



FARNHAM TOWN COUNCIL



Notes

Planning & Licensing Consultative Working Group

Time and date

9.30 am on Monday 6th February, 2023

Place

Council Chamber, Farnham Town Hall, South Street, Farnham GU9 7RN and via Zoom

Planning & Licensing Consultative Working Group Members Present:

Councillor Michaela Martin (Chair)
Councillor George Hesse
Councillor John Neale
Councillor George Murray
Councillor Tony Fairclough
Councillor Alan Earwaker (ex-Officio)

Officers: Jenny de Quervain

1. Apologies for Absence

Apologies were received from Councillors Fraser and Wicks.

In Councillor Fraser's absence, Councillor Martin was nominated Chair by Councillor Hesse, seconded by Councillor Murray.

2. Disclosure of Interests

Councillors Fairclough and Murray declared a non-pecuniary interest to WA/2023/00090 as they support the club with marketing and sponsorship.

Councillor Neale declared a non-pecuniary interest to WA/2023/00168 as the applicant is known to him.

3. Applications Considered for Key/Larger Developments

Farnham Castle

Councillors Fairclough and Murray were excluded from the discussion.

WA/2023/00090 Farnham Castle

Officer: Simon Brooksbank

FARNHAM TOWN FC, FARNHAM TOWN FOOTBALL CLUB, MEAD LANE, FARNHAM GU9 7DY

Erection of storage/medical room; drilling for new bore hole and installation of water storage tank.

Farnham Town Council supports the addition of necessary facilities at Farnham Town Football Club.

Farnham Hale and Heath End

WA/2023/00087 Farnham Hale and Heath End

Officer: Rachel Lawrence

FARNHAM PARK CEMETERY, LAND AT HALE ROAD, FARNHAM GU9 9FL

Erection of funeral ceremony building with associated landscaping and parking.

Farnham Town Council strongly objects to the intensification of the use of this site previously designated as a woodland burial site and a Suitable Alternative Natural Green Space (SANG), a logical extension to Farnham Park, with the aim of mitigating harm to the Thames Basin Heath Special Protection Area. The Farnham Neighbourhood Plan allocates this land as SANG.

The scale and size of the proposed building, and its use as a mortuary, it totally inappropriate on this site with restrictions of 'no structures above ground'. The building has the capacity for large gatherings generating significant traffic in a highly congested area with limited parking facilities.

This application is not compliant with Farnham Design Statement, Farnham Neighbourhood Plan policies FNPI New Development and Conservation, FNPI0 Protect and Enhance the Countryside, FNPI1 Preventing Coalescence, FNPI2 Thames Basin Heaths SPA, FNPI3 Protect and Enhance Biodiversity, FNP30 Transport Impact of Development.

Farnham Weybourne and Badshot Lea

Amendments received

Added Block Plan

WA/2022/01528 Farnham Weybourne and Badshot Lea

Officer: James Kidger

THORNFIELDS, BADSHOT FARM LANE, BADSHOT LEA, FARNHAM GU9 9HY

Change of use of land to mixed use to provide 6 gypsy pitches for static caravans and the erection of 2 day rooms together with associated parking and landscaping.

Farnham Town Council maintains its strong objection to the gross overdevelopment of this site. Having been allocated for a net increase of 2 pitches in DS19 of eLPP2 with a description of 'This is an established single gypsy household site located on the west side of Badshot Farm Lane immediately south of Squires Garden Centre. The site has potential for intensification.' A net increase of 6 pitches is unacceptable. The site lies outside the Built-up Area Boundary of the Farnham Neighbourhood Plan, contrary to policy FNP 10 Protect and Enhance the Countryside, in Countryside beyond the Greenbelt with an adverse impact on the landscape LPP1 policy RE3.

WA/2023/00169 Farnham Weybourne and Badshot Lea

Officer: Rachel Lawrence

LAND CENTRED COORDINATES 485712 148597 WEST OF GREEN LANE, BADSHOT LEA, FARNHAM

Outline application with all matters reserved except access for 61 dwellings with associated parking, amenity and landscaping.

Farnham Town Council strongly objects to the proposed development of 61 dwellings on a green field west of Green Lane, south of the recently developed 105 dwellings, and stresses the importance of the site remaining part of the landscape and not becoming an extensive housing development.

