



# FARNHAM TOWN COUNCIL

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## Notes

### Planning & Licensing Consultative Working Group

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#### Time and date

9.30 am on Monday 2nd October, 2023

#### Place

Council Chamber, 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 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

Apologies were received from Councillor Fairclough.

#### 2. Disclosure of Interests

Councillor Woodhouse declared a non pecuniary interest due to vicinity to WA/2023/02027 LAND CENTRED COORDINATES 484033 143924, FRENHAM VALE, LOWER BOURNE, FARNHAM and WA/2023/02072 LAND CENTRED COORDINATES 484052 143748, FRENHAM VALE, LOWER BOURNE, FARNHAM

Councillor Merryweather declared a non pecuniary interest to WA/2022/03025 LAND ADJOINING WEST FARM, TONGHAM ROAD, RUNFOLD, FARNHAM due to communications with local residents.

Officer declared a non pecuniary interest to WA/2023/02058 LAND OPPOSITE, 12 OLD PARK LANE, FARNHAM GU9 0AH due to vicinity. Officer left the meeting for Councillors to formulate comments.

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

#### **Farnham Bourne**

##### **WA/2023/02027 Farnham Bourne**

Officer: David Hung

LAND CENTRED COORDINATES 484033 143924, FRENHAM VALE, LOWER BOURNE, FARNHAM

Outline application with some matters reserved for the erection of 7 dwellings including associated access and parking.

**Farnham Town Council strongly objects to the proposed erection of seven dwellings including association access and parking. This application must be considered with WA/2023/02071 for the erection of a dwelling with access and associated works, together they facilitate the access for both proposed developments.**

This site is not an allocation in the Farnham Neighbourhood Plan, situated outside the built-up area boundary covered by policy FNPI0 Protect and Enhance the Countryside, which seeks to prevent inappropriate development and enhance the landscape value of the countryside (FNPI0e)). The site is bounded by policy FNP8 South Farnham Arcadian Areas in place to a) maintain the informal rural character and wooded appearance of the area; b) retain and reinforce trees and hedged boundaries important to the character of the area; c) demonstrates that the design, layout and siting of the proposals will not have any adverse effect upon the setting. These proposals will have a negative impact on the character and setting with the removal of trees and hedging and erode the ancient woodland buffer in a densely wooded area. Loss of trees and vegetation will also result in more flooding on the site and on Frensham Vale, especially surface water flooding which has not been adequately considered. The proposed materials and design are out of character, not compliant with the Farnham Design Statement (FDS) and policy FNPI a) design and boundary treatments; b) FDS guidance; d) does not respect the site; e) harmful rather than well integrated; f) increasing the risk of flooding on the site and access to it. Although individually designed contemporary dwellings have been referenced in this application, this proposal is for development built en masse.

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/2023/02071 Farnham Bourne**

Officer: Michael Eastham

LAND CENTRED COORDINATES 484052 143748, FRENHAM VALE, LOWER BOURNE, FARNHAM

Erection of a dwelling with access and associated works.

Farnham Town Council strongly objects to the proposed erection of a dwelling with access and associated works. This application must be considered with **WA/2023/02027**, together they facilitate further access for the proposed erection of seven dwellings including association access and parking.

This site is situated outside the built-up area boundary covered by policy **FNPI0 Protect and Enhance the Countryside**, which seeks to prevent inappropriate development and enhance the landscape value of the countryside (**FNPI0e**). The site is adjacent to policy **FNPI8 South Farnham Arcadian Areas** in place to a) maintain the informal rural character and wooded appearance of the area; b) retain and reinforce trees and hedged boundaries important to the character of the area; c) demonstrates that the design, layout and siting of the proposals will not have any adverse effect upon the setting. These proposals will have a negative impact on the character and setting with the removal of trees and hedging and erode the ancient woodland buffer in a densely wooded area. Loss of trees and vegetation will also result in more flooding on the site and on Frensham Vale, especially surface water flooding which has not been adequately considered. The proposed materials and design are out of character, not compliant with the Farnham Design Statement (**FDS**) and policy **FNPI a) design and boundary treatments; b) FDS guidance; d) does not respect the site; e) harmful rather than well integrated; f) increasing the risk of flooding on the site and access to it.**

#### **Farnham Firgrove**

##### **WA/2023/02044 Farnham Firgrove**

Officer: Simon Brooksbank

BRAMBLETON HALL, TALBOT ROAD, FARNHAM GU9 8RR

Application under Section 73 to remove Condition 6 of **WA/2022/02299** (installation of fast charge electric vehicle charging points).

