



FARNHAM TOWN COUNCIL

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Notes

Planning & Licensing Consultative Working Group

Time and date

9.30 am on Monday 22nd January, 2024

Place

Council Chamber, Farnham Town Council, South Street, Farnham GU9 7RN

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

Officers: Jenny de Quervain

1. Apologies for Absence

Apologies were received from Councillors Fairclough and Woodhouse.

2. Disclosure of Interests

Councillor Merryweather declared a non-pecuniary interest to WA/2024/00056 as he knows the applicant.

3. Applications Considered for Key/Larger Developments

Farnham Bourne

Amendments have been received

Amended and additional drawings

WA/2023/02273 Farnham Bourne

Officer: Alistair de Joux

BOURNE HALL, THE BOURNE HALL, VICARAGE HILL, FARNHAM GU9 8HG

Erection of four dwellings with associated parking and landscaping following demolition of existing building.

Farnham Town Council maintains its previous comments. A detailed Transport Management Plan and Construction Environment Management Plan is needed for this restrictive site. To minimise disruption, the limited parking spaces on Vicarage Hill must not be obstructed.

Farnham Castle

HRA/2024/00002 Farnham Castle

Officer: Dana Nickson

11 SOUTH STREET, FARNHAM GU9 7QX

Application under Regulation 77 of The Conservation of Habitats and Species Regulations 2017 for assessment of the proposal's effect on the integrity of the Special Protection site.

The application relates to PRA/2023/01814 General Permitted Development Order 2015, Schedule 2 Part 3 Class MA - Prior Notification Application for change of use from commercial, business and service (Use class E) to 7 dwellings (Use class C3).

No comment.

WA/2024/00040 Farnham Castle

Officer: Simon Brooksbank

75 CASTLE STREET, FARNHAM GU9 7LT

Installation of external CCTV and lighting.

Farnham Town Council notes that other residential accommodation is situated within the rear courtyard. Lighting must not have a negative impact on the residents of the adjacent dwellings. The CCTV must be limited to the area immediately around the building and courtyard and not have visibility into the adjacent dwellings.

WA/2024/00041 Farnham Castle

Officer: Simon Brooksbank

75 CASTLE STREET, FARNHAM GU9 7LT

Listed Building Consent for installation of external CCTV and lighting.

Farnham Town Council notes that other residential accommodation is situated within the rear courtyard. Lighting must not have a negative impact on the residents of the adjacent dwellings. The CCTV must be limited to the area immediately around the building and courtyard and not have visibility into the adjacent dwellings.

WA/2024/00077 Farnham Castle

Officer: Simon Brooksbank

75 CASTLE STREET, FARNHAM GU9 7LT

Application under Section 19 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to vary Condition 1 of WA/2022/02936 (approved plans) to allow for alterations to design.

No comment.

WA/2024/00078 Farnham Castle

Officer: Michael Eastham

UNIT RU05, BUILDING D8, EAST STREET, FARNHAM

Application for advertisement consent to display one illuminated fascia sign and one illuminated projecting sign.

Farnham Town Council has no objections to the signage being compliant with Farnham Neighbourhood Plan Policy FNP4 a) would not appear dominant or overbearing, and b) the level of illumination would cause no significant harm to residential amenity.

Farnham North West

WA/2024/00061 Farnham North West

Officer: Dana Nickson

HEATHY PARK RESERVOIR, ODIHAM ROAD, FARNHAM

Certificate of lawfulness under Section 191 for use of the land for storage and distribution of vehicles(Use Class B8).

The site is operating as a used car sales business

<https://www.aandacarsales.co.uk/used/cars/>. A convoluted Certificate of Lawfulness Section 191 application for use as class B8 Storage or distribution was granted on 14 April 2020 under WA/2019/1179. This application is to extend the lawful use of the site to the rear of the reservoir structure.

The planning merits of the use, operation or activity on the land are not relevant in the assessment of a Certificate of Lawful Use. In considering whether to issue a certificate, an assessment must be made based entirely on the factual evidence available to the LPA Planning Officer.

Although not part of the application or evidence of its use, a significant amount of vegetation and trees have been removed from the site. Farnham Town Council would like to see the green boundary renewed rather than just a security fence around the site located opposite the Thames Basin Heath Special Protection Area.