Farnham is delivering new homes, especially in fields surrounding Badshot Lea, on allocated sites in the Farnham Neighbourhood Plan, agreed in consultation with its community. This is not a site allocated in the Farnham Neighbourhood Plan and is land Outside the Built-up Area Boundary, contrary to policies FNPI New Development and Conservation, FNP10 Protect and Enhance the Countryside, FNPI1 Preventing Coalescence between Farnham and Aldershot; Badshot Lea and Weybourne (specifically), FNP14 Housing Allocations and FNP30 Transport Impact of Development.

The cumulative impact of development must be considered. The narrow residential road through the newly developed site is insufficient as access for an additional 61 dwellings, having a negative impact on the amenity of the new residents. The local road network is congested on to Lower Weybourne Lane and subsequent junctions at Badshot Lea cross-roads and Weybourne Road. Green Lane is unsuitable for vehicles, being promoted as a cycling and pedestrian route. The development will have a negative impact on surface water flooding which has already increased following the development of the 105 dwellings to the north and exacerbated by the recently developed site to the south for 47 dwellings, also west of Green Lane, allowed at appeal, on a field with a history of flooding known as Latchmere!

Consideration must be given to other applications in the vicinity:

WA/2022/01433 LAND AT LOWER WEYBOURNE LANE BADSHOT LEA FARNHAM

Outline Application for residential development of up to 140 dwellings with all matters reserved except for access (excluding internal roads) (revision of WA/2019/1905 under appeal reference APP/R3650/W/20/3262641). Appeal ref. APP/R3650/W/22/3310793.

WA/2022/00325 LAND SOUTH OF DEPOT AND EAST OF GREEN LANE BADSHOT LEA FARNHAM Outline planning application for 131 dwellings with associated parking, amenity and landscaping with all matters reserved except access. Appeal ref. APP/R3650/W/22/3312128.

If the LPA cannot demonstrate a 5YHLS, Local Plans and Farnham Neighbourhood Plan policies must still be considered, this does not render grants of planning permission automatic.

Local Plan Part I (LPP1) policy TD1 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.

4. Applications Considered

Farnham Bourne

CA/2023/00134 Farnham Bourne

Officer: Theo Dyer

86A TILFORD ROAD, FARNHAM GU9 8DS

GREAT AUSTINS CONSERVATION AREA REMOVAL OF TREE

Farnham Town Council, subject to the Arboricultural Officer's comments, 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. A replacement tree should be planted in a suitable location.

NMA/2023/00133 Farnham Bourne

Officer: Sam Wallis

8 GREENHILL ROAD, FARNHAM GU9 8JW

Amendment to WA/2022/00038 - Minor variations to the design and siting of the proposed gym outbuilding.

This application is for an amendment to WA/2022/00338 not WA/2022/00038.

Farnham Town Council maintains previous comments that the outbuildings and accommodations above the garage must be conditioned ancillary, approved by the Heritage Officer and confirmed compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNP5 Great Austins Conservations Area and its setting, FNP8 South Farnham Arcadian Areas, FNPI6 Extensions, Residential Extensions SPD and LPP1 policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction and Climate Change and Sustainability SPD.

The site is bounded by trees and located within the Great Austins Conservation Area and South Farnham Arcadian Area. The Arboricultural Officer must review documentation relating to the assessment of the site's trees, protection of trees and tree roots, to ensure that there is no negative impact on the sylvan character of the area.

TM/2023/00160 Farnham Bourne

Officer: Theo Dyer

LAMBSWOOD, 108 LODGE HILL ROAD, LOWER BOURNE, FARNHAM GU10 3RB

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

Farnham Town Council leaves to the Arboricultural Officer. 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. Replacement trees should be planted in a suitable location.

PRA/2023/00093 Farnham Bourne

Officer: Sam Wallis

9 FRENHAM VALE, LOWER BOURNE, FARNHAM GU10 3HN

Demolition notification: G.P.D.O. Schedule 2, Part 11, Class B: Demolition of single storey garage.

No comment.

WA/2023/00076 Farnham Bourne

Officer: Simon Brooksbank

THE KNOLE, 49 LODGE HILL ROAD, LOWER BOURNE, FARNHAM GU10 3RD

Erection of extensions and alterations to outbuilding to form a new dwelling (revision of WA/2022/00140).

Granted under WA/2022/00140, although in conflict with Condition 4 of permission granted for WA/2017/1034, the proposed small dwelling is now coming in for extensions and alterations to enlarge it. Subdivided into an uncharacteristically small plot, contrary to the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation and FNP8 South Farnham Arcadian Areas, the proposed extensions and alterations leaves the dwelling with very little amenity space for future occupants.

