



# FARNHAM TOWN COUNCIL

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## Notes

### Planning & Licensing Consultative Working Group

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#### Time and date

11.00 am on Monday 19th June, 2023

#### Place

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

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#### Planning & Licensing Consultative Working Group Members Present:

Councillor Andrew Laughton (Lead Member)  
Councillor Tony Fairclough  
Councillor George Hesse  
Councillor Brodie Mauluka  
Councillor Mark Merryweather  
Councillor George Murray  
Councillor Graham White  
Councillor Tim Woodhouse  
Councillor Alan Earwaker (Ex-Officio)

Officers: Jenny de Quervain

#### 1. Apologies for Absence

None were received.

#### 2. Disclosure of Interests

Councillor Fairclough asked that it be noted that Brightwells is within his WBC Portfolio.

On licensing matters, Councillor Murray asked that it be noted he has a non-pecuniary interest as a Farnham Licensee, and also is the Vice Chair of Waverley Licensing Committee.

#### 3. Applications Considered for Key/Larger Developments

##### **Farnham Castle**

**WA/2023/01185 Farnham Castle**

Officer: Michael Eastham

DI 8-9a, D14 10-13, D6 14-24, D4A & D8 RU6-RU8 BRIGHTWELLS REGENERATION SCHEME, EAST STREET, FARNHAM

Construction of shopfronts in relation to details required for Condition 10 of planning permission WA/2016/0268.

**No comment.**

**WA/2023/01211 Farnham Castle**

Officer: Philippa Smyth

LAND AT FARNHAM RETAIL PARK, GUILDFORD ROAD, FARNHAM GU9 9QJ

Erection of single-storey building for use as a drive-thru coffee shop together with landscaping and associated works.

**Farnham Town Council notes that this application is a similar scheme to that withdrawn in 2021 under WA/2021/01271.**

**Farnham Town Council strongly objects to the proposed erection of a building to provide a drive-thru coffee shop on the northwest corner of Farnham Retail Park.**

**The application is promoting the brownfield site of twenty-eight car parking spaces as a sustainable location, yet it is mainly offering 'drive-thru' facilities for vehicle use.**

**Guildford Road is being declassified and HGV access to the town centre limited as part of the Farnham Infrastructure Programme, with the promotion of active travel, walking and cycling, reducing car use being its main objective. This application is contrary to these objectives and to those of Surrey County Council, Waverley Borough Council and central government in responding to a Climate Emergency and the reduction of carbon emissions.**

**The access to the retail park is inadequate for the frequency of vehicles using a drive-thru coffee shop. This is a congested area with multiple businesses using the same entrance/exit. This section of Guildford Road also services Surrey County Council's recycling centre, a 60+ bedroom hotel and restaurant and other industrial, business and retail units. The area regularly has queuing vehicles back on to the Shepherd and Flock roundabout to the east and to the traffic lights to the west. The highway is narrow and does not have space for a filter lane to avoid adding to this queuing traffic. This application is in conflict with Farnham Neighbourhood Plan policy FNP30 f) as the development proposes adding to traffic congestion in the town.**

**The site is located 300m from the Farnham Air Quality Management Area, the increased vehicle movement is unacceptable and will add to pollution with queuing vehicles. This section of the road is within a built-up area approaching the town centre. It is a narrow roadway with on-street parking within 100m of the site, leaving a single-lane carriageway.**

**Pedestrian access is limited to the retail park. The proposal include 'a new pedestrian access to the east' – this may be the addition of zebra crossings in the car park or the reduction is grass verge shown to the north with additional dropped kerbs and tactile pavement? The pedestrian access outside of the site is to the existing stepped access on the northwest corner limiting disability access. Cycle access to the site has not been improved though five cycle stands have been included in the proposed scheme.**

**The proposal reduces the landscape buffers to the frontage, including part of the grass verge, re-routing the pedestrian access where areas are currently planted and**

the removal and replacement of five ornamental trees for native species. This is not compliant with the Climate Change and Sustainability SPD, the proposal appears to remove more green boundary than it is introducing with no biodiversity net gain to the site.

The proposal will not have a positive impact on residential amenity in Guildford Road especially with the increase of vehicle movements. The development will result in more light, noise and air pollution and increased litter within the vicinity and beyond.