**It is appreciated that the cost of fast charge electric vehicle charging points is prohibitive. Farnham Town Council would welcome future installation if funding became available.**

#### **Farnham Moor Park**

##### **WA/2023/02013 Farnham Moor Park (previously Weybourne and Badshot Lea)**

Officer: David Hung

LAND AT SUMMERFIELD COTTAGE, RUNFOLD ST GEORGE, BADSHOT LEA GU10 1PP

Application under Section 73 to vary condition 1 (approved plans) of **WA/2021/01405** to allow alteration to design of Plot 3.

**No comment.**

#### **Farnham Rowledge**

##### **WA/2023/02064 Farnham Rowledge**

Officer:

LAND CENTRED COORDINATES 482925 143443, SWITCHBACK LANE, ROWLEDGE, FARNHAM

Phased erection of 9 dwellings, new vehicular access and associated infrastructure.

**A similar scheme was allowed at appeal under **WA/2018/0669** with access through Mayfield.**

**Although this application forms part of an identified site in Farnham Neighbourhood Plan 2020, policy **FNPI4f) West of Switchback Lane, Rowledge, Farnham Town****

Council raises concern of the impact of the proposed layout on the existing culverts and watercourse in the northern part of the site. Insufficient information is included for the management of surface water drainage, improvements and maintenance, and a life-time plan, to satisfy the Lead Local Flood Authority. Question is also raised regarding out-of-date reports for arboriculture, ecology, and biodiversity. Extensive conditions will be needed for drainage, access and transport/construction management, arboriculture management and ensuring biodiversity net gain.

Further consultation will be required when updated information is provided by the applicant.

#### 4. Applications Considered

##### **Farnham Bourne**

###### **TM/2023/01986 Farnham Bourne**

Officer: Theo Dyer

GONG HILL DRIVE, LOWER BOURNE, FARNHAM GU10 3HG

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

**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, NE1 Biodiversity and Geological Conservation and NE2 Green and Blue Infrastructure.**

###### **TM/2023/01992 Farnham Bourne**

Officer: Theo Dyer

LATCHWOOD, 12 LATCHWOOD LANE, LOWER BOURNE, FARNHAM GU10 3HB

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

**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, NE1 Biodiversity and Geological Conservation and NE2 Green and Blue Infrastructure.**

###### **WA/2023/02017 Farnham Bourne**

Officer: Matt Ayscough

30 VICARAGE HILL, FARNHAM GU9 8HJ

Erection of extension and porch and alterations to elevations.

**No comment.**

###### **WA/2023/02032 Farnham Bourne**

Officer: Dana Nickson

FIRDALE HOUSE, 11 OLD FRENHAM ROAD, LOWER BOURNE, FARNHAM GU10 3PT

Installation of dormers and rooflights to provide additional habitable accommodation in roof space together with alterations to elevation (revision of WA/2023/01781).

**No comment.**

##### **Farnham Castle**

###### **CA/2023/01982 Farnham Castle**

Officer: Theo Dyer

38 RED LION LANE, FARNHAM GU9 7QN

FARNHAM CONSERVATION AREA WORKS TO TREE

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

**TM/2023/01990 Farnham Castle**

Officer: Theo Dyer

53 WEST STREET, FARNHAM GU9 7DX

APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER FAR98

**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.**

**WA/2023/01966 Farnham Castle**

Officer: Simon Brooksbank

75 CASTLE STREET, FARNHAM GU9 7LT

Listed Building Consent to remove external signage.

**No comment.**

**WA/2023/02041 Farnham Castle**

Officer: Simon Brooksbank

10 LION AND LAMB YARD, FARNHAM GU9 7LL

Advertisement consent (non-illuminated) for the display of 3 fascia signs and 1 hanging sign.

**No comment.**

**WA/2023/02042 Farnham Castle**

Officer: Simon Brooksbank

10 LION AND LAMB YARD, FARNHAM GU9 7LL

Alterations to shop front.