WA/2023/00094 Farnham Bourne

Officer: Sam Wallis

9 FRENHAM VALE, LOWER BOURNE, FARNHAM GU10 3HN

Certificate of lawfulness under section 192 for erection of an outbuilding and extension to existing driveway.

No comment.

WA/2023/00101 Farnham Bourne

Officer: Michael Eastham

33 AVELEY LANE, FARNHAM GU9 8PR

Erection of two storey and single storey extensions and alterations following demolition of existing attached garage, kitchen and chimneys; erection of outbuilding to provide garage, gym and home office.

Farnham Town Council raises objection to this application unless the extensions and alterations and outbuilding are confirmed compliant with Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNPI6 Extensions, Residential Extensions SPD, LPPI policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction and Climate Change and Sustainability SPD. Character must be considered against Farnham Design Statement guidelines.

WA/2023/00112 Farnham Bourne

Officer: Matt Ayscough

BRAMWELL HOUSE, MONKS WALK, FARNHAM GU9 8HT

Erection of single storey side extension and part single part two storey rear extension

Farnham Town Council raises objection to this application unless the extensions are confirmed compliant with Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNPI6 Extensions, Residential Extensions SPD, LPPI policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction and Climate Change and Sustainability SPD. Character must be considered against Farnham Design Statement guidelines.

WA/2023/00184 Farnham Bourne

Officer: Lauren Kitson

GABLES, 30C FRENHAM VALE, LOWER BOURNE, FARNHAM GU10 3HT

Erection of a detached garage with storage room above.

A similar proposal was granted under WA/2022/02350. The garage with store above must be conditioned ancillary to the dwelling.

WA/2023/00195 Farnham Bourne

Officer: Matthew Roberts

THE CLUMPS, 8 CLUMPS ROAD, LOWER BOURNE, FARNHAM GU10 3HF

Erection of extension and alterations to existing porch.

Farnham Town Council has no objection to the extension and alterations to the existing porch. Character must be considered against Farnham Design Statement guidelines.

WA/2023/00103 Farnham Bourne

Officer: Dylan Campbell

LAND KNOWN AS 17 FRENHAM ROAD, LOWER BOURNE, FARNHAM GU9 8HF

Erection of a dwelling with associated works following demolition of original dwelling.

As with planning application WA/2023/00123, Farnham Town Council notes that what built form on this site was dismissed at appeal and should be demolished before any planning application be considered for its replacement.

Farnham Town Council objects to this replacement dwelling, being as inappropriate as the dwelling dismissed at appeal, in size and scale, proposed materials and the further excavation required of this sensitive site close to the Bourne Stream.

Local Plan Part I (LPP1) 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.

WA/2023/00123 Farnham Bourne

Officer: Dylan Campbell

LAND KNOWN AS 17 FRENHAM ROAD, LOWER BOURNE, FARNHAM GU9 8HF

Erection of a dwelling.

As with planning application WA/2023/00103, Farnham Town Council notes that what built form on this site was dismissed at appeal and should be demolished before any planning application be considered for its replacement.

Farnham Town Council raises objection to development that is not compliant with Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNPI6 Extensions, Residential Extensions SPD, LPP1 policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction and Climate

Change and Sustainability SPD. Character must be considered against Farnham Design Statement guidelines.

Given the history of the previous applications, permission should not be granted for anything other than a simply constructed building of modest proportions and conditions rigidly imposed to avoid a series of amendments. The visual and environmental impact must be considered given the site's sensitive location close to the Bourne Stream. The mass of domestic paraphernalia has had a negative impact on the visual amenity of the location and must not be included in subsequent development of the site. Enhanced planting of native species of trees and hedging must be included to soften future development and increase biodiversity – fences have a harmful effect on wildlife, wildlife corridors and biodiversity.

Local Plan Part I (LPP1) 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.

Farnham Castle

CA/2023/00071 Farnham Castle

Officer: Theo Dyer

CEDAR COURT, CASTLE HILL, FARNHAM GU9 7JF
FARNHAM CONSERVATION AREA WORKS TO TREES

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 Farnham Neighbourhood Plan policy FNP2 Town Centre 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.

WA/2023/00098 Farnham Castle

Officer: Sam Wallis

9 LARKFIELD ROAD, FARNHAM GU9 7DB

Erection of an extension.

Objection has been raised by the neighbour at no. 7 of overlooking from windows on the east elevation. Farnham Town Council raises objection to this application unless the extension is confirmed compliant with Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNPI6 Extensions, Residential Extensions SPD, LPP1 policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction and Climate Change and Sustainability SPD and has no negative impact on the neighbour at no. 7 from overlooking.

