879 Farnham Castle

Case Officer: Flo Taylor

Certificate of Lawfulness under Section 191 for the material change of use of The Stable Gite from an ancillary residential outbuilding to a separate residential dwelling.

THE STABLE, CHAMBER LANE, FARNHAM GU10 5ES

Farnham Town Council has no objections and leaves to WBC Officers to determine if lawful.

WA/2019/0913 Farnham Castle

Case Officer: Patrick Arthurs

Erection of a single storey rear extension following demolition of existing extension.

4, MIDDLE CHURCH LANE, FARNHAM GU9 7PP

Farnham Town Council objects to the flat roof extension being out of character in the Town Centre Conversation Area covered by Farnham Neighbourhood Plan Policy FNP2 and not compliant with Policy FNP16 and the Farnham Design Statement.

WA/2019/0914 Farnham Castle

Case Officer: Patrick Arthurs

Listed Building Consent for the erection of a single storey rear extension following demolition of existing extension.

4, MIDDLE CHURCH LANE, FARNHAM GU9 7PP

Farnham Town Council objects to the flat roof extension being out of character in the Town Centre Conversation Area covered by Farnham Neighbourhood Plan Policy FNP2 and not compliant with Policy FNP16 and the Farnham Design Statement.

Councillor Beaman departed at 10.26 am

Farnham Hale and Heath End**WA/2019/0944 Farnham Hale and Heath End**

Case Officer: Louise Fuller

Change of use from office (Use Class B1a) to a flexible use of office/children's nursery (Use Class B1a/D1).

LAND AT ANGLESEY HOUSE, FARNBOROUGH ROAD, FARNHAM

Farnham Town Council has no objections.

WA/2019/0945 Farnham Hale and Heath End

Case Officer: Louise Fuller

Listed Building consent for change of use from office (Use Class B1a) to a flexible use of office/children's nursery (Use Class B1a/D1).

LAND AT ANGLESEY HOUSE, FARNBOROUGH ROAD, FARNHAM

Farnham Town Council has no objections.

WA/2019/0959 Farnham Castle

Case Officer: Louise Fuller

Change of Use from office (Use Class B1) to osteopathic clinic (Use Class D1).

4 ST GEORGES YARD, FARNHAM GU9 7LW

Farnham Town Council has no objections to the change of use from B1 to D1.

Farnham Firgrove

WA/2019/0881 Farnham Firgrove

Case Officer: Mr Chris Turner

Certificate of Lawfulness under Section 192 for erection of dormer extension and alterations to roof to provide habitable accommodation.

113 WEYDON HILL ROAD, FARNHAM GU9 8NZ

Farnham Town Council has no objections subject to the extension and alterations being compliant with the Farnham Design Statement and Farnham Neighbourhood Plan Policy FNPI6, all materials be in keeping with existing and no negative impact on the neighbours' amenity.

WA/2019/0898 Farnham Firgrove

Case Officer: Louise Fuller

Erection of an extension and alterations.

25 RIDGWAY ROAD, FARNHAM GU9 8NN

Farnham Town Council has no objections subject to the extension and alterations being compliant with the Farnham Design Statement and Farnham Neighbourhood Plan Policy FNPI6, all materials be in keeping with existing and no negative impact on the neighbour's amenity.

WA/2019/0890 Farnham Firgrove

Case Officer: Mr Chris Turner

Erection of extension and alterations.

33 ST GEORGES ROAD, FARNHAM GU9 8NA

Farnham Town Council has no objections subject to the extension and alterations being compliant with the Farnham Design Statement and Farnham Neighbourhood Plan Policy FNPI6, all materials be in keeping with existing and no negative impact on the neighbours' amenity.

WA/2019/0905 Farnham Firgrove

Case Officer: Patrick Arthurs

Erection of extensions and alterations following demolition of existing conservatory and chimney.

13 BRAMBLETON AVENUE, FARNHAM GU9 8RA

Farnham Town Council has no objections subject to the extensions and alterations being compliant with the Farnham Design Statement and Farnham Neighbourhood Plan Policy FNPI6, all materials be in keeping with existing and no negative impact on the neighbour's amenity.

NMA/2019/0091 Farnham Firgrove

Case Officer: Carl Housden

Amendment to WA/2018/1834 for simplification of the porch design, resite and removal of a window.

7 WEYDON HILL CLOSE FARNHAM GU9 8PA

Farnham Town Council has no objections subject to all materials be in keeping with existing and no negative impact on the neighbour's amenity.

Farnham Moor Park

WA/2019/0869 Farnham Moor Park

Case Officer: Flo Taylor

Erection of entrance gates and piers.