This scheme is more suited to an out of town location where vehicle use is necessary, not edge of town centre location introducing more vehicle movements and congestion.

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.

#### 4. Applications Considered

##### **Farnham Bourne**

###### **CA/2023/01283 FARNHAM BOURNE**

Officer: Theo Dyer

KENDAL COTTAGE, 14 OLD CHURCH LANE, FARNHAM GU9 8HQ  
GREAT AUSTINS 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. In response to a climate emergency, it is vital to retain green infrastructure in line with LPP1 policy CCI Climate Change, NE1 Biodiversity and Geological Conservation and NE2 Green and Blue Infrastructure. Though more relevant to hedge cutting, the bird nesting season is generally March to August – checking for active nests is essential, prior to cutting and pruning during this period.**

###### **CA/2023/01284 FARNHAM BOURNE**

Officer: Theo Dyer

GARDEN COTTAGE, 3 GREENHILL ROAD, FARNHAM GU9 8JN  
GREAT AUSTINS CONSERVATION AREA WORKS TO AND REMOVAL OF TREES

**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, NE1 Biodiversity and Geological Conservation and NE2 Green and Blue Infrastructure, replanting is necessary with suitable species in an appropriate location. Though more relevant to hedge cutting, the bird nesting**

season is generally March to August – checking for active nests is essential, prior to cutting and pruning during this period.

**NMA/2023/01251 Farnham Bourne**

Officer: Michael Eastham

33 AVELEY LANE, FARNHAM GU9 8PR

Amendment to WA/2023/00101 to increase roof pitch from 27 to 35 degrees which in turn increases the maximum ridge height by 850mm

**If acceptable as non-material, Farnham Town Council has no objection to change to roof pitch.**

**TM/2023/01187 Farnham Bourne**

Officer: Theo Dyer

KIRKSTONE, 11 DOUGLAS GROVE, LOWER BOURNE, FARNHAM GU10 3HP

APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 50/99

**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.**

**Though more relevant to hedge cutting, the bird nesting season is generally March to August – checking for active nests is essential, prior to cutting and pruning during this period.**

Amendments received

**Main house: remove second floor and dormers and reduce ridge height by 1m.**

**Garage: reduce height by 0.5m, reduce length by 1.4m and move 2m close to the main house.**

**WA/2022/02720 Farnham Bourne**

Officer: Laura Kitson

4 FRENHAM VALE, LOWER BOURNE, FARNHAM GU10 3HN

Erection of extensions and alterations to existing bungalow to provide a two storey dwelling following demolition of existing garage; erection of detached garage.

**Farnham Town Council notes the reduction in height with the removal of the second floor from the dwelling. The garage, although moved closer to the dwelling, is still not compliant with Residential Extensions SPD. Farnham Town Council raises objection to this application unless the extensions and alterations are confirmed compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNPI6 Extensions, Residential Extensions SPD and LPP1 policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction, LPP2 policy DM5 Safeguarding Amenity and Climate Change and Sustainability SPD.**

**WA/2023/01189 Farnham Bourne**

Officer: Dana Nickson

THORNFIELD, 2 SWINGATE ROAD, FARNHAM GU9 8JJ

Application under section 73 to vary condition 1 of WA/2020/1691 (approved plans) to allow alterations to design and alterations to fenestration.

**No comments.**

**WA/2023/01231 Farnham Bourne**

Officer: Sam Wallis

SPINDLEWOOD, 11B GREAT AUSTINS, FARNHAM GU9 8JQ

Erection of extensions and alterations together with alterations to detached garage to provide habitable accommodation.

**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, 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 and Farnham Neighbourhood Plan policy FNP5 Great Austins Conservation Area and its setting.**

#### **WA/2023/01242 Farnham Bourne**

Officer: Matt Ayscough

MAVINS COURT, 4 GREENHILL ROAD, FARNHAM GU9 8JN

Creation of vehicular access with associated landscaping and erection of entrance gates and piers.