WA/2023/00104 Farnham Castle

Officer: Simon Brooksbank

THE OLD BAKEHOUSE, CLAYTON COURT, DOWNING STREET, FARNHAM GU9 7PG

Consent to display 1 non illuminated sign

The application has been correctly reassigned as non-illuminated though an application form is still not included on the portal. Farnham Town Council has no objection to the proposed sign.

WA/2023/00124 Farnham Castle

Officer: Sam Wallis

1 CASTLE COURT, CASTLE HILL, FARNHAM GU9 7JE

Erection extensions and alterations together with installation of solar panels on dwelling and garage.

Farnham Town Council objects to the proposed extensions and alterations to create a two storey mock Georgian façade. Proportions and materials, including window finishes, must be keeping to avoid conflict with existing adjoining dwellings, built as one block. Extensions and alterations must be complaint with Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNP16 Extensions, Residential Extensions SPD, LPP1 policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction and Climate Change and Sustainability SPD. Character must be considered against Farnham Design Statement guidelines.

Farnham Firgrove

Amendments received

Plans amended to show proposed solar panels on elevations.

WA/2022/03066 Farnham Firgrove

Officer: Wanda Jarnecki

23 LONGLEY ROAD, FARNHAM GU9 8LZ

Erection of extensions and alterations; alterations to roofspace to form habitable accommodation including installation of rooflights and solar panels (revision of WA/2021/03012).

No comment.

WA/2023/00166 Farnham Firgrove

Officer: Sam Wallis

SHEEN HOUSE, 3 SHORTEATH ROAD, FARNHAM GU9 8SR

Erection of extensions and alterations following demolition of existing conservatory; erection of detached garage and office room following demolition of two existing garages; installation of photovoltaic panels to roof of dwelling and detached garage.

Although partially screened by trees on the front boundary of the dwelling, the proposed increase to the garage is excessive and will be dominate in the street scene, not compliant with Residential Extensions SPD. Farnham Town Council raises objection to this application unless the extensions and alterations are confirmed compliant with Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNP16 Extensions, Residential Extensions SPD, LPP1 policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction and Climate Change and Sustainability SPD. Character must be considered against Farnham Design Statement guidelines.

WA/2023/00167 Farnham Firgrove

Officer: Lauren Kitson

52 SOUTHERN WAY, FARNHAM GU9 8DF

Erection of extensions and alterations following demolition of conservatory.

Farnham Town Council raises objection to this application unless the extensions and alterations are confirmed compliant with Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNPI6 Extensions, Residential Extensions SPD, LPPI policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction and Climate Change and Sustainability SPD. Character must be considered against Farnham Design Statement guidelines.

Councillors Neale was excluded from the discussion.

WA/2023/00168 Farnham Firgrove

Officer: Sam Wallis

4 GROVE END ROAD, FARNHAM GU9 8RD

Extension to rear terrace with office room below.

Farnham Town Council raises objection to the potential for overlooking of the amenity spaces of no. 2 and no. 6 by the extending of the elevated terrace.

Farnham Hale and Heath End

WA/2023/00170 Farnham Hale and Heath End

Officer: Simon Brooksbank

OAKMEDE, BROOKLANDS WAY, FARNHAM GU9 9BU

Erection of an outbuilding for canine hydrotherapy business (Sui Generis use).

Farnham Town Council strongly objects to retrospective applications. This business has been operating from the garden for almost four years. Although the outbuilding is considered as permitted development by the applicant, the height must be clarified as the ground level appears to have been reduced.

Farnham Moor Park

TM/2023/00172 Farnham Moor Park

Officer: Theo Dyer

BOURNE BUILDINGS, ADJACENT 39 TO 43 GUILDFORD ROAD, FARNHAM GU9 9PY

APPLICATION FOR WORKS TO AND REMOVAL OF TREES SUBJECT TO TREE

PRESERVATION ORDERS WA308 AND WA261

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 and NE2 Green and Blue Infrastructure. Replanting of alternative species must be agreed.

WA/2023/00081 Farnham Moor Park

Officer: Tracy Farthing

RUNFOLD SOUTH QUARRY, GUILDFORD ROAD, RUNFOLD, FARNHAM

Non-material amendment to planning permission ref: WA/2021/01284 dated 16 December 2021 to remove Condition 11. (County matters planning application registered for County Planning Authority).

