



FARNHAM TOWN COUNCIL

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Notes

Planning & Licensing Consultative Working Group

Time and date

9.30 am on Monday 17th June, 2019

Place

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

Planning & Licensing Consultative Working Group Members Present:

Councillor David Beaman
Councillor John "Scotty" Fraser
Councillor Michaela Gray
Councillor Andy MacLeod
Councillor John Neale

Officers: Jenny de Quervain

1. Apologies for Absence

Apologies received from Councillors Edmonds, Earwaker and Martin.
Councillor Neale was appointed to chair the meeting due to Councillor Edmonds' apologies, nominated by Councillor Beaman, seconded by Councillor Macleod.

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/2019/0770 Farnham Castle Flo Taylor

Outline Application with all matters reserved except access for the erection of up to 350 dwellings (including 105 affordable) with associated landscaping, public open space and infrastructure.

LAND NORTH OF COXBRIDGE FARM, WEST STREET, FARNHAM

Farnham Town Council believes the proposed development at the site to be signification enough for an Environmental Impact Assessment (EIA) to be required and request that this is reconsidered by Waverley Borough Council. Impact of the development on infrastructure needs to be assessed: to ensure suitable routes for sewage and sufficient capacity at existing sewage treatment works; consultation with the Clinical Commissioning Group for GP Practice's capacity given the long waiting lists for current patients; school places at Primary and Secondary schools.

Farnham Town Council is particularly concerned about the limited access to the highways with only one vehicle access point and believes a second access point is required for this number of dwellings. A single access will have a negative impact on the amenity of the adjacent properties and the future occupants of the development with the volume of vehicle movement. An assessment of additional road traffic movement should be undertaken. Farnham Town Council has an access road to its Depot adjacent to the proposed single access point and is concerned that the addition of any islands at this location will prevent turning for larger vehicles and have a negative impact on Council business. The development has no local amenities therefore there is the potential for a greater amount of vehicle movement to access services and amenities.

4. Applications considered

Farnham Bourne

Application previously considered 03/06/19 and comments sent to WBC –re-issued in error by WBC
WA/2019/0741 Farnham Bourne Louise Fuller

Erection of extensions and alterations to elevations including attached garage with ancillary accommodation above and alterations to roof space to provide habitable accommodation following demolition of existing detached garage.

22 AVELEY LANE, FARNHAM GU9 8PR

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. Farnham Town Council regrets the loss of another single storey property.

WA/2019/0781 Farnham Bourne Philippa Staddon

Erection of extensions including integral garage and alterations to elevations following demolition of existing extension and detached garage and associated works.

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/2019/0784 Farnham Bourne Daniel Holmes

Alterations to existing garage to provide additional habitable accommodation.

8 DENE LANE, LOWER BOURNE GU10 3PW

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 the garage remains ancillary to the dwelling.

WA/2019/0804 Farnham Bourne Daniel Holmes

Erection of extension and alterations following demolition of existing conservatory.

AVALON HOUSE, 7 PINE RIDGE DRIVE, FARNHAM GU10 3JW

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.

WA/2019/0824 Farnham Bourne Daniel Holmes

Erection of extensions and alterations to elevations.

16 OLD CHURCH LANE, FARNHAM GU9 8HQ

Farnham Town Council objects to the proposed extensions and alterations not being compliant with the Farnham Design Statement and Farnham Neighbourhood Plan, being inappropriate development in a Conservation Area covered by Policy FNP7.

WA/2019/0825 Farnham Bourne Daniel Holmes

Certificate of Lawfulness under Section 192 for the erection of extensions (revision of WA/2019/0257).

16 OLD CHURCH LANE, FARNHAM GU9 8HQ

Farnham Town Council objects to the proposed extensions and alterations not being compliant with the Farnham Design Statement and Farnham Neighbourhood Plan, being inappropriate development in a Conservation Area covered by Policy FNP7.

WA/2019/0840 Farnham Bourne Philippa Staddon

Erection of extensions, alterations to elevations and roof space including dormer windows and conversion of internal garage to provide additional habitable accommodation and store.

CHARLCOTE, 1 FORD LANE, FARNHAM GU10 4SH

Farnham Town Council has no objections subject to the extensions and alterations being compliant with the Farnham Design Statement and Farnham Neighbourhood Plan Policy FNP16, all materials be in keeping with existing and no negative impact of the neighbours' amenity.

CA/2019/0086 Farnham Bourne Mr A Clout

GREAT AUSTINS CONSERVATION AREA

REMOVAL OF A CYPRESS TREE

7A GREENHILL ROAD FARNHAM GU9 8JN

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. An appropriate replacement should be planted if removal is necessary.

TM/2019/0090 Farnham Bourne Mr A Clout

APPLICATION FOR WORKS TO AND REMOVAL OF TREES SUBJECT OF TREE PRESERVATION ORDER 15/15

DALWOOD, 4 GOLD HILL, FARNHAM GU10 3JH

Farnham Town Council leaves to the Arboricultural Officer.

