



FARNHAM TOWN COUNCIL

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Planning & Licensing Consultative Working Group

Time and date

9.30 am on Monday 3rd July, 2023

Place

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

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

None were received.

3. Applications Considered for Key/Larger Developments

Key/Larger Applications

Farnham Firgrove**NMA/2023/01361 Farnham Firgrove**

Officer: Sam Wallis

LAND AT FARNHAM COLLEGE, MORLEY ROAD, FARNHAM GU9 8LU

Amendment to NMA/2022/00266 for a change in roof tiles for Plots 3, 4, 10 and 11 to be more appropriate in the location.

No comment.

Farnham Moor Park

WA/2023/01341 Farnham Moor Park

Officer: Omar Sharif

J MAR, BADSHOT FARM LANE, BADSHOT LEA, FARNHAM GU9 9HY

Certificate of Lawfulness under Section 192 for the proposed use or development of land as a caravan site for the stationing of 8 static caravans and 2 touring caravans.

This site is in the vicinity of the neolithic Long Barrow, footpath 209 and unnumbered footpath that runs along the southern boundary of Longbarrow Nurseries, also subject to an application to extend under WA/2023/00708.

Farnham Town Council objects to insufficient information being provided to show the layout of the proposed eight static caravans and two touring caravans on the site, noting that the number of static and touring caravans proposed on the site has doubled since the 2010 Section 191 retrospective certificate was granted for four static and one touring caravan.

4. Applications Considered

Farnham Bourne

CA/2023/01315 Farnham Bourne

Officer: Theo Dyer

TIMBERS, GREENHILL ROAD, FARNHAM GU9 8JN

GREAT AUSTINS 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 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.

CA/2023/01378 Farnham Bourne

Officer: Theo Dyer

16 OLD CHURCH LANE, FARNHAM GU9 8HQ

OLD CHURCH LANE CONSERVATION AREA REMOVAL OF TREES

Farnham Town Council objects to the removal of trees, especially in a Conservation Area covered by Farnham Neighbourhood Plan Policy FNP7 Old Church Lane Conservation Area and its setting. 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. Replacement native trees must be planted in a suitable 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.

TM/2023/01317 Farnham Bourne

Officer: Theo Dyer

BOWER HOUSE, 31 SHORTEATH ROAD, FARNHAM GU9 8SN

APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 26/00

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. 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/2023/01325 Farnham Bourne

Officer: Theo Dyer

FARNHAM CLOISTERS, 41 SHORHEATH ROAD, FARNHAM GU9 8SX
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 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/2023/01380 Farnham Bourne

Officer: Theo Dyer

14 FRENHAM VALE, LOWER BOURNE, FARNHAM GU10 3HN
APPLICATION FOR REMOVAL OF TREE SUBJECT OF TREE PRESERVATION ORDER 15/09

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. 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/2023/01389 Farnham Bourne

Officer: Theo Dyer

CASTARA, GOLD HILL, LOWER BOURNE, FARNHAM GU10 3JH
APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 15/15

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, 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/2023/01390 Farnham Bourne

Officer: Theo Dyer

KIRKSTONE, 11 DOUGLAS GROVE, LOWER BOURNE, FARNHAM GU10 3HP
APPLICATION FOR WORKS TO TREES 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 LPPI 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.

NMA/2023/01368 Farnham Bourne

Officer: Sam Wallis

78 LODGE HILL ROAD, LOWER BOURNE, FARNHAM GU10 3RF

Amendment to WA/2022/01141 for the reduction in size of extension at both ground and first floor with minor alterations to porch. Client required to reduce size of extension works due to build costs.

No comment.

WA/2023/01328 Farnham Bourne

Officer: Matthew Roberts

LITTLE HOPTON, 7 BEECH AVENUE, LOWER BOURNE, FARNHAM GU10 3JZ

Certificate of Lawfulness under Section 192 for erection of a single storey detached outbuilding with solar panels.

No comment.

WA/2023/01352 Farnham Bourne

Officer: Dana Nickson

WILLOW BANK COTTAGE, 9 BOURNE GROVE, LOWER BOURNE, FARNHAM GU10 3QT

Erection of first floor extension and alterations to existing garage to form ancillary residential accommodation.

No comment.