**Farnham Town Council raises objection unless the new entrance is confirmed compliant with Farnham Neighbourhood Plan policy FNP5 Great Austins Conservation Area and its setting, FNP8 South Farnham Arcadian Areas and Surrey Highways has no objection to the location of the proposed additional entrance and the relocation of the streetlight.**

#### **WA/2023/01244 Farnham Bourne**

Officer: Sam Wallis

SUNGLEN, 5A DENE LANE, LOWER BOURNE, FARNHAM GU10 3PW

Erection of extensions and alterations.

**Farnham Town Council raises objection to this application unless the extensions and alterations are confirmed compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNP16 Extensions, Residential Extensions SPD and LPPI policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction and Climate Change and Sustainability SPD.**

#### **Farnham Castle**

#### **WA/2023/01209 Farnham Castle**

Officer: Sam Wallis

6 TOWN HALL BUILDINGS, THE BOROUGH, FARNHAM GU9 7ND

Listed Building Consent to remove internal staircase between ground and first floor and works to separate the 2 floors.

**Farnham Town Council raises objection to this application unless the alterations to this Grade II Listed building are approved by the Heritage Officer.**

#### **WA/2023/01210 Farnham Castle**

Officer: Omar Sharif

62 CASTLE STREET, FARNHAM GU9 7LN

Use of an existing ancillary building as an independent residential dwelling with extensions and alterations and associated landscaping.

**Certificate of lawfulness under Section 192 for the outbuilding's use as ancillary accommodation was granted on 4 February 2022. This application is to use the outbuilding as a separate dwelling. The Heritage Officer must be consulted.**

**Farnham Town Council raises objection to this application unless the extensions and alterations are confirmed compliant with the Farnham Design Statement, Farnham**

**Neighbourhood Plan policy FNPI New Development and Conservation, FNP2 Town Centre Conservation Area and its setting, FNPI6 Extensions, Residential Extensions SPD and LPP1 policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction, LPP2 policy DM5 Safeguarding Amenity and Climate Change and Sustainability SPD.**

**WA/2023/01212 Farnham Castle**

Officer: Simon Brooksbank  
104A WEST STREET, FARNHAM GU9 7EN

Alterations to elevations.

**The Heritage Officer must be consulted. Farnham Town Council raises objection to this application unless the alterations are confirmed compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNP2 Town Centre Conservation Area and its setting and LPP1 policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction and Climate Change and Sustainability SPD and LPP2 policy DM5 Safeguarding Amenity.**

**WA/2023/01214 Farnham Castle**

Officer: Simon Brooksbank  
104A WEST STREET, FARNHAM GU9 7EN

Listed Building Consent for internal and external alterations.

**The Heritage Officer must be consulted. Farnham Town Council raises objection to this application unless the alterations are confirmed compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNP2 Town Centre Conservation Area and its setting and LPP1 policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction and Climate Change and Sustainability SPD and LPP2 policy DM5 Safeguarding Amenity.**

**WA/2023/01219 Farnham Castle**

Officer: Matt Ayscough  
5 PARK ROAD, FARNHAM GU9 9QN

Certificate of Lawfulness under Section 192 for dormer extensions and alterations to roof space to provide additional habitable accommodation.

**No comment.**

**WA/2023/01221 Farnham Castle**

Officer: Anna Whitty  
22 OSBORN ROAD, FARNHAM GU9 9QT

Alterations to attached garage to provide habitable accommodation.

**Farnham Town Council raises objection to this application unless the alterations are confirmed compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNP16 Extensions, Residential Extensions SPD and LPP1 policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction and Climate Change and Sustainability SPD.**

**WA/2023/01236 Farnham Castle**

Officer: Omar Sharif  
COTE RESTAURANTS, 25-26 LION AND LAMB YARD, FARNHAM GU9 7LL

Application for advertisement consent to display 2 illuminated fascia signs and 1 illuminated projecting sign.

**Farnham Town Council has no objection to externally illuminated signs being compliant with Farnham Neighbourhood Plan policy FNP3 Shop Fronts within the Farnham Town Centre Conservation Area and its setting and FNP4 Advertisement Control.**

**WA/2023/01247 Farnham Castle**

Officer: Omar Sharif

62 CASTLE STREET, FARNHAM GU9 7LN

Listed Building Consent for use of an existing ancillary building as an independent dwelling with extensions, alterations and associated landscaping.