Farnham Castle

WA/2019/0788 Farnham Castle Philippa Staddon

Listed building consent for the erection of an external balustrade together with an internal alteration to provide a hanging facility above existing bar area.

5, CASTLE STREET, FARNHAM GU9 7HR

Farnham Town Council has no objections subject to approval of the Heritage Officer.

WA/2019/0794 Farnham Castle Louise Fuller

Display of illuminated and non illuminated signs.

120, WEST STREET, FARNHAM GU9 7HH

Farnham Town Council welcomes the maintenance of shop fronts, especially listed buildings in the Town Centre Conservation Area covered by Farnham Neighbourhood Plan Policy FNP2, FCAMP and Shopfront Design Guide, and subject

to approval of the Heritage Officer. Any new signage is to be externally illuminated only as detailed within policies.

WA/2019/0795 Farnham Castle Louise Fuller

Listed Building consent for internal and external alterations including display of signs.
120, WEST STREET, FARNHAM GU9 7HH

Farnham Town Council welcomes the maintenance of shop fronts, especially listed buildings in the Town Centre Conservation Area covered by Farnham Neighbourhood Plan Policy FNP2, FCAMP and Shopfront Design Guide, and subject to approval of the Heritage Officer. Any new signage is to be externally illuminated only as detailed within policies.

WA/2019/0847 Farnham Castle Mr Chris Turner

Erection of extension and alterations.

1 WOODSIDE COTTAGES, MIDDLE OLD PARK, FARNHAM GU9 0AP

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 all materials be in keeping with existing.

CA/2019/0085 Farnham Castle Mr A Clout

FARNHAM CONSERVATION AREA

CROWN THIN 2X BEECH TREES BY A MAXIMUM OF 20% OF TOTAL LEAF AREA.

PIPISTREL COTTAGE THE GROVE FARNHAM GU9 7GB

Farnham Town Council, subject to the Arboricultural Officer's comments, welcomes the maintenance of trees, especially in the Town Centre Conservation Area covered by Policy FNP2. Permission from the owners of 39c West Street and 4 Bishops Mead must be sought prior to works being carried out.

Farnham Firgrove

WA/2019/0768 Farnham Firgrove Daniel Holmes

Certificate of Lawfulness under Section 192 for the erection of extensions and alterations to enlarge existing porch.

5 SHEEPHOUSE, FARNHAM GU9 8LR

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 of the neighbours' amenity.

Farnham Hale and Heath End

WA/2019/0772 Farnham Hale and Heath End Louise Fuller

Erection of extensions following demolition of existing extension.

HIGH TREES, HEATH LANE, FARNHAM GU9 0PR

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

WA/2019/0819 Farnham Hale and Heath End Mr Chris Turner

Erection of extension to existing detached garage.

THE FOUR SEASONS, ROWHILLS, FARNHAM GU9 9AU

Farnham Town Council has no objections to the garage extension.

Farnham Moor Park

WA/2019/0746 Farnham Moor Park Louise Fuller

Erection of extensions and alterations.

41 BROOMLEAF ROAD, FARNHAM GU9 8DQ

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 of the neighbour's amenity.

WA/2019/0823 Farnham Moor Park Daniel Holmes

Erection of a single storey extension.

50 BROOMLEAF ROAD, FARNHAM, GU9 8DQ

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 of the neighbour's amenity.

WA/2019/0762 Farnham Moor Park Flo Taylor

Erection of extensions and alterations to elevations including erection of linked garage with office above following demolition of existing detached garage.

ASHBURY WOOD, 3 COMPTON WAY, FARNHAM GU10 1RD

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 the garage remaining ancillary to the dwelling.

WA/2019/0763 Farnham Moor Park Rachel Kellas

Consultation on a County Matter; Details of a scheme demonstrating how imported soils would be used on the site pursuant to Condition 31 of planning permission ref: WA/2018/0016 dated 6 November 2018.

LAND AT RUNFOLD SOUTH QUARRY, GUILDFORD ROAD, RUNFOLD

Farnham Town Council relies on the Runfold Community Liaison Group's response to the application.

Farnham Shortheath and Boundstone

WA/2019/0747 Farnham Shortheath and Boundstone Louise Fuller

Erection of extensions and alterations.

3 BOUNDSTONE CLOSE, WRECCLESHAM GU10 4RW

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 of the neighbour's amenity.

WA/2019/0765 Farnham Shortheath and Boundstone Louise Fuller

Erection of an extension and alterations.

8 LITTLE GREEN LANE, FARNHAM GU9 8TE

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 of the neighbour's amenity.

WA/2019/0802 Farnham Shortheath and Boundstone Graham Speller

Erection of a detached dwelling with integral garage.

LAND AT 11 BAT AND BALL LANE, WRECCLESHAM

Farnham Town Council has no objections subject to the new dwelling being compliant with the Farnham Design Statement and Farnham Neighbourhood Plan Policy FNPI 1 and the access is suitable for the increased number of vehicles.