Farnham Castle**WA/2023/01364 Farnham Castle**

Officer: Omar Sharif

47-51 EAST STREET, FARNHAM GU9 7SW

Change of use from restaurant (Use Class E) and takeaway (use Class Sui generis) to provide 4 dwellings (Use Class C3); erection of single storey extension to each dwelling together with private amenity space following demolition of existing single storey extension.

Farnham Town Council has no objections to the proposed change of use from restaurant/take-away to 4 dwellings with single storey extensions and private amenity space, following the demolition of existing single storey extension.

Farnham Town Council notes that in the Design and Access Statement ‘to the west of the building, on the corner of East Street and Dogflud Way is a small area of amenity land set behind a low-rise brick wall. This area falls within the ownership of the applicant.’ The drawings show pedestrian access in the wall and path to the bin and bike store. The access in the wall must be conditioned for pedestrians only. The amenity area has been used for informal parking for some time due to the wall being partial damaged.

WA/2023/01372 Farnham Castle

Officer: Simon Brooksbank

18 WEST STREET, FARNHAM GU9 7DR

Application for advertisement consent to display one illuminated fascia sign.

The site is located in the Town Centre Conservation Area covered by Farnham Neighbourhood Plan policy FNP2 Farnham Town Centre Conservation Area and its setting, FNP3 Shop Fronts within Farnham Town Centre Conservation Area and its setting and FNP4 Advertisement Control.

The application form states that the signage will be internally illuminated at 285 cd/m. Although the illumination is static, it is unclear how much of the fascia/signage is lit and its impact on the Conservation Area. Farnham Town

Council asks that this be considered as Farnham Neighbourhood Plan policy FNP3e) does not allow fascia's to be internally illuminated in the Town Centre Conservation Area.

Farnham Firgrove (FTC Shortheath & Firgrove)

WA/2023/01402 Farnham Firgrove

Officer: Gillian Fensome
19 RIDGWAY ROAD, FARNHAM GU9 8NN
Erection of extensions and alterations.
No comment.

Farnham Hale and Heath End

TM/2023/01383 Farnham Heath End

Officer: Theo Dyer
THE WHITE COTTAGE, 2 UPPER HALE ROAD, FARNHAM GU9 0NJ
APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 15/10
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/2023/01375 Farnham Upper Hale

Officer: Matt Ayscough
155 UPPER HALE ROAD, FARNHAM GU9 0JE
Application under Section 73a to vary Conditions 1 (approved plans) and 2 (materials) of WA/2021/02051 to allow for alterations to roof design and materials.
No comment.

WA/2023/01400 Farnham Heath End

Officer: Matt Ayscough
24 UPPER HALE ROAD, FARNHAM GU9 0NS
Erection of extension following demolition of existing.
No comment.

WA/2023/01422 Farnham Heath End

Officer: Anna Whitty
2 BEAM HOLLOW, FARNHAM GU9 0NA
Erection of a single storey extension and alterations to elevations with associated works.
No comment.

Farnham Moor Park (FTC Badshot Lea & Moor Park)

WA/2023/01349 Farnham Weybourne and Badshot Lea

Officer: Lauren Kitson
4 ORCHARD CLOSE, BADSHOT LEA, FARNHAM GU9 9LJ
Application under Section 73A to vary conditions 1 and 2 of WA/2021/01547 (approved plans and matching materials) to allow alteration to fenestration and material of roof.
No comment.

WA/2023/01366 Farnham Moor Park

Officer: Philippa Smyth

6 FARNHAM TRADING ESTATE, FARNHAM GU9 9PL

Alterations to existing commercial building to include the installation of two roller shutter doors, reconfiguration of car park to provide parking and circulation space and the installation of a mezzanine floor.

At the time of review the History and Constraints Report contained no information. Previous application WA/2022/02844 for 'Alterations to existing building to create 2 separate units and associated works including alterations to elevation and external servicing areas together with the additional use of Use Class B8 (storage or distribution)' was granted February 2023.

This application is for the installation of a mezzanine floor, an increase of circa. 4,653sqm within unit 1, a total of 9,457 sqm. The previous consented self-storage warehouse was for 4,275sqm.

Although Farnham Town Council has no objection to the increased floor space, it is note that this doubles vehicle trips generated to the site.

WA/2023/01408 Farnham Moor Park

Officer: Anna Whitty

THE CEDARS, 17 COMPTON WAY, FARNHAM GUI0 IQY

Erection of porch and loggia following demolition of existing porch.