4. Applications Considered

Farnham Bourne

WA/2024/00015 Farnham Bourne

Officer: Dana Nickson

THE LODGE, 100 LODGE HILL ROAD, LOWER BOURNE, FARNHAM GU10 3RD

Certificate of Lawfulness under Section 191 for use of the detached garage as independent residential accommodation at first floor with extension to provide access in the form of an outside staircase and balcony, and alterations to the ground floor to provide ancillary residential accommodation to The Lodge 100 Lodge Hill Road.

No comment.

WA/2024/00021 Farnham Bourne

Officer: Graham Speller

1 PANNELLS, LOWER BOURNE, FARNHAM GU10 3PB

Erection of a roof extension.

No comment.

WA/2024/00031 Farnham Bourne

Officer: Graham Speller

20 UPPER BOURNE LANE, WRECCLESHAM, FARNHAM GU10 4RQ

Erection of extensions and alterations to bungalow including dormer windows, rooflight and juliet balcony.

No comment.

WA/2024/00044 Farnham Bourne

Officer: Anna Whitty

6 GONG HILL DRIVE, LOWER BOURNE, FARNHAM GU10 3HG

Erection of extensions and alterations to existing dwelling and erection of a detached ancillary outbuilding following demolition of 2 outbuildings.

Farnham Town Council objects to the proposed detached outbuilding/garage to the front of the building line not being compliant with the Residential Extensions SPD and having a negative impact on the landscape character of Local Plan Part I policy RE2 Green Belt and RE3 Landscape Character – Surrey Hills Area of Outstanding Natural Beauty (AONB) & Area of Great Landscape Value (AGLV).

WA/2024/00063 Farnham Bourne

Officer: Anna Whitty

HANNAH LODGE, 59A SHORTEATH ROAD, FARNHAM GU9 8SH

Certificate of Lawfulness under Section 192 for installation of bi-fold doors on ground floor rear elevation.

No comment.

WA/2024/00080 Farnham Bourne

Officer: Graham Speller

THE MURRELL, 8 GONG HILL DRIVE, LOWER BOURNE, FARNHAM GU10 3HG

Construction of swimming pool with associated works and landscaping; erection of pool plant shed.

Farnham Town Council notes that the proposals are to the rear of the dwelling. The landscape character of Local Plan Part I policy RE2 Green Belt and RE3 Landscape Character – Surrey Hills Area of Outstanding Natural Beauty (AONB) & Area of Great Landscape Value (AGLV) must be considered.

Farnham Castle

WA/2024/00076 Farnham Castle

Officer: Matt Ayscough

22 OSBORN ROAD, FARNHAM GU9 9QT

Erection of extensions and alterations to existing bungalow including alterations to attached garage to provide habitable accommodation

No comment.

WA/2024/00086 Farnham Castle

Officer: Anna Whitty

8 LONG GARDEN WALK, FARNHAM GU9 7HX

Installation of replacement windows.

No comment.

Farnham Firgrove

PRA/2024/00010 Farnham Firgrove

Officer: Dana Nickson

17 WEYDON HILL ROAD, FARNHAM GU9 8NX

Erection of a single storey rear extension which would extend 5.99 m beyond the rear wall of the original house for which the height would be 3.50 m and for which the height of the eaves would be 3.20 m.

No comment.

WA/2024/00042 Farnham Firgrove

Officer: Anna Whitty

6 LANGHAM COURT, FARNHAM GU9 8FL

Alterations to elevation to include juliet balcony and additional window.

No comment.

WA/2024/00059 Farnham Firgrove

Officer: Matt Ayscough

67 GREENFIELD ROAD, FARNHAM GU9 8TQ

Erection of single storey side & rear extension, porch and rebuild of garage; erection of entrance gates brick piers and wall, following demolition of existing garage.

Farnham Town Council notes that the outbuilding has been separated by a small gap between the rear wall of the proposed single storey extension and the outbuilding, compared with previously refused application WA/2022/02648.

Visually, the side extension and outbuilding look continuous. Although not a planning matter, the maintenance of the opposing walls will be difficult, especially the white rendered walls throughout the proposal.

The proposed patio in the application is 250mm lower than the previous application and the neighbouring fence to be repaired to match existing, the applicant is not proposing additional fence on the inside of the existing neighbouring fence in this application.

The refused and dismissed 2m high fence enclosing the front of the property is to be replaced with 1.8m brick piers, 1m white rendered walls between and decorative fencing above and a double gate for vehicle access.

