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Subject: Planning App. ZC23/02895/FUL manor cottage shaw lane farnham

Attachments:

Farnham Parish Meeting wish to object to this planning application. The land in question is one of the 3 former orchards identified in the Farnham Conservation Area Character Appraisal. The importance of these open spaces set in the context in the village is highlighted in the appraisal. It is of relevance to examine the other 2 former orchards to assist in determining this application. The site to the north of Farnham Hall has a planning history. An application was lodged for 5 dwellings in 2018. App.no. 18/02291/FUL History indicted previous unsuccessful applications. The applicants referred to a failed application in the 1960s. On behalf of Farnham P.M. on that occasion I was unable to trace that application I did find an application in 1982 which was refused and that refusal was upheld by The Planning Inspectorate in 1983. Their was then an application include the site as suitable for housing for inclusion . The Authority considered that the site was NOT SUITABLE for allocation in the Harrogate plan. The 2018 application generated a deal of opposition. Farnham P.M. submitted 2 documents . The officer is referred to those observations. Of much importance was a submission from Historic England dated 3 August 2018 having been invited by the authority to advise. If I may refer to the summary as it highlights the major issue in that application and in the view of the P.M. to the instant application The development will cause harm to the setting and significance of the Conservation Areas designated heritage asset. It would also fail to preserve or enhance the character or appearance of the Conservation Area. Historic England therefore has concerns about the application on heritage grounds. We wish to highlight that if minded to accept the proposal it will be necessary to ensure there is a clear and convincing justification: for the harm and that in reaching your decision the public benefits have been weighed against the harm as required by paras 194 and 196 of the NPPF 2018 It is of note that the application was withdrawn within a couple of days of the H.E. submission. The P.M. suggests that if not withdrawn the application would probably have been refused. The other old orchard site to the east of The Old Crown has been subject to a recent pre application enquiry dated 27 March 2020 reference 20/01164/PREMI The response dated 27 April from Aimee Mckenzie concluded it is considered given the importance of this open area to the character of the Conservation Area the proposal of residential dwellings on this site would not receive officers support . Given the importance of this site to the setting of the Conservation Area no suggestions on amendments to the scheme are recommended . As it is considered that any development on this site of this proposed nature would not receive officer support The P. M. say that the considerations referred to in relation to the 2 other orchard sites are very much relevant to this application. The site in question is accepted by the applicants as being a former orchard falling within the Conservation Area. The proposal for a large detached dwelling will have a huge negative impact upon this open space and the village as a whole. Because of the elevated site the proposed roofline will be dominating. The roofline of the existing Manor Court properties are clearly observable from the higher part of the village at Folly Hill and in the lower part of the village from Beech Close and Farnham Hall. The proposed roofline will stand one story higher than the existing rooflines. The dwelling will be clearly observable from the village green the focal point of the village. Prior to this application the applicants have removed a number of trees which is clearly demonstrated by the aerial photo of the site in their build statement. They now propose that new planting will assist in obscuring the dwelling from Shaw Lane. That is clearly nonsense as is the suggestion that as 80% of the site will still be open. The P.M. suggests that the only benefit to this application is to the applicants. We suggest that the proposal does nothing to preserve or enhance this important open site on the contrary it would destroy it. The P.M. submits that to allow this application would be perverse given the history and close similarity of the other 2 open sites and potentially lead to further applications concerning them. Michael Taylor on behalf of Farnham Parish Meeting