WA/2019/0803 Farnham Shortheath and Boundstone Graham Speller

Erection of extensions and alterations including rear raised terrace and associated works following demolition of existing garage.

WOODSIDE, 41, BEACON CLOSE, WRECCLESHAM GU10 4PA

Farnham Town Council has no objections subject to the extensions and alterations being compliant with the Farnham Design Statement and Farnham Neighbourhood Plan Policy FNPI 6, all materials be in keeping with existing and no negative impact of the neighbour's amenity.

NMA/2019/0081 Farnham Shortheath and Boundstone Amy Willson

Amendment to WA/2019/0032 for alterations to porch and alterations to elevations.

5 APPLELANDS CLOSE, FARNHAM, GU10 4TL

Farnham Town Council has no objections subject to the alterations being in line with the Farnham Design Statement and Farnham Neighbourhood Plan Policy FNPI 6 and all materials be in keeping with existing.

Farnham Upper Hale

WA/2019/0818 Farnham Upper Hale Graham Speller

Application under Section 73 to vary Condition 1 of WA/2018/0594 (approved plan numbers) to amend scheme.

15 SPRING LANE WEST, FARNHAM GU9 0BX

Farnham Town Council has no objections subject to the extensions and alterations being compliant with the Farnham Design Statement and Farnham Neighbourhood Plan Policy FNPI 6, all materials be in keeping with existing and no negative impact of the neighbour's amenity.

Farnham Weybourne and Badshot Lea

WA/2019/0753 Farnham Weybourne and Badshot Lea Philippa Staddon

Erection of detached garage and workshop with home office above.

78 LOWER WEYBOURNE LANE, FARNHAM GU9 9HP

Farnham Town Council has no objections subject to the garage/workshop remaining ancillary dwelling.

WA/2019/0769 Farnham Weybourne and Badshot Lea Daniel Holmes

Erection of extension and alterations to elevations.

MEADOW COTTAGE, MONKTON LANE, FARNHAM GU9 9AA

Farnham Town Council has no objections subject to the extension and alterations being compliant with the Farnham Design Statement and Farnham Neighbourhood Plan Policy FNPI 6 and all materials be in keeping with existing.

Farnham Wrecclesham and Rowledge

WA/2019/0742 Farnham Wrecclesham and Rowledge Louise Fuller

Erection of an outbuilding following demolition of existing outbuilding.

18 KINGS LANE, WRECCLESHAM GU10 4QB

Farnham Town Council has no objections subject to the outbuilding remaining ancillary to the dwelling and no negative impact on the neighbours' amenity.

WA/2019/0775 Farnham Wrecclesham and Rowledge Philippa Staddon

Erection of extensions and alterations following relevant demolition of part of an unlisted building in a Conservation Area; erection of fence to replace existing garden wall.

16 POTTERY LANE, WRECCLESHAM GU10 4QJ

Farnham Town Council objects to the replacement of the garden wall for a fence to the front of the property in the Conservation Area covered by Farnham

Neighbourhood Plan Policy FNP6. Farnham Town Council has no objections to the extensions and alterations to the rear of the property subject to the application being compliant with the Farnham Design Statement and Farnham Neighbourhood Plan Policy FNPI6.

WA/2019/0777 Farnham Wrecclesham and Rowledge Louise Fuller

Erection of extensions and alterations to elevations and associated works.

31 HIGH STREET, ROWLEDGE GU10 4BT

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 of the neighbours' amenity.

WA/2019/0805 Farnham Wrecclesham and Rowledge Philippa Staddon

Erection of single storey extension; removal of chimney and alterations to fenestration.

1 BEALES LANE, FARNHAM GU10 4PY

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 of the neighbours' amenity.

WA/2019/0838 Farnham Wrecclesham and Rowledge Graham Speller

Erection of two storey extension and single storey porch.

20 COLESON HILL ROAD, WRECCLESHAM GU10 4QQ

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

5. 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 Rear Of 15 Crondall Lane, Farnham

PLANNING INSPECTORATE REFERENCE: APP/R3650/W/18/3212580

PLANNING INSPECTORATE APPEAL START DATE: 30/05/2019

APPLICANT: Mrs Philly Hook

Deferred for comment to Planning & Licensing Consultative Group meeting on 1 July to allow for update.

6. Waverley Borough Council Street Naming Applications

Runnymede Homes has consulted Farnham Town Council directly, prior to submitting a formal application to Waverley Borough Council on the naming of a small development on Gardeners Hill Road, Farnham. It would be useful to establish the new road name (and possibly 3 house names) at an early stage.

The land was formerly part of Pendragon Hall, 13 Gardeners Hill Road. It is an undulating area of land, covered in grass, with 5 protected oak trees toward the south eastern boundary.

Councillors to submit suggestions to Jenny de Quervain to send to Runnymede Homes.

7. Date of next meeting

1st July 2019

The meeting ended at 11.28 am

Notes written by Jenny de Quervain