New and replacement black window frames throughout and white render is out of character with the street scene and immediate area, the wider Firgrove area is not relevant in this case.

Farnham Heath End

WA/2024/00067 Farnham Heath End

Officer: Simon Brooksbank

LAND AT 2 SOUTH AVENUE, FARNHAM GU9 0QY

Certificate of Lawfulness under Section 191 to establish commencement of works granted under application WA/2020/1411 and that all pre commencement and planning obligations have been discharged.

No comment.

WA/2024/00087 Farnham Heath End

Officer: Graham Speller

16 NORTH AVENUE, FARNHAM GU9 0RD

Erection of extensions and alterations.

No comment.

Farnham Moor Park

TM/2024/00058 Farnham Moor Park

Officer: Theo Dyer

OAKOVER, 2 OLD COMPTON LANE, FARNHAM GU9 8BS

APPLICATION FOR REMOVAL OF TREE SUBJECT OF TREE PRESERVATION ORDER 06/06

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, a replacement native species must be planted.

Amendments received

Additional plan of swept path analysis and amended site layout with path from cycle store to the driveway

WA/2023/02665 Farnham Moor Park

Officer: Cindy Blythe

1 OAK TREE VIEW, RUNFOLD ST GEORGE, BADSHOT LEA, FARNHAM GU10 1PP

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

Farnham Town Council maintains its objections to the proposed new dwelling to the rear of 1 Oak Tree View in a backland position. Although outbuildings are located to the rear of Runfold St George's, residential dwellings follow a linear pattern. Development would conflict with Policies TDI and RE1 of the Local Plan 2018 and Farnham Neighbourhood Plan (2020) policy FNPI Design of New Development and Conservation, FNPI0 Protect and Enhance the Countryside (outside the Built-up Area Boundary) and FNPI1 Preventing Coalescence. The removal of the commercial use on the site will enhance biodiversity, especially in a location close to the SNCI of Tice's Meadow. Adding a dwelling will create twenty-four-hour use of the site, this will be harmful to the wildlife at Tice's Meadow SNCI.

WA/2024/00009 Farnham Moor Park

Officer: Anna Whitty

26 ABBOTS RIDE, FARNHAM GU9 8HY

Erection of extensions and alterations following demolition of existing attached garage with additional hardstanding area (revision of WA/2023/01599).

No comment.

WA/2024/00013 Farnham Moor Park

Officer: Matt Ayscough

SWIFT HOUSE, MOOR PARK HOUSE WAY, FARNHAM GU10 1FH

Construction of a tennis court, including fencing, outbuilding and swimming pool.

No comment.

WA/2024/00014 Farnham Moor Park

Officer: Matt Ayscough

SWIFT HOUSE, MOOR PARK HOUSE WAY, FARNHAM GU10 1FH

Listed Building consent for construction of a tennis court, including fencing, outbuilding and swimming pool.

No comment.

WA/2024/00016 Farnham Moor Park

Officer: Anna Whitty

TANGLEWOOD, 27 CROOKSBURY ROAD, FARNHAM GU10 1QD

Certificate of lawfulness under section 192 for the erection of a pool house.

Farnham Town Council notes that the dwelling is located in the Surrey Hills Area of Outstanding Natural Beauty (AONB) and outside the built-up boundary of the Farnham Neighbourhood Plan. Proposals should be through a full planning application with consideration of Local Plan Part 1 policy RE2 Green Belt and RE3 Landscape Character – Surrey Hills Area of Outstanding Natural Beauty (AONB) & Area of Great Landscape Value (AGLV) and policy FNPI0 Protect and Enhance the Countryside, especially b) Protect the Green Belt, c) Conserve and enhance landscape and scenic beauty of the AONB and its setting.

WA/2024/00073 Farnham Moor Park

Officer: Anna Whitty

TANGLEWOOD, 27 CROOKSBURY ROAD, FARNHAM GU10 IQD

Certificate of Lawfulness under Section 192 for erection of a single storey extension following demolition of existing extensions.

Farnham Town Council notes that the dwelling is located in the Surrey Hills Area of Outstanding Natural Beauty (AONB) and outside the built-up boundary of the Farnham Neighbourhood Plan. Proposals should be through a full planning application with consideration of Local Plan Part I policy RE2 Green Belt and RE3 Landscape Character – Surrey Hills Area of Outstanding Natural Beauty (AONB) & Area of Great Landscape Value (AGLV) and policy FNP10 Protect and Enhance the Countryside, especially b) Protect the Green Belt, c) Conserve and enhance landscape and scenic beauty of the AONB and its setting.