**No comment.**

**WA/2023/02057 Farnham Castle**

Officer: Nathaniel Soneye-Thomas

9 UPPER SOUTH VIEW, FARNHAM GU9 7JW

Certificate of Lawfulness under Section 191 for existing use to establish the application site has been used as a residential garden for a continuous period.

**No comment.**

**WA/2023/02059 Farnham Castle**

Officer: Matt Ayscough

22 OSBORN ROAD, FARNHAM GU9 9QT

Certificate of Lawfulness under Section 192 for erection of side and rear extensions, alterations to attached garage to provide habitable accommodation and alterations to fenestration.

**No comment.**

**WA/2023/02063 Farnham Castle**

Officer: Dana Nickson

16 ALLINGTON CLOSE, FARNHAM GU9 9EJ

Erection of single storey extension following demolition of conservatory.

**No comment.**

## **Farnham Firgrove**

### **WA/2023/02022 Farnham Firgrove**

Officer: Anna Whitty

4 GROVE END ROAD, FARNHAM GU9 8RD

Extension to rear terrace with office room below.

**No comment.**

## **Farnham Heath End**

### **WA/2023/02020 Farnham Heath End**

Officer: Simon Brooksbank

ALFREDS RESTAURANT & BAR, 9 BISHOPS ROAD, FARNHAM GU9 0JA

Change of use of part of the ground floor of The Alfred Public House from ancillary restaurant (use Class Sui Generis) to residential (use Class C3); alterations to elevations and associated works.

**Farnham Town Council would regret the loss of public space at The Alfred Free House. The public house is an important community facility and is very popular for both drinking and dining. It is appreciated that the current financial climate is difficult, and the family has additional needs. The proposals reduce the available facilities considerably and has the potential to leave The Alfred Free House financially unviable. Farnham Neighbourhood Plan policy FNP25 identifies the importance of public houses to the social fabric of the town. No equivalent facilities are available in the vicinity of The Alfred Free House.**

Councillor Woodhouse left the meeting at 11.00am.

## **Farnham Moor Park**

Amended plan and additional information received

### **WA/2022/03025 Farnham Moor Park**

Officer: Philippa Smyth/Alistair de Joux

LAND ADJOINING WEST FARM, TONGHAM ROAD, RUNFOLD, FARNHAM

Erection of 2 three bedroom detached dwellings and 2 detached single garages (revision of WA/2021/03002).

**Farnham Town Council notes that to reduce the suburbanising of the proposed development, this application proposes two barn-like dwellings and two barn-like garages compared to dismissed appeals of application WA/2021/03002 and WA/2018/1863. The amendments include repositioning plot 1, additional hedging and removing close boarded fencing.**

### **WA/2023/01973 Farnham Moor Park**

Officer: Anna Whitty

CHRISTMAS PIE BARN, TONGHAM ROAD, RUNFOLD, FARNHAM GU10 1PJ

Listed Building Consent for repair works to existing barn.

**No comment.**

### **WA/2023/02005 Farnham Moor Park**

Officer: Dana Nickson

58 BRIDGEFIELD, FARNHAM GU9 8AW

Certificate of Lawfulness under Section 192 for the erection of an extension and alteration to elevations following demolition of extension.

**No comment.**

**WA/2023/02067 Farnham Moor Park**

Officer: David Hung

10 PINE VIEW CLOSE, BADSHOT LEA, FARNHAM GU9 9JS

Erection of extensions and alterations to existing dwelling to create 1 additional dwelling following demolition of existing extension (revision of WA/2022/03151).

**Farnham Town Council maintains its objection to a proposed new dwelling in place of a first-floor extension, approved under WA/2022/01444, being overdevelopment. The personal use of an extension of the same household cannot be compared to a separate dwelling which will negatively impact the adjacent neighbours' amenity and that of future occupants of both the proposed dwelling and host dwelling.**

**Farnham North West****WA/2023/02030 Farnham North West**

Officer: Michael Eastham

11 OLD PARK LANE, FARNHAM GU9 0AJ

Erection of extensions and alterations.

**No comment.**

**WA/2023/02058 Farnham North West**

Officer: Anna Whitty

LAND OPPOSITE, 12 OLD PARK LANE, FARNHAM GU9 0AH

Erection of an extension and alterations to ancillary outbuilding to form a dwelling with associated garden and alterations to access.