**Certificate of lawfulness under Section 192 for the outbuilding's use as ancillary accommodation was granted on 4 February 2022. This application is to use the outbuilding as a separate dwelling. The Heritage Officer must be consulted.**

**Farnham Town Council raises objection to this application unless the extensions and alterations are confirmed compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNP2 Town Centre Conservation Area and its setting, FNPI6 Extensions, Residential Extensions SPD and LPP1 policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction, LPP2 policy DM5 Safeguarding Amenity and Climate Change and Sustainability SPD.**

**WA/2023/01262 Farnham Castle**

Officer: Sam Wallis

FARNHAM CRICKET CLUB, FOLLY HILL, FARNHAM GU9 0AU

Application under Section 73a to vary Condition 2 of WA/2021/02425 (siting of a storage container for a temporary period which expires on 23/10/2023) to allow for temporary siting of the container for a further two years.

**The storage container is located in the vicinity of Farnham Castle, a Scheduled Ancient Monument, and the Grade I Listed Outer Curtain Wall.**

**Farnham Town Council notes that permission for the siting of a temporary storage container goes back to 23 October 2015 with WA/2015/1735 being granted permission. Since this time the Club has submitted periodic extensions now amounting to 10 years with this application. It is hoped that with permission now granted for improvements to the clubhouse and some funding secured, the temporary siting of a storage container will be limited to two years and progress will be made on the long-planned new facilities with storage included.**

**Farnham Firgrove (FTC Shortheath & Firgrove)**

**NMA/2023/01246 Farnham Firgrove**

Officer: Omar Sharif

54 UPPER WAY, FARNHAM GU9 8RF

Amendment to WA/2020/1684 to alter the pitched roof to flat green roof.

**If acceptable as non-material, Farnham Town Council has no objection to change of roof on the garden building.**

**WA/2023/01218 Farnham Firgrove**

Officer: Matt Ayscough

32 ST GEORGES ROAD, FARNHAM GU9 8NB

Erection of single storey extension.

**Farnham Town Council raises objection to this application unless the extension is confirmed compliant with the Farnham Design Statement, Farnham**

**Neighbourhood Plan policy FNPI New Development and Conservation, FNPI6 Extensions, Residential Extensions SPD and LPP1 policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction, Climate Change and Sustainability SPD and LPP2 policy DM5 Safeguarding Amenity - has no negative impact on the neighbour's amenity at no. 34 due to the length and vicinity of the extension.**

**WA/2023/01277 Farnham Firgrove**

Officer: Matthew Roberts

2 LITTLE GREEN LANE, FARNHAM GU9 8TE

Erection of a garage and workshop with storage above following demolition of existing garage and store.

**Farnham Town Council raises objection to this application unless the proposed garage and workshop with storage above is confirmed compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNPI6 Extensions, Residential Extensions SPD and LPP1 policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction, Climate Change and Sustainability SPD.**

**Farnham Heath End**

**WA/2023/01239 Farnham Heath End**

Officer: Matt Ayscough

18 HOPE LANE, FARNHAM GU9 0HZ

Erection of a single storey extension including alterations to roof.

**Farnham Town Council raises objection to this application unless the extension and alterations confirmed compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNPI6 Extensions, Residential Extensions SPD and LPP1 policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction, Climate Change and Sustainability SPD and LPP2 policy DM5 Safeguarding Amenity - has no negative impact on the neighbour's amenity at no. 20 due to the height and vicinity of the extension.**

**WA/2023/01245 Farnham Heath End**

Officer: Sam Wallis

72A UPPER HALE ROAD, FARNHAM GU9 0NZ

Erection of extensions and alterations following demolition of existing detached garage.

**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, 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 Moor Park (FTC Badshot Lea and Moor Park)**

**WA/2023/01196 Farnham Moor Park**

Officer: Matt Ayscough

STAR LODGE, 32 COMPTON WAY, FARNHAM GU10 1QU

Erection of two storey outbuilding with garage and workshop at ground level and ancillary accommodation above with glass balustrade balcony.

