



FARNHAM TOWN COUNCIL

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Notes

Planning & Licensing Consultative Working Group

Time and date

9.30 am on Monday 29th 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 John "Scotty" Fraser
Councillor Michaela Gray
Councillor Michaela Martin
Councillor John Neale

Officers: Jenny De Quervain

1. Apologies for Absence

Councillor Alan Earwaker.

2. Disclosure of Interests

Jenny de Quervain declared a non-pecuniary interest to WA/2019/1058.

3. Applications Considered

Farnham Bourne

WA/2019/1061 Farnham Bourne

Officer: Carl Housden

Erection of an outbuilding following demolition of existing outbuilding.

REDHILL HOUSE, TILFORD ROAD, LOWER BOURNE GU9 8HS

Farnham Town Council has no objections subject to the outbuilding remaining ancillary to Redhill House.

WA/2019/1071 Farnham Bourne

Officer: Philippa Staddon

Erection of a first floor side extension.

CHRISTMAS COTTAGE, 57 BURNT HILL ROAD, LOWER BOURNE GU10 3NA

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

WA/2019/1074 Farnham Bourne

Officer: Philippa Staddon

Erection of extensions and alterations

23 AVELEY LANE, FARNHAM GU9 8PR

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

WA/2019/1143 Farnham Bourne

Officer: Mr Chris Turner

Erection of extensions and alterations.

102 BURNT HILL ROAD, LOWER BOURNE GU10 3LJ

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.

DW/2019/0010 Farnham Bourne

Officer: Louise Fuller

The erection of a single storey rear extension which would extend beyond the rear wall of the original house by 5m, for which the height would be a maximum of 4m, and for which the height of the eaves would be 2.4.

77 MIDDLE BOURNE LANE, LOWER BOURNE GU10 3NJ

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 neighbours' amenity.

CA/2019/0105 Farnham Bourne

Officer: Mr A Clout

GREAT AUSTINS CONSERVATION AREA

REMOVAL OF TREE

FLAT 3 GREAT AUSTINS MANOR, 11 VICARAGE HILL, FARNHAM GU9 8AF

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

TM/2019/0107 Farnham Bourne

Officer: Steve Tester

APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 27/08

CRAVEN HOUSE, 1 CRAVEN CLOSE, FARNHAM GU10 3LW

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

Farnham Castle

WA/2019/1058 Farnham Castle

Officer: Flo Taylor

Erection of a dwelling and associated works following demolition of existing dwelling.

9 LONG GARDEN WALK WEST, FARNHAM GU9 7HX

Farnham Town Council objects to the overdevelopment of a restrictive site not being compliant with the Farnham Design Statement and Farnham Neighbourhood Plan Policy FNPI. The size and scale of the proposal will have a negative impact on the neighbours' amenity, especially the neighbour to the north, resulting in overlooking, loss of light and have an adverse effect of the street scene. The parking provision is inadequate and impractical to access and would result in the loss of on-street parking for other residents. Farnham Town Council is concerned at the loss of another single storey property.

WA/2019/1136 Farnham Castle

Officer: Philippa Staddon

Display of 3 non-illuminated signs following removal of existing signs.

2 COXBRIDGE BUSINESS PARK ALTON ROAD FARNHAM GU10 5EH

Farnham Town Council has no objections to non-illuminated signs.

WA/2019/1146 Farnham Castle

Officer: Mr Chris Turner

Installation of an air conditioning unit and construction of a timber enclosure.

THE MECURE BUSH HOTEL, THE BOROUGH, FARNHAM GU9 7NN

Farnham Town Council has no objections subject to the air conditioning units being sufficiently screened and any external venting be away from residential dwellings in Borelli Mews. This application is needs to comply with Farnham Neighbourhood Plan Town Centre Conservation Area Policy FNP2.

CA/2019/0100 Farnham Castle

Officer: Mr A Clout

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.

CA/2019/0104 Farnham Castle

Officer: Mr A Clout

FARNHAM CONSERVATION AREA

REMOVAL OF TREE

KEEP HATCH, THE MEWS, WEST STREET FARNHAM GU9 7EH

Farnham Town Council, subject to the Arboricultural Officer's comments, objects to the removal of trees, especially on the edge of the conservation area covered by Farnham Neighbourhood Plan Policy FNP2. If removal is necessary, replace with an approved native species.

Farnham Firgrove

WA/2019/1105 Farnham Firgrove

Officer: Louise Fuller

Erection of extensions and alterations to existing maisonette to provide three storey dwelling.

49 WEYDON HILL ROAD, FARNHAM GU9 8NY

Farnham Town Council objects to the flat roof dormer and the negative impact on

the neighbours' amenity not being compliant with SPD Residential Extensions, the Farnham Design Statement and Farnham Neighbourhood Plan Policy FNPI6.

WA/2019/1133 Farnham Firgrove

Officer: Flo Taylor

Use of part of first floor for pool tables together with internal alterations.

THE MULBERRY, STATION HILL, FARNHAM GU9 8AD

Farnham Town Council has no objections to the internal alterations subject to the access to the first floor being appropriate for the additional footfall and the front first floor balcony is not accessible to patrons.