WAGTAILS, 36 CROOKSBURY ROAD FARNHAM GU10 1QE
Farnham Town Council has no objections.

WA/2019/0887 Farnham Moor Park Philippa Staddon

Erection of extensions and alterations following demolition of existing pool and pool house.
26 NORTHCOTE HOUSE, COMPTON WAY, FARNHAM GU10 1QZ

Farnham Town Council has no objections subject to the extensions and alterations being compliant with the Farnham Design Statement and Farnham Neighbourhood Plan Policy FNPI6.

WA/2019/0895 Farnham Moor Park

Case Officer: John Bennett

Erection of extensions and alterations including increase in roof height and dormer window.
BEAUFORT HOUSE, 2 BEAUFORT ROAD, FARNHAM GU9 7JP

Farnham Town Council objects to the overdevelopment of the restrictive site and the negative impact on the neighbours' amenity, not being compliant with Farnham Neighbourhood Plan Policy FNPI6. This is a prominent location and will have a negative impact on the street scene.

WA/2019/0934 Farnham Moor Park Graham Speller

Erection of detached garage

FOXWOOD HOUSE, 19 CROOKSBURY ROAD, FARNHAM GU10 1QD

Farnham Town Council has no objections.

WA/2019/0977 Farnham Moor Park

Case Officer: Daniel Holmes

Erection of single storey extension.

12 WYKEHAM ROAD, FARNHAM GU9 7JR

Farnham Town Council has no objections subject to the extension being compliant with the Farnham Design Statement and Farnham Neighbourhood Plan Policy FNPI6 and no negative impact on the neighbour's amenity.

NMA/2019/0087 Farnham Moor Park

Case Officer: Ruth Dovey

Amendment to WA/2016/0668 for a reduction to external car parking.

74 LIONSGATE, EAST STREET, FARNHAM GU9 7TP

Farnham Town Council objects to the reduction from 7 to 3 car parking spaces in this application. The site is on the edge of the town centre with limited access to parking outside the development and should provide sufficient onsite parking for residents, guests and the business unit.

NMA/2019/0092 Farnham Moor Park

Case Officer: Daniel Holmes

Amendment to WA/2018/1680 for amendments to the rear lean-to roof to a flat roof with lantern and some fenestration changes to ground floor of the rear extension.

22 LITTLE BARN, CROOKSBURY ROAD, FARNHAM GU10 1QE

Farnham Town Council has no objections.

TM/2019/0094 Farnham Moor Park

Case Officer: Mr A Clout

APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER WA32
BLUE CEDARS, TILFORD ROAD, FARNHAM GU9 8DP

Farnham Town Council, subject to the Arboricultural Officer's comments, welcomes the maintenance of trees to extend their life and associated amenity.

Farnham Shortheath and Boundstone

WA/2019/0888 Farnham Shortheath and Boundstone

Case Officer: Matt Ayscough

Certificate of Lawfulness under Section 191 for erection of a single storey rear extension.

9 LYNTON CLOSE, FARNHAM GU9 8US

Farnham Town Council has no objections subject to the extension being compliant with the Farnham Design Statement and Farnham Neighbourhood Plan Policy FNPI6 and no negative impact on the neighbour's amenity.

WA/2019/0894 Farnham Shortheath and Boundstone

Case Officer: Louise Fuller

Erection of extensions and alterations.

12 HOLLYWELL COTTAGE, LAVENDER LANE, ROWLEDGE GU10 4AX

Farnham Town Council has no objections subject to the extensions and alterations being compliant with the Farnham Design Statement and Farnham Neighbourhood Plan Policy FNPI6 and all materials be in keeping with existing.

WA/2019/0896 Farnham Shortheath and Boundstone

Case Officer: Louise Fuller

Erection of extensions and alterations.

8, CHESTNUT AVENUE, FARNHAM GU9 8UL

Farnham Town Council has no objections subject to the extensions and alterations being compliant with the Farnham Design Statement and Farnham Neighbourhood Plan Policy FNPI6 and no negative impact on the neighbours' amenity.

WA/2019/0907 Farnham Shortheath and Boundstone

Case Officer: Patrick Arthurs

Use of garage as ancillary accommodation for a temporary period.

OAK RIDGE, 2 VINE LANE, WRECCLESHAM GU10 4TD

Farnham Town Council has no objections to the temporary use of the garage at 2 Vine Lane as ancillary accommodation subject to it being conditioned to January 2020 as stated in the planning application.

WA/2019/0908 Farnham Shortheath and Boundstone

Case Officer: Flo Taylor

Erection of 2 detached dwellings and associated works following demolition of existing dwelling.

