



# 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 30th September, 2019

#### **Place**

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

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

Councillor Brian Edmonds (Lead Member)  
Councillor Roger Blishen  
Councillor Alan Earwaker  
Councillor John "Scotty" Fraser  
Councillor Michaela Gray  
Councillor George Hesse  
Councillor Michaela Martin  
Councillor John Neale

Officers: Jenny de Quervain

#### **I. Presentation of The Bush Hotel Future Plans**

John Chesterman, The Bush Hotel, and Julian Bohling, OSP Architects, presented paper copies of the proposed changes at the hotel.

Through lack of investment over a long period of time, the bedrooms are below standard. The configuration, plumbing and ventilation/air conditioning is to be upgraded to match the level expected at The Bush Hotel, leaving 78 quality bedrooms (92 existing bedrooms).

The public areas will be reconfigured to give a clearly identifiable entrance, additional bar/restaurant facilities and a conference centre. The current use of the Central Club will no longer be needed once these new facilities are completed.

The proposal includes an aparthotel of 27 apartments (1 and 2 bedroom) for short-term use. This proposal meets an identified need of business guests, especially aircrew in and out of Farnborough Airport. Following pre-application advice from WBC, the apartment building has been pushed back by 8m from the boundary on Victoria Road and the frontage materials/style has been altered to reflect lines and pallet of the properties opposite the site.

A public consultation is planned for mid-November 2019, Farnham Town Council will be advised of the date when confirmed.

**2. Apologies for Absence**

Apologies were received from Councillor David Beaman.

**3. Disclosure of Interests**

None were received.

**4. Applications considered**

**Farnham Bourne**

**WA/2019/1423 Farnham Bourne**

Officer: Philippa Staddon

Erection of extensions and alterations following relevant demolition of part of an unlisted building in a conservation area (revision of WA/2018/1543).

GARDEN COTTAGE, 3 GREENHILL ROAD, FARNHAM GU9 8JN

**Farnham Town Council has no objections subject to the extensions and alterations being confirmed compliant with the Farnham Design Statement and Farnham Neighbourhood Plan Policy FNP5 and FNP16.**

**WA/2019/1430 Farnham Bourne**

Officer: Mr Chris Turner

Erection of a dwelling and detached garage.

LAND ADJACENT TO BRAMWELL HOUSE, MONKS WALK, FARNHAM

**Farnham Town Council objects to the erection of a dwelling at land adjacent to Bramwell House. This is inappropriate development in the countryside beyond the Green Belt and is land Outside the Built Up Area Boundary of the Farnham Neighbourhood Plan Policy FNPI and will increase vehicle movements on this narrow rural lane.**

**WA/2019/1431 Farnham Bourne**

Officer: Daniel Holmes

Certificate of Lawfulness under Section 192 for single storey rear extensions and alterations to roofspace to form habitable accommodation together with the erection of a detached garage.

COTTERSTOCK HOUSE, CLUMPS ROAD, LOWER BOURNE GU10 3HF

**Farnham Town Council has no objections subject to the extensions and alterations being confirmed compliant with the Farnham Design Statement and Farnham Neighbourhood Plan Policy FNP16 and all materials be in keeping.**

**WA/2019/1438 Farnham Bourne**

Officer: Mr Chris Turner

Erection of a dwelling.

LAND AT REEVE HOUSE, FRENHAM ROAD, FARNHAM GU10 3HJ

**Farnham Town Council objects to the erection of a dwelling at Land at Reeve House. The application is located in an area of land Outside the Built Up Area Boundary of the Farnham Neighbourhood Plan and not in line with Policy FNPI and FNP10 and Local Plan Policy C2. Accessing the highway at this point is dangerous with limited sightlines.**

**WA/2019/1459 Farnham Bourne**

Officer: Daniel Holmes

Erection of extensions and alterations.

28A VICARAGE HILL, FARNHAM GU9 8HJ

**Farnham Town Council has no objections subject to the extension and alterations being confirmed compliant with the Farnham Design Statement and Farnham Neighbourhood Plan Policy FNP16, materials be in keeping and no negative impact on the neighbours' amenity.**

**TM/2019/0143 Farnham Bourne**

Officer: Steve Tester

APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 49/99

5 DOUGLAS GROVE, FARNHAM GU10 3HP

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

**NMA/2019/0146 Farnham Bourne**

Officer: Amy Willson

Amendment to WA/2019/0741 for changes to roof materials, and use of ground floor of the proposed attached garage as ancillary accommodation with associated window position changes.

22 AVELEY LANE, FARNHAM GU9 8PR

**Farnham Town Council has no objections subject to the changes being confirmed compliant with the Farnham Design Statement and Farnham Neighbourhood Plan Policy FNP16.**

**Farnham Castle**

Deferred from 16/09/19 as drawing were not available.