Farnham Town Council relies on the Community Liaison Group being best informed to monitor planning applications and provide comment as necessary.

WA/2023/00082 Farnham Moor Park

Officer: Tracy Farthing

RUNFOLD SOUTH QUARRY, GUILDFORD ROAD, FARNHAM GU10 1PB

Non-material amendment to planning permission ref: WA/2021/01283 dated 16 December 2021 to remove Condition 11. (County matters planning application registered for County Planning Authority).

Farnham Town Council relies on the Community Liaison Group being best informed to monitor planning applications and provide comment as necessary.

WA/2023/00083 Farnham Moor Park

Officer: Tracy Farthing

RUNFOLD SOUTH QUARRY, GUILDFORD ROAD, FARNHAM GU10 1PB

Non-material amendment to planning permission ref: WA/2021/01282 dated 9 December 2021 to remove Condition 11. (County matters planning application registered for County Planning Authority).

Farnham Town Council relies on the Community Liaison Group being best informed to monitor planning applications and provide comment as necessary.

WA/2023/00084 Farnham Moor Park

Officer: Tracy Farthing

RUNFOLD SOUTH QUARRY, GUILDFORD ROAD, FARNHAM GU10 1PB

Non-material amendment to planning permission ref: WA/2021/01285 dated 16 December 2021 to remove Condition 11. (County matters planning application registered for County Planning Authority).

Farnham Town Council relies on the Community Liaison Group being best informed to monitor planning applications and provide comment as necessary.

WA/2023/00099 Farnham Moor Park

Officer: Sam Wallis

2 LYNCH ROAD, FARNHAM GU9 8BZ

Erection of detached garage with ancillary accommodation.

Farnham Town Council objects to the inappropriate development in a prominent location to the front of 2 Lynch Road. Although partially screened by the green boundary to the front of the dwelling, the proposed size and scale of the proposed garage with residential accommodation above is intrusive, not compliant with Residential Extensions SPD.

WA/2023/00114 Farnham Moor Park

Officer: Wanda Jarnecki

4b SOUTH STREET, FARNHAM GU9 7RP

Replacement flat roof including provision of balustrade and decking: alterations to elevations.

No comment.

WA/2023/00126 Farnham Moor Park

Officer: Sam Wallis

NORDIC HOUSE, 2 COMPTON WAY, FARNHAM GU10 1QZ

Relocation of vehicle access and erection of brick piers and automated gates with associated works.

Farnham Town Council objects to this application as insufficient information has been included. For the safety of other road users, the applicant needs to show that a vehicle can be positioned off the highway in front of the proposed gates and visibility splays must be achieved without the loss of swathes of vegetation, in an area covered by Farnham Neighbourhood Plan policy FNP8 South Farnham

Arcadian Areas characterised by its green boundaries and trees. The new access must be approved by Surrey Highways.

Farnham Shortheath and Boundstone

WA/2023/00079 Farnham Shortheath and Boundstone

Officer: Sam Wallis

THORNHILL HOUSE, 21 BURNT HILL WAY, WRECCLESHAM, FARNHAM GU10 4RN

Extension to existing balcony with glass balustrades, alterations to elevations and removal of chimney stack (revision of WA/2022/02461).

Previously granted under WA/2022/02461. Farnham Town Council notes that the proportions of the new windows to the front elevation are not in keeping with the character of the dwelling. Character must be considered against Farnham Design Statement guidelines.

WA/2023/00159 Farnham Shortheath and Boundstone

Officer: Lauren Kitson

5 WICKET HILL, WRECCLESHAM, FARNHAM GU10 4RD

Erection of an extension and alterations following demolition of car port and shed.

Farnham Town Council raises objection to this application unless the extension and alterations are confirmed compliant with Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNPI6 Extensions, Residential Extensions SPD, LPPI policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction and Climate Change and Sustainability SPD. Character must be considered against Farnham Design Statement guidelines.

Farnham Town Council notes that the dwelling is located close to Surrey Wildlife Trust's Underdown Nature Reserve; one hectare of heath and mixed mature woodland, habit for a range of wildlife.

The Agent notes several times the potential removal of the mature adjoining boundary hedge, its replanting and a 1.8m high fence installed in its place while the hedge grows. The Agent states that 'the existing hedge along the front boundary will be retained or replaced if damaged during construction' but a section will be removed to create a vehicle exit.