**Farnham Town Council raises objection to this application unless the outbuilding with garage and ancillary accommodation 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. Character must be considered against Farnham Design Statement guidelines and Farnham Neighbourhood Plan policy FNP8 South Farnham Arcadian Areas.**

**WA/2023/01305 Farnham Moor Park**

Officer: Sam Wallis

THE SPINNEY, 17 CROOKSBURY ROAD, FARNHAM GU10 1QB

Erection of extensions and alterations.

**This application is a resubmission of refused WA/2020/0731, reducing the size of the extensions, adding a pitched roof rather than flat and removing the 1.8m boundary wall from the scheme (a 1m high boundary wall was granted as permitted development through a Section 192 Certificate of Lawfulness WA/2021/02688).**

**Farnham Town Council notes that the inappropriate 1.8m boundary wall has been removed from the proposals along with a reduction in size of the proposed extensions and more appropriate design to fit with the character of the location covered by Farnham Neighbourhood Plan policy FNP8 South Farnham Arcadian Areas, FNPI0 Protect and Enhance the Countryside, LPP1 policy RE2 Green Belt and RE3 Landscape Character AONB and AGLV. Farnham Town Council has no objections provided that the extensions and alterations must also be compliant with the Farnham Design Statement, 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.**

**Farnham North West**

**WA/2023/01197 Farnham North West**

Officer: Matt Ayscough

11 HAZELL ROAD, FARNHAM GU9 7BW

Certificate of Lawfulness under Section 192 for hip to gable and dormer extensions to provide habitable accommodation in roof space with installation of rooflights.

**No comment.**

**WA/2023/01286 Farnham North West**

Officer: Dana Nickson

28 WAYNFLETE LANE, FARNHAM GU9 7BH

Certificate of lawfulness under section 192 for dormer extension and alterations to roof space to provide additional habitable accommodation.

**Farnham Town Council notes that the dormer extension appears too high against the ridgeline. Clarification must be sought to ensure that the application is acceptable as permitted development.**

**WA/2023/01289 Farnham North West**

Officer: Omar Sharif

AVALON COTTAGE, ALTON ROAD, FARNHAM GU10 5ER

Erection of a dwelling and associated works following demolition of existing dwelling and garage (alternative scheme).

**Farnham Town Council notes that this application represents an alternative scheme to the proposed new dwelling in WA/2023/01295.**

**Farnham Town Council raising objection to this application unless the proposed new dwelling is confirmed compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNP10 Protect and Enhance the Countryside, LPP1 policy TDI Townscape and Design, RE2 Green Belt and RE3 Landscape Character AGLV, CCI Climate Change and CC2 Sustainable Construction, LPP2 policy DMI Environmental Implications of Development, DM2 Energy Efficiency, DM3 Water Supply and Wastewater Infrastructure, DM4 Quality Places through Design and Climate Change and Sustainability SPD.**

**WA/2023/01295 Farnham North West**

Officer: Gillian Fensome

AVALON COTTAGE, ALTON ROAD, FARNHAM GU10 5ER

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

**Farnham Town Council notes that an alternative scheme to this proposed new dwelling has been submitted under WA/2023/01289.**

**Farnham Town Council raising objection to this application unless the proposed new dwelling is confirmed compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNP10 Protect and Enhance the Countryside, LPP1 policy TDI Townscape and Design, RE2 Green Belt and RE3 Landscape Character AGLV, CCI Climate Change and CC2 Sustainable Construction, LPP2 policy DMI Environmental Implications of Development, DM2 Energy Efficiency, DM3 Water Supply and Wastewater Infrastructure, DM4 Quality Places through Design and Climate Change and Sustainability SPD.**

**Farnham Rowledge (FTC Wrecclesham & Rowledge)**

**CA/2023/01313 Farnham Rowledge**

Officer: Theo Dyer

25 THE STREET, WRECCLESHAM, FARNHAM GU10 4PP

WRECCLESHAM CONSERVATION AREA REMOVAL OF TREES

**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, NE1 Biodiversity and Geological Conservation and NE2 Green and Blue Infrastructure. Though more relevant to hedge cutting, the bird nesting season is generally March to August – checking for active nests is essential, prior to cutting and pruning during this period.**

**TM/2023/01254 Farnham Rowledge**

Officer: Theo Dyer

BAKER OATS DRIVE, FARNHAM GU10 4DT

APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 05/18

**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, NE1 Biodiversity and Geological Conservation and NE2 Green and Blue Infrastructure. Though more relevant to hedge cutting, the bird nesting season is generally March to August – checking for active nests is essential, prior to cutting and pruning during this period.**

**WA/2023/01207 Farnham Rowledge**

Officer: Dana Nickson

2 RECREATION ROAD, ROWLEDGE, FARNHAM GU10 4BN

Erection of extensions and alterations following demolition of garage, carport and chimney stack.