WA/2019/1134 Farnham Firgrove

Officer: Flo Taylor

Listed Building consent for internal alterations.

THE MULBERRY, STATION HILL, FARNHAM GU9 8AD

Farnham Town Council has no objections to the internal alterations subject to the access to the first floor being appropriate for the additional footfall and the front first floor balcony is not accessible to patrons.

WA/2019/1149 Farnham Firgrove

Officer: Carl Housden

Erection of extension and alterations.

1 HILLARY CLOSE, FARNHAM GU9 8QZ

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 and materials be in keeping with existing.

Farnham Hale and Heath End

WA/2019/1055 Farnham Hale and Heath End

Officer: Flo Taylor

Change of use together with erection of extensions and alterations to provide an independent dwelling; new vehicular access.

OUTBUILDING 114, FARNBOROUGH ROAD, FARNHAM

Farnham Town Council objects to the density of residential development and the negative impact on the street scene and the neighbours' amenity. The viability of the structure being suitable for habitation and the ability to provide appropriate access and off-road parking is questionable given its location on The Fairway.

WA/2019/1077 Farnham Hale and Heath End

Officer: Louise Fuller

Erection of extensions and alterations to front porch and associated works

1A BETHEL LANE, FARNHAM GU9 0QA

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

WA/2019/1128 Farnham Hale and Heath End

Officer: Philippa Staddon

Erection of extensions and alterations to bungalow to provide a two storey dwelling.

LITTLE BROOK, BROOKSIDE, FARNHAM GU9 0NY

Farnham Town Council has no objections extensions and alterations being compliant with the Farnham Design Statement and Farnham Neighbourhood Plan

Policy FNPI6, materials be in keeping with existing and no negative impact on the neighbour's amenity.

Farnham Moor Park

WA/2019/1080 Farnham Moor Park

Officer: Louise Fuller

Erection of extensions and alterations.

WOODSIDE, 80 LYNCH ROAD, FARNHAM GU9 8BT

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, materials be in keeping with existing and no negative impact on the neighbour's amenity.

WA/2019/1094 Farnham Moor Park

Officer: Louise Fuller

Erection of detached garage following demolition of existing detached garage

LITTLE BARN 22 CROOKSBURY ROAD, FARNHAM GU10 1QE

Farnham Town Council has no objections to the erection of a detached garage subject to the green boundary being maintained.

WA/2019/1119 Farnham Moor Park

Officer: Mr Chris Turner

Erection of extensions and alterations.

WOODSIDE, UPLANDS ROAD, FARNHAM GU9 8BP

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, materials be in keeping with existing and no negative impact on the neighbours' amenity.

NMA/2019/0107 Farnham Moor Park

Officer: Amy Willson

Amendment to WA/2017/0578 for alterations to elevations; changing the roof lights and footprint of extension.

17 OLD COMPTON LANE, FARNHAM GU9 8BS

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

TM/2019/0111 Farnham Moor Park

Officer: Mr A Clout

APPLICATION FOR WORKS TO AND REMOVAL OF TREES SUBJECT OF TREE PRESERVATION ORDER 34/06

2 HOLLAND CLOSE FARNHAM GU9 8DT

Farnham Town Council leaves to the Arboricultural Officer.

Farnham Shortheath and Boundstone

WA/2019/1073 Farnham Shortheath and Boundstone

Officer: Philippa Staddon

Application under Section 73 to vary Condition 1 of WA/2015/2259 (approved plans) to allow alterations to size of 3 dormer windows.

1 GORSE COTTAGE, JUBILEE LANE, BOUNDSTONE GU10 4SZ

Farnham Town Council has no objections subject to the materials being in keeping with existing and no negative impact on the neighbours' amenity.

WA/2019/1122 Farnham Shortheath and Boundstone

Officer: Mark Andrews

Erection of single storey 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, materials be in keeping with existing and no negative impact on the neighbours' amenity.

WA/2019/1123 Farnham Shortheath and Boundstone

Officer: Mark Andrews

Certificate of Lawfulness under Section 191 for erection of a single storey extension and alterations to roof space including the erection of a dormer to provide additional habitable accommodation

9 LYNTON CLOSE, FARNHAM GU9 8US

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, materials be in keeping with existing and no negative impact on the neighbours' amenity.

WA/2019/1147 Farnham Shortheath and Boundstone

Officer: Flo Taylor

Certificate of Lawfulness under Section 192 for single storey side extension.

10 BEACON CLOSE, WRECCLESHAM GU10 4PA

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

WA/2019/1150 Farnham Shortheath and Boundstone

Officer: Daniel Holmes

Erection of extensions and alterations to bungalow to provide chalet bungalow.

7 JUBILEE LANE, BOUNDSTONE GU10 4SZ

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, materials be in keeping with existing and no negative impact on the neighbours' amenity.

Farnham Weybourne and Badshot Lea

WA/2019/1047 Farnham Weybourne and Badshot Lea

Officer: Philippa Staddon

Erection of extension and alterations.