**Farnham Town Council objects to the urbanising effect of extending an outbuilding to form a two-bedroom dwelling with driveway, parking and pathway in distinctive garden land to the south of Old Park Lane.**

**The proposed development will harm the local character of what is a unique enclave in a semi-rural location. The area is outside the built-up area boundary of Farnham Neighbourhood Plan subject to policy FNPI0 Protect and Enhance the Countryside and the Farnham Design Statement for North West Farnham. The garden is in an Area of Strategic Visual Important (ASVI). This is a local designation in place to address specific and local issues: 1. Where land is vulnerable to development pressure; 2. Where protection is essential due to strategic visual importance; 3. Where there are strong environmental reasons; 4. For the preservation of the character of the locality; 5. In order to prevent coalescence; 6. Where parcels of land are relatively small and open on the urban fringe.**

**Farnham Rowledge****CA/2023/01989 Farnham Rowledge**

Officer: Theo Dyer

4 QUENNELLS HILL, WRECCLESHAM, FARNHAM GU10 4ND

WRECCLESHAM CONSERVATION AREA WORKS TO AND REMOVAL OF 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 LPPI policy CCI Climate Change and NE2 Green and Blue Infrastructure.**

**TM/2023/02060 Farnham Rowledge**

Officer: Theo Dyer

5 GREYSTEAD PARK, WRECCLESHAM, FARNHAM GU10 4NB

APPLICATION FOR WORKS TO AND REMOVAL OF TREES SUBJECT OF TREE PRESERVATION ORDER 09/01

**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, NE1 Biodiversity and Geological Conservation and NE2 Green and Blue Infrastructure.**

**PRA/2023/01997 Farnham Rowledge**

Officer: Dana Nickson

HILLCREST, 15 SCHOOL HILL, WRECCLESHAM, FARNHAM GU10 4QD

Erection of a single storey rear extension which would extend 6m beyond rear wall of the original house for which the height would be 3 m and for which the height of the eaves would be 3.50m.

**No comment.**

**WA/2023/01956 Farnham Rowledge**

Officer: David Hung

28 THE COPSE, ROWLEDGE, FARNHAM GU10 4BH

Erection of single storey rear extension.

**No comment.**

Ward Councillor requested more time for review. Coming back to meeting on 16 October 2023.

**WA/2023/02043 Farnham Rowledge**

Officer: Alistair de Joux

48 WRECCLESHAM HILL, WRECCLESHAM, FARNHAM GU10 4JW

Erection of a dwelling with detached garage and associated works following demolition of existing dwelling and attached garage.

**Ward Councillor requested more time for review. Bring back to meeting on 16 October 2023.**

**Farnham Weybourne**

**WA/2023/01954 Farnham Weybourne**

Officer: Dana Nickson

NEW MYND, 6 HALE REEDS, FARNHAM GU9 9BN

Certificate of Lawfulness under Section 192 for alterations to roofspace to provide habitable accommodation including a rooflight and dormer.

**No comment.**

**WA/2023/02070 Farnham Weybourne**

Officer: Nathaniel Soneye-Thomas

LAND AT 8 NEWCOME ROAD, FARNHAM GU9 9DJ

Erection of detached dwelling and associated works; construction of a vehicular access and dropped kerb; demolition of single storey lean to on existing dwelling.

**Ward Councillor requested more time for review. Bring back to meeting on 16 October 2023.**

Councillor Loughton left the meeting at 12.00, Councillor White was nominated as chair for the remainder of the meeting by Councillor Murray and seconded by Councillor Mauluka.

**5. Appeals Considered**

It was agreed that Councillor Graham White, Joint Leader, would represent Farnham Town Council at the Appeal Hearing at The Burys, Godalming on Thursday 12 October 2023 for appeal:

**APP/R3650/W/23/3324112**

**WA/2021/02902 LAND REAR OF MONKTON HOUSE FORMERLY BINDON HOUSE, MONKTON LANE, FARNHAM**

**Outline application with all matters reserved except access for the erection of 56 dwellings (of which 40% are affordable - 23 dwellings)**

**Appellants Name: Tony Webber, Cove Construction Ltd**

**6. Licensing Applications Considered**

There were none for this meeting.

**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 16<sup>th</sup> October 2023 at 9.30am.

The meeting ended at 12.12 pm

Notes written by Jenny de Quervain