**Farnham Town Council raises objection to this application unless the extensions and alterations confirmed compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNPI6 Extensions, Residential Extensions SPD and LPP1 policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction, Climate Change and Sustainability SPD and LPP2 policy DM5 Safeguarding Amenity - has no negative impact on the neighbour's amenity at no. 2 Cherry Tree Road due to the height and vicinity of the extension.**

**WA/2023/01224 Farnham Rowledge**

Officer: Matthew Roberts

FERNBRAE LODGE, THE LONG ROAD, ROWLEDGE, FARNHAM GU10 4EB

Certificate of Lawfulness under Section 192 for erection of an outbuilding.

**No comment.**

**WA/2023/01226 Farnham Rowledge**

Officer: Matthew Roberts

28 THE COPSE, ROWLEDGE, FARNHAM GU10 4BH

Certificate of Lawfulness under Section 192 for erection of a single storey rear extension with rooflight.

**No comment.**

**WA/2023/01264 Farnham Rowledge**

Officer: Michael Eastham

51 RIVERDALE, WRECCLESHAM, FARNHAM GU10 4PJ

Erection of an attached dwelling.

**Farnham Town Council raises objection to this application unless the proposed new dwelling is confirmed compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNPI5 Small Scale Dwellings, LPP1 policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction, Climate Change and Sustainability SPD and LPP2 policy DM5 Safeguarding Amenity; considering the amenity of the host dwelling, and the future occupants of the new dwelling, is not negatively impacted with being a constrained site. Parking spaces available for both dwellings must be compliant with Parking Guidelines SPD.**

**WA/2023/01269 Farnham Rowledge**

Officer: Sam Wallis

23 BOUNDSTONE ROAD, WRECCLESHAM, FARNHAM GU10 4TW

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

**Farnham Town Council regrets the loss of another single storey dwelling.**

**Extensions and alterations are confirmed compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNPI6 Extensions, Residential Extensions SPD and LPP1 policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction, LPP2 policy DM5 Safeguarding Amenity and Climate Change and Sustainability SPD.**

**WA/2023/01302 Farnham Rowledge**

Officer: Anna Whitty

18 POTTERY LANE, WRECCLESHAM, FARNHAM GU10 4QJ

Erection of extensions and alterations.

**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, 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 Weybourne**

#### **PRA/2023/01180 Farnham Weybourne**

Officer: Dana Nickson

40 KNIGHTS ROAD, FARNHAM GU9 9DA

Erection of a single storey rear extension which would extend 6 m beyond the rear wall of the original house for which the height would be 3 m and for which the height of the eaves would be 3m.

**Farnham Town Council notes that the proposed extension is on the boundary with no. 38. Notice of this application must be made available for the neighbour to see due to the length of the proposed extension.**

#### **WA/2023/01241 Farnham Weybourne**

Officer: Matt Ayscough

57 BARTLETT AVENUE, FARNHAM GU9 9GD

Erection of a single storey extension and additional window at first floor.

**Farnham Town Council raises objection to this application unless the extensions and alterations are confirmed compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNP16 Extensions, Residential Extensions SPD, LPPI policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction and Climate Change and Sustainability SPD.**

#### **WA/2023/01310 Farnham Weybourne**

Officer: Omar Sharif

14 WENTWORTH CLOSE, FARNHAM GU9 9HH

Installation of air source heat pump.

Note. Corner plot and located on wall away from neighbour's boundary.

**No comment.**

## **5. Appeals Considered**

Planning Inspectorate Reference: APP/R3650/W/23/3317175

#### **WA/2021/03198 Farnham Wrecclesham and Rowledge**

Officer: Philippa Smyth

THE GRANARY, WRECCLESHAM HILL, WRECCLESHAM FARNHAM GU10 4JS

Erection of a new dwelling (as amended by plans received 08/07/22 and amplified by ecology information received 24/10/2022).