Development must adhere to Climate Change and Sustainability SPD guidance and seek to have a minimum of 10% Biodiversity Net Gain. If a fence has to be installed, it must not be a barrier to wildlife and wildlife corridors. Surrey Wildlife Trust must be consulted.

Previous advice given on the erection of a fence by Surrey Wildlife Trust:

The Trust would advise that the erection of a fence is unlikely to add biodiversity value to this site. Fences can also impede the movement of species across an area preventing them reaching sources of food and reacting to changes in local conditions.

We would therefore advise that boundary hedging, using native hedging species such as hawthorn, beech, hornbeam, holly would add biodiversity value to a site, as advised by planning policy and national legislation.

If, however, a fence is required for this site for other reasons, we would advise that it is not

dug into the ground and small gaps are inserted at ground level for the passage of smaller animals such as the hedgehog.

Farnham Upper Hale

WA/2023/00105 Farnham Upper Hale

Officer: Wanda Jarnecki

POTTINGER HOUSE, ODIHAM ROAD, FARNHAM GU10 5AD

Erection of a pool house and creation of an outdoor swimming pool with associated works.

No comment.

Farnham Wrecclesham and Rowledge

TM/2023/00137 Farnham Wrecclesham and Rowledge

Officer: Theo Dyer Theo Dyer

ACORNS, 3 CHAPEL ROAD, ROWLEDGE, FARNHAM GU10 4AP

APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 20/11

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 Climate Change and NE2 Green and Blue Infrastructure.

5. Appeals Considered

Appeal Decision

WA/2021/03002 Farnham Moor Park

Land Adjoining West Farm, TONGHAM ROAD, RUNFOLD, FARNHAM

Erection of 2 three bedroom detached dwellings and 2 detached single garages (amplified by Reptile Report received 01/06/2022). The appeal was **DISMISSED**.

N.B. There is a pending application WA/2022/03025 on the same site for two barn-like dwellings and garages, clad in horizontal black timbers.

Appeal Notifications

PRA/2021/01768 - APP/R3650/W/22/3292742

ABBEY BUSINESS PARK, MONKS WALK, FARNHAM

General Permitted Development Order 2015, Schedule 2, Part 3, Class O - Prior Notification application for change of use from offices (Use Class Former B1(a)) to 11 residential units (Use Class C3) Appellant's Name: Lady C Caffyn-Parsons (Burlingdale Ltd)

Linked appeal. Representations were provided June 2022 to lead appeal:

PRA/2021/01769 - APP/R3650/W/22/3292739 (Lead appeal)

ABBEY BUSINESS PARK MONKS WALK FARNHAM

General permitted development order 2015 schedule 2 part 3 class o - prior notification application for change of use from offices (use class former b1(a)) to 13 residential units (use class c3)

WA/2021/0214 - APP/R3650/W/22/3305207

HILLSIDE, THE GREEN, FARNHAM GU9 0HL

Erection of 3 dwellings including access, parking and amenity space following the demolition of existing dwelling and outbuildings (as amended by plans received 23/11/2021)(amended description).

Appellant's Name: T O'Brien (O and D Construction Limited)

Representations submitted to PINS quoting reference **3305207**.

APP/R3650/W/22/3305207 - WA/2021/0214 Farnham Upper Hale

HILLSIDE, THE GREEN, FARNHAM, GU9 0HL

Erection of 3 dwellings including access, parking and amenity space following the demolition of existing dwelling and outbuildings.

Farnham Town Council maintains its strong objection to the gross overdevelopment of the garden of Hillside. The amended proposal to create 3 dwellings instead of 4 does not lessen the negative impact on the location or address the issues of density, pattern of development or the proposed inadequate, inaccessible and dangerous parking provision.

The proposals have a negative impact on the street scene of The Green with bulk and mass, density and pattern of development, not being compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and LPP1 policy TDI. The proposed parking spaces are inaccessible to the south of the property and a new entrance on to the Upper Hale Road is dangerous and inaccessible to egress and ingress in forward gear with inadequate inline parking spaces.

Local Plan Part I (LPP1) 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.

6. Licensing Applications Considered

Minor Variation

Sainsbury's Water Lane, Farnham, Surrey, GU9 9N

Sainsbury's Supermarket Ltd

This application is for the change of licensing plans to following minor internal alterations and general refurbishment. No changes are to be made to the other licensable activities.

No comment.

7. Public Speaking at Waverley's Western Planning Committee

There were none for this meeting.

8. Date of next meeting

Monday 20th February 2023 at 9.30am.

The meeting ended at 12.15 pm

Notes written by Jenny de Quervain