WA/2024/00079 Farnham Moor Park

Officer: Dana Nickson

KILNSIDE FARM, MOOR PARK LANE, FARNHAM GU10 INS

Erection of a replacement agricultural building following demolition of existing store.

Farnham Town Council notes that the replacement building is located in a candidate area for an extension to Surrey Hills Area of Outstanding Natural Beauty (AONB) and outside the built-up boundary of the Farnham Neighbourhood Plan, within an area covered by policy RE1 Countryside Beyond the Green Belt and RE3 Landscape Character Area of Great Landscape Value (AGLV) of Local Plan Part I and policy FNP10 Protect and Enhance the Countryside. See [Surrey Hills AONB Unit Proposed Extension Areas \(arcgis.com\)](#)

Farnham Rowledge

CA/2024/00069 Farnham Rowledge

Officer: Theo Dyer

LANE BEHIND 8-10 THE STREET, WRECCLESHAM, FARNHAM GU10 4PR

WRECCLESHAM CONSERVATION AREA REMOVAL OF TREE

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, a replacement native species must be planted in an appropriate place.

WA/2024/00022 Farnham Rowledge

Officer: Dana Nickson

20 & 21 COLESON HILL ROAD, WRECCLESHAM, FARNHAM GU10 4QQ

Erection of extensions and alterations.

No comment.

WA/2024/00055 Farnham Rowledge

Officer: Anna Whitty

43 BOUNDSTONE ROAD, WRECCLESHAM, FARNHAM GU10 4TW

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

No comment.

WA/2024/00056 Farnham Rowledge

Officer: Graham Speller

SUMMER HOUSE, THE LONG ROAD, ROWLEDGE, FARNHAM GU10 4EB

Erection of a single storey outbuilding.

Farnham Town Council objects to the proposed outbuilding close to the front boundary of the property. The ancillary accommodation shows a meeting/office space and bathroom, this could easily be accommodated in the extensive rear garden. The proposals will have a negative impact on the character of the street scene and are not compliant with Resident Extensions SPD being in front of the building line, Local Plan Part I policy REI Countryside beyond the Green Belt, Farnham Neighbourhood Plan policy FNPI0 Protect and Enhance the Countryside, in place to protect locations outside the built-up area boundary from inappropriate development.

WA/2024/00082 Farnham Rowledge

Officer: Cindy Blythe

48 ECHO BARN LANE, WRECCLESHAM, FARNHAM GU10 4NF

Alterations to existing ancillary building to provide a dwelling.

The address is incorrect, the application site is 48A Echo Barn Lane.

The History and Constraints document must be updated to include the planning history of Woodlands, 48A Echo Barn Lane.

Farnham Town Council notes its previous comments on approved WA/2018/1671 for the erection of the outbuilding to provide a triple garage with room above, were to include a Condition for the garage with room above 'to remain ancillary to the dwelling and not to be used as separate habitable accommodation'. The Officer included this Condition (see Condition 9.) and also included Condition 4. for obscure glazing to 1.7m in the front/southeast elevation – windows serving a gym. In this application, if the requirement for obscure glazing is retained, this would be required in all three bedrooms to 1.7m and only 'fan light' openings. These windows would be the only source of light and ventilation for bedrooms 2 and 3 whilst the principal bedroom is also served by a small window in the southwest elevation.

Condition 4. The first storey window located on the southeast elevation shall be glazed with obscure glazing to the extent that intervisibility is excluded to a point of 1.7 metres above the floor of the room that it serves, shall be 'fan light' opening only and shall be retained as such.

Condition 9. The proposed garage shall be used for purposes ancillary to the residential occupation and enjoyment of the dwelling known as Woodlands, 48A Echo Barn Lane, Wrecclesham, GU10 4NF only and shall not be occupied, let, or sold or otherwise disposed of as a separate dwelling and not used for any trade or business.

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

There were none for this meeting.

6. Appeals Considered

For information only.

Appeal decision in respect of WA/2022/03194 29 HURLANDS CLOSE, FARNHAM, GU9 9JF. The appeal was DISMISSED.

7. Licensing Applications Considered

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 5th February 2024 at 9.30am.

The meeting ended at 11.33 am

Notes written by Jenny de Quervain