Appellant's Name: Mr & Mrs Dutton

The appeal will be determined on the basis of **Written Representations** followed by a site visit by

the inspector. The procedure to be followed is set out in the Town and Country Planning (Appeals)

(Written Representations Procedure) (England) Regulations 2009, as amended.

Representation submitted via the PINS portal <https://acp.planninginspectorate.gov.uk> using reference 3317175.

**WA/2021/03198 Farnham Wrecclesham and Rowledge**

Officer: Philippa Smyth

THE GRANARY, WRECCLESHAM HILL, WRECCLESHAM FARNHAM GU10 4JS

Erection of a new dwelling.

**Amendments received.** Amended plans have been submitted which have proposed minor amendments to the dwelling design and have sited the dwelling a further metre away from the south-western boundary.

Farnham Town Council strongly objects to the proposed development in this location, adjusting the proposed dwelling's location 'a further metre away' will not lessen the impact on the setting of the Ancient and Semi Natural Woodland (ASNW). Farnham Town Council maintains its previous objections and clarification is still outstanding about application WA/2021/02992 from both Farnham Town Council and the Forestry Commission.

A second application is still pending for the erection of a new two storey residential dwelling under WA/2021/02992 at this location.

Previous application WA/2018/1777 for a similar scheme was withdrawn and another application WA/2019/1163 was refused in May 2020.

WA/2019/0439 for a Certificate of Lawfulness under Section 192 for erection of a 'domestic outbuilding' was granted lawful in April 2019 and is being used suggested as a reason for granting permission for a dwelling in the same location with this as a 'fallback' option. This is not the same as a separate dwelling.

Farnham Town Council strongly objects to the proposed two storey dwelling outside of the Built-up Area Boundary, not being compliant with Farnham Neighbourhood Plan policy FNPI Design of New Development and Conservation and FNPI10 Protect and Enhance the Countryside and having a negative impact of the setting of the Ancient and Semi Natural Woodland (ASNW) and a detrimental effect on biodiversity and character of the site. It is likely the development will lead to the loss or deterioration of the ancient woodland within the redline with 'garden creep', as termed by the Forestry Commission.

The Forestry Commission has commented on WA/2021/02992 and is now seeking clarification of whether this is the same or a duplication application. They have raised several concerns about the false statements made within documentation, these inaccuracies must be addressed. Building within the ancient woodland buffer and felling trees within a woodland Tree Preservation Order is unacceptable.

**WBC Planning Officer's conclusion to refuse:**

**19. Conclusion**

The Council does not have a 5-year housing land supply (4.9 years' worth). On this basis, paragraph 11(d) of the NPPF is engaged and the presumption in favour of sustainable development applies. Planning permission should be granted "unless the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or any

adverse impacts of doing so would significantly and demonstrably outweighs the benefits". There is a clear reason for refusing this proposal given the potential impact on irreplaceable habitats (ancient woodland). The proposal would also provide a substandard level of accommodation for future occupiers. In line with paragraph 11(d) of the NPPF, the potential impact of the proposal would significantly and demonstrably outweighs the benefits of the scheme being the provision of 1 market residential unit. On this basis, the Council would recommend that planning permission be refused.

## 6. Licensing Applications Considered

### New application

Reel Farnham

Ground, First, Second and Third Floor Commercial Unit, 8 Old Market Place, Farnham

Reel Cinemas Ltd

Farnham Town Council contacted the Agent as advised by Waverley Borough Council to clarify some points within the application.

### **Agent's response to the new Cinema Premises Licence for the proposed Reel Cinema:**

The application is for Reel cinema at Farnham which is due to open late 2023 at Old Market Place. It will be a state of the art cinema with five standard screens and a Luxury "Reel Lounge" with signature sofas. The cinema will show all the latest film and event releases and, as with all Reel Cinemas will be competitively priced for all the family to enjoy.

Reel Cinemas is the UK's leading nationwide independent cinema chain with sites across England and Wales. The currently business operates 15 cinemas and is currently in development with three new sites including Farnham.