PEAR TREE COTTAGE, 45 SHORTHEATH ROAD FARNHAM GU9 8SH

Farnham Town Council objects to the overdevelopment of the erection of 2 dwellings following the demolition of the detached bungalow at 45 Shortheath Road not being compliant with the Farnham Design Statement and Farnham Neighbourhood Plan Policy FNPI, not being in line with the density and orientation, having a negative impact on the street scene and a negative impact on the neighbours' amenity.

NMA/2019/0094 Farnham Shortheath and Boundstone

Case Officer: Philippa Staddon

Amendment to WA/2017/1613 for a change to approved roof light sizes.

32 THORN ROAD, WRECCLESHAM GU10 4TU

Farnham Town Council has no objections.

TM/2019/0095 Farnham Shortheath and Boundstone

Case Officer: Mr A Clout

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

PINEWOOD COPSE, 6 GARDENERS HILL ROAD, FARNHAM GU10 4RL
Farnham Town Council, subject to the Arboricultural Officer's comments, welcomes the maintenance of trees to extend their life and associated amenity.

Farnham Weybourne and Badshot Lea

WA/2019/0865 Farnham Weybourne and Badshot Lea

Case Officer: Olivia Gorham
Erections of extension and alterations.
5, CHERRY PLACE, WEYBOURNE GU9 9TH

Farnham Town Council has no objections subject to the extension and alterations being compliant with the Farnham Design Statement and Farnham Neighbourhood Plan Policy FNPI6, all materials be in keeping with existing and no negative impact on the neighbour's amenity.

WA/2019/0874 Farnham Weybourne and Badshot Lea

Case Officer: Louise Fuller
Erection of a detached garage following demolition of the existing detached garage.
27 WOODLANDS AVENUE, FARNHAM GU9 9EY

Farnham Town Council has no objections.

Farnham Wrecclesham and Rowledge

WA/2019/0878 Farnham Wrecclesham and Rowledge

Case Officer: Matt Ayscough
Erection of a dwelling and associated works.
ROSEMEAD COTTAGE, RIVER LANE, WRECCLESHAM GU9 8UD

Farnham Town Council objects to the erection of an additional dwelling at Rosemead Cottage not being compliant with Farnham Neighbourhood Plan Policy FNPI, Land Outside the Built Up Area Boundary and accessed via a dangerous narrow road with no pedestrian access, the sustainability of the location is questioned.

WA/2019/0972 Farnham Wrecclesham and Rowledge

Case Officer: Flo Taylor
Change of Use of site to storage (Use Class B8) and light industry (Use Class B1c).
EVERSHEDS, WRECCLESHAM HILL, WRECCLESHAM

Farnham Town Council has no objections to the change of use from storage to light industry subject to traffic management for the additional vehicles movements and improvements to the highway access and pedestrian safety with the footway only running on that side of the road.

CA/2019/0090 Farnham Wrecclesham and Rowledge

Case Officer: Mr A Clout
WRECCLESHAM CONSERVATION AREA
REMOVAL OF TREES
14, THE STREET, FARNHAM GU10 4PR

Farnham Town Council, subject to the Arboricultural Officer's comments, objects to the removal of trees, especially in the Wrecclesham Conservation Area covered by Policy FNP6. If removal is necessary, replace with an approved native species.

5. Surrey County Council mineral, waste, or Other Applications/Consultations

To comment on Hart District Council's Consultation on Crondall Neighbourhood Plan.
Deferred to Monday 15th July to allow time to review (comments due 29th July).

6. Appeals

WA/2018/0271 Farnham Castle

Outline Application for the erection of a dwelling with access from Parfitts Close with all other matters reserved.

Land to the rear of 15 Crondall Lane

Appeal Reference: APP/R3650/W/18/3212580

Appeal By: Mrs Philly Hook

Farnham Town Council strongly objects to this application for the erection of a dwelling to the rear of 15 Crondall Lane. It is over-development through garden grabbing, inappropriate use of back-land and the vehicle access is insufficient and dangerous. It is not in line with Farnham Neighbourhood Plan Policy FNPI and FNPI5, out of character with the street scene and not in keeping with density, layout and orientation.

7. Licensing Applications

Variation to The Lost Boy, 3 Downing Street, Farnham GU9 7NX

Oakman Inns and Restaurants Ltd

Farnham Town Council has no objections subject to the music being indoors only to avoid public nuisance.

8. Date of next meeting

The meeting ended at 11.56 am

Notes written by Jenny de Quervain

Date of next meeting 15th July 2019 to include a presentation from Mott Macdonald and Forestry England on submitting a planning application for future filming in Bourne Woods.