16 ST GEORGES ROAD, BADSHOT LEA GU9 9LX

Farnham Town Council objects to the extension and alterations not being compliant with Farnham Neighbourhood Plan Policy FNPI6 and having a negative impact on the neighbours' amenity.

Cllr Neale left the meeting at 11.00.

WA/2019/1076 Farnham Weybourne and Badshot Lea

Officer: Flo Taylor

Application under Section 73 to remove Conditions 1 and 5 of WA/2003/1464 (restriction of use to a particular person and provision of scheme to control noise) to allow unrestricted use compliant with the permitted class B1(c).

THE WAREHOUSE, GREEN LANE, BADSHOT LEA

Farnham Town Council objects to the removal of Conditions in place to protect the neighbours' amenity.

WA/2019/1137 Farnham Weybourne and Badshot Lea

Officer: Mr Chris Turner

Erection of a dwelling and associated works following demolition of existing dwelling and outbuildings.

GREEN LANE FARM, GREEN LANE, BADSHOT LEA

Farnham Town Council strongly objects to the size and scale of the proposed new dwelling in this application. It is vastly increased to the approved application and not in keeping with the Farnham Design Statement and Farnham Neighbourhood Plan Policy FNPI.

NMA/2019/0106 Farnham Weybourne and Badshot Lea

Officer: Amy Willson

Amendment to WA/2018/2240 to walls and rendered block work.

27 WOODLANDS AVENUE, FARNHAM GU9 9EY

Farnham Town Council has no objections.

Farnham Wrecclesham and Rowledge

WA/2019/1048 Farnham Wrecclesham and Rowledge

Officer: Mr Chris Turner

Certificate of Lawfulness under Section 191 to establish that the building known as The Studio Flat and its use as a single dwelling house are lawful.

38, THE STREET, WRECCLESHAM GU10 4PR

Farnham Town Council leaves to WBC Officers.

WA/2019/1067 Farnham Wrecclesham and Rowledge

Officer: Flo Taylor

Change of use of land from agricultural to equestrian.

ELM VILLA, MANLEY BRIDGE ROAD, ROWLEDGE GU10 4DA

Farnham Town Council objects to the change of use as the access is not indicated on the plans given the potential increase in vehicle movement. Manley Bridge Road is a dangerous road and has limited line of sight at the main entrance.

WA/2019/1068 Farnham Wrecclesham and Rowledge

Officer: Flo Taylor

Construction of a sand school, land drains and fencing.

ELM VILLA, MANLEY BRIDGE ROAD, ROWLEDGE GU10 4DA

Farnham Town Council objects to the change of use as the access is not indicated on the plans given the potential increase in vehicle movement. Manley Bridge Road is a dangerous road and has limited line of sight at the main entrance.

WA/2019/1108 Farnham Wrecclesham and Rowledge

Officer: Mr Chris Turner

Erection of extension and alterations.

6 THE CHINE, WRECCLESHAM GU10 4NN

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, materials be in keeping with existing and no negative impact on the neighbours' amenity.

WA/2019/1113 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

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 and materials be in keeping with existing.

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

Defer to 12 August 2019 meeting to allow time to review

Crookham Village Neighbourhood (Development) Plan

All comments must be received in the six-week period (10am 25th July and 4pm 5th September 2019) to be accepted.

5. Appeals

1. **Appeal** – maintain objections, comments submitted via PINS website:
PLANNING INSPECTORATE REFERENCE: APP/R3650/W/19/3231847
PLANNING INSPECTORATE APPEAL START DATE: 16/07/2019
APPLICANT: Mary Wise – Hadfield, Butt And Bowyer

WA/2018/1789 Farnham Moor Park Kayleigh Taylor

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

50 ABBOTS RIDE, FARNHAM GU9 8HZ

Farnham Town Council objects to the size and scale of the proposed replacement dwelling not being in line with the Farnham Design Statement and Farnham Neighbourhood Plan Policy FNPI.

2. **Appeal** – no further opportunity to submit comments to PINS.
PLANNING INSPECTORATE REFERENCE: APP/R3650/D/19/3230329
PLANNING INSPECTORATE APPEAL START DATE: 16/07/2019
APPLICANT: Mr and Mrs B Cotterill

WA/2019/0145 Farnham Moor Park Gerald Chibumu

Erection of extensions and alterations to provide ancillary accommodation (revision of WA/2018/1874).

30 HALE ROAD, FARNHAM GU9 9QH

Farnham Town Council notes the improvement to the previous application however maintains its objections to the size and scale of the extensions and alterations to provide an ancillary dwelling not being in line with the Farnham Design Statement and Farnham Neighbourhood Plan Policy FNP16, having a negative impact on the neighbour's amenity and insufficient parking provision.

3. Appeal Decision – 17 Vicarage Lane, Upper Hale – Dismissed

For information only.

6. Date of next meeting

Waverley Borough Council will be in attendance.

The meeting ended at 12.05 pm

Notes written by Jenny de Quervain

Date of next meeting 12 August 2019