No comment.

WA/2023/01411 Farnham Moor Park

Officer: Matt Ayscough

9 BROOMLEAF ROAD, FARNHAM GU9 8DG

Erection of extensions and alterations to elevations to create a two storey dwelling together with alterations to garage to provide habitable accommodation and storage with associated hard landscaping.

Farnham Town Council has no objection to the proposed extensions and alterations to create a two storey dwelling together with alterations to the garage to provide habitable accommodation.

Farnham Rowledge (FTC Wrecclesham & Rowledge)**CA/2023/01385 Farnham Rowledge**

Officer: Theo Dyer

4 QUENNELLS HILL, WRECCLESHAM, FARNHAM GUI0 4ND

WRECCLESHAM CONSERVATION AREA REMOVAL OF 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 LPPI 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/2023/01320 Farnham Rowledge

Officer: Theo Dyer

MAYS COTTAGE, 1 BROAD HA'PENNY, WRECCLESHAM, FARNHAM GUI0 4TF

APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 17/99

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 LPPI 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/2023/01386 Farnham Rowledge

Officer: Theo Dyer

2 SANDROCK HILL ROAD, WRECCLESHAM, FARNHAM GU10 4NS

APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 14/00

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, 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/2023/01339 Farnham Rowledge

Officer: Matt Ayscough

10A THE AVENUE, ROWLEDGE, FARNHAM GU10 4AL

Erection of single storey rear extension and installation of rooflights to side elevation.

No comment.

WA/2023/01347 Farnham Rowledge

Officer: Dana Nickson

2 THE CHINE, WRECCLESHAM, FARNHAM GU10 4NN

Erection of two storey extensions and alterations to elevations.

No comment.

WA/2023/01405 Farnham Rowledge

Officer: Omar Sharif

HILLSIDE BARN, SUMMERFIELD LANE, FRENESHAM, FARNHAM GU10 3AN

Certificate of Lawfulness under Section 191 for construction of two dormer extensions to provide habitable accommodation in roof space.

No comment.

WA/2023/01413 Farnham Rowledge

Officer: Gillian Fensome

18 JUBILEE LANE, BOUNDSTONE, FARNHAM GU10 4TA

Erection of extension and alterations to elevations.

No comment.

WA/2023/01419 Farnham Rowledge

Officer: Simon Brooksbank

LAND AT ROSEMEAD COTTAGE, RIVER LANE, WRECCLESHAM, FARNHAM

Erection of a dwelling and detached garage with associated works.

Farnham Town Council notes that permission was granted for a similar dwelling on the site under WA/2019/0878 and WA/2016/0493. No objection is raised to the proposed dwelling and detached garage in this application.

WA/2023/01424 Farnham Rowledge

Officer: Philippa Smyth
VINERS MEAD, WRECCLESHAM ROAD, WRECCLESHAM, FARNHAM GU10 4PT
Application under Section 19 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to vary Condition 1 of WA/2022/02557 (approved plans) to allow internal layout changes and changes to fenestration.

No comment.

5. Appeals Considered

There were none for this meeting.

6. Licensing Applications Considered

New

Waverley Abbey House, Waverley Lane, Farnham, GU9 8EP
Waverley Abbey Trust

An application has been received for a new premises licence. The application is for On/Off sales of alcohol 12:00-23:00 Monday to Sunday and Opening hours 00:00-00:00 Monday to Sunday (24 hours a day, seven days a week).

No comment.

Variation

Bills, 6-7 Castle Street, Farnham, GU9 7HR
Bills Restaurant Ltd

An application has been received for a variation of a premises licence. The application is to increase of On/Off sales of alcohol on Sunday 10:00-23:30 (currently 12:00-23:30) only. No changes are to be made to the other licensable activities or hours.

The last date for representations is **18th July 2023** via email to licensing@waverley.gov.uk.

Clarification has been sought as to whether you have to have food or can just order a drink from 10am on a Sunday. The reply will be considered at the next meeting on Monday 17th July.

7. Public Speaking at Waverley's Planning Committee

There were none for this meeting.

8. Date of next meeting

Monday 17th July 2023 at 9.30am.

The meeting ended at 11.22 am

Notes written by Jenny de Quervain