The hours specified within the Premises Licence application are reflective of the hours and activities applied for across the Reel cinema estate. The provision of films is clearly the primary licensable activity to be undertaken at the premises with other activities being ancillary to that function.

The premises will not open 24 hours every day, however the breadth of the hours applied for is to enable the business to have flexibility to provide late night showings, premiers and other themed/showings and events at different times throughout the year. By way of example on occasions the business may have films opening at 00:01 hours for a preview show like for a James Bond film etc.

The element of the application in respect of late night refreshment is again for flexibility. It would mean that if there was an event after 23.00 hot food and beverages can be sold to customers. Indoor/outdoor ensures that if a customer was to purchase Late Night Refreshment on the way out of the premises to consume on their way home that would not be prohibited. Again, these activities are ancillary to the primary use of the premises as a Cinema.

The Town Councillors can be rest assured that this proposal is for a destination Cinema complex and the application for additional licensable activities is purely ancillary to that function.

Our client has no current intention for live sporting events such as football, boxing or otherwise to be shown at the premises. If there was particular demand for a specific sporting event of local or national interest to be streamed then this may be considered by the business on the specific circumstances but this would be an exception (this would of course not in itself be a licensable activity under the Licensing Act 2003). The business model however is to provide a quality family friendly venue for the exhibition of a wide range of feature films and the regular showing of sports would move away from this.

The provision of Indoor sporting events will not be a material offering at the premises. This is simply to enable small competitions to be played by customers between themselves e.g. Pool or other table top games which may be on offer in the main foyer. Technically the provision of such facilities probably does not fall within the requirements for Indoor Sporting Events but the inclusion of this activity within the licence application is simply belt and braces.

It is proposed that a small selection of alcoholic beverages will be available for sale on the premises, but this service will only be ancillary to the provision of films. Alcohol will be sold from the main food and beverage servery which will also offer soft drinks and typical cinema snacks such as popcorn and sweets etc. in addition a service may be made available to enable customers to have drinks delivered to their seats. Seating in the foyer area will be limited and the expectation is that the majority of customers purchasing alcohol will then take it with them to their seats in the relevant film Screen. Reel's intention is that alcohol will only be sold to person who are watching a film and there is no intention for the venue to operate a destination bar serving the general public, however people would not necessarily be prevented from having a drink whilst waiting for others already watching a film, but this would likely be an exception. Operating a destination bar is not consistent with Reel's proposed offering for the Cinema venue. Alcohol sales are expected to cease within 30 minutes of the last feature at which time the premises will also close.

**Farnham Town Council thanks the Agent for clarification on Reel's operation in Farnham.**

**Farnham Town Council objects to the proposed sale of alcohol until 02.30 being inconsistent with other establishments serving alcohol in the town, generally being licenced until 01.00 at the latest. Reel has the option of applying for up to twenty-five Temporary Event Notices per annum, more than adequate for the occasions where films open at 00.01. This will support the licensing objectives of the prevention of crime and disorder, ensuring public safety and the prevention of public nuisance.**

**Farnham Town Council objects to the proposed 'outdoor' late night refreshments between the hours of 23.00 and 05.00. It is felt that the taking away of hot food and beverages has the potential to cause public nuisance with customer consuming items in the public spaces of Brightwells Yard after 23.00, disturbing residents with overlooking the central area and the potential to create litter, also a nuisance, with refreshments being consumed on the way home.**

**Farnham Town Council notes that Boxing and Wrestling entertainments have not been applied for. Indoor sporting is proposed as pool or other tabletop games which may be on offer in the main foyer.**

**Farnham Town Council sought clarification on whether the bar is accessible to the public. It is noted 'that people would not necessarily be prevented from having a drink whilst waiting for others already watching a film, but this would likely be an exception'.**

**7. Surrey County Council Mineral, Waste, or Other Applications/Consultations**

There were none for this meeting.

**8. Public Speaking at Waverley's Planning Committee**

There were none for this meeting.

**9. Date of next meeting**

Monday 3<sup>rd</sup> July 2023 following a presentation by Turley and Gleeson at 9.30am. All Councillors are invited to attend.

The meeting ended at 1.03 pm

Notes written by Jenny de Quervain