Comments provided to Officer following PLCG on 30/09/19

**WA/2019/1326 Farnham Castle**

Officer: Ruth Dovey

Installation of a staircase following demolition of existing staircase together with erection of a glass canopy.

16 SOUTH STREET, FARNHAM GU9 7RP

**This should not coincide with the busier Christmas shopping period.**

**WA/2019/1420 Farnham Castle**

Officer: Philippa Staddon

Erection of extension and alterations to courtyard to form habitable accommodation.

3 BISHOPS MEAD, FARNHAM GU9 7DU

**Farnham Town Council has no objections subject to the extension and alterations being confirmed compliant with the Farnham Design Statement and Farnham Neighbourhood Plan Policy FNP2 and FNP16, materials be in keeping and no negative impact on the neighbours' amenity.**

**CA/2019/0132 Farnham Castle**

Officer: Mr A Clout

FARNHAM CONSERVATION AREA

REMOVAL OF TREES

5 CASTLE STREET, FARNHAM GU9 7HR

**Farnham Town Council leaves to the Arboricultural Officer to assess the need for removal of trees in the Conservation Area covered by Farnham Neighbourhood Plan Policy FNP2. If removal is necessary, replacement with appropriate species in an appropriate location is required.**

## **Farnham Firgrove**

### **WA/2019/1417 Farnham Firgrove**

Officer: Mr Chris Turner

Change of use of land to residential use for 1 gypsy family, the site to contain 1 static caravan, 1 touring caravan and 1 amenity building.

LAND BETWEEN FARNHAM BYPASS AND DARVILLS LANE, FARNHAM

**Farnham Town Council objects to inappropriate development in this location. This is not a suitable location for residential development with a dangerous access to and from the dual carriageway and close to the start of the long distance footpath of the North Downs Way. This site is within an Area of Strategic Visual Importance covered by Local Plan Policy RE3 and C5 and Farnham Neighbourhood Plan Policy FNPI3 being a Biodiversity Opportunity Area.**

### **WA/2019/1421 Farnham Firgrove**

Officer: Louise Fuller

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

16 WEYDON HILL ROAD, FARNHAM GU9 8NX

**Farnham Town Council has no objections subject to the alterations being confirmed compliant with the Farnham Design Statement and Farnham Neighbourhood Plan Policy FNPI6, materials be in keeping and no negative impact on the neighbours' amenity.**

### **WA/2019/1461 Farnham Firgrove**

Officer: Philippa Staddon

Erection of extensions and alterations following demolition of existing outbuilding.

11, TALBOT ROAD, FARNHAM GU9 8RP

**Farnham Town Council has no objections subject to the extensions and alterations being confirmed compliant with the Farnham Design Statement and Farnham Neighbourhood Plan Policy FNPI6, materials be in keeping and no negative impact on the neighbours' amenity.**

### **WA/2019/1478 Farnham Firgrove**

Officer: Carl Housden

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

52 TILFORD ROAD, FARNHAM GU9 8DW

**Farnham Town Council has no objections subject to the alterations being confirmed compliant with the Farnham Design Statement and Farnham Neighbourhood Plan Policy FNPI6, materials be in keeping and no negative impact on the neighbours' amenity.**

## **Farnham Hale and Heath End**

### **WA/2019/1458 Farnham Hale and Heath End**

Officer: Daniel Holmes

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

8D BROOKLANDS CLOSE FARNHAM GU9 9BT

**Farnham Town Council has no objections subject to the extensions being confirmed compliant with the Farnham Design Statement and Farnham Neighbourhood Plan Policy FNPI6 and no negative impact on the neighbours' amenity.**

**WA/2019/1460 Farnham Hale and Heath End**

Officer: Daniel Holmes

Erection of extensions and alterations to roof space including dormer windows to provide habitable accommodation.

THE SHIELING, UPPER HALE ROAD, FARNHAM GU9 0NX

**Farnham Town Council has no objections subject to the extensions and alterations being confirmed compliant with the Farnham Design Statement and Farnham Neighbourhood Plan Policy FNPI6, materials be in keeping and no negative impact on the neighbours' amenity.**

**WA/2019/1465 Farnham Hale and Heath End**

Officer: Daniel Holmes

Erection of side and rear extensions.

11 UPPER HALE ROAD, FARNHAM GU9 0NN

**Farnham Town Council objects to the size and scale of the extensions not being compliant with the Farnham Design Statement and Farnham Neighbourhood Plan Policy FNPI6 and the negative impact on the neighbour's amenity.**

**WA/2019/1466 Farnham Hale and Heath End**

Officer: Daniel Holmes

Erection of a porch.

11 UPPER HALE ROAD, FARNHAM GU9 0NN

**Farnham Town Council objects to the erection of the porch not being in keeping with the street scene.**

**Farnham Moor Park**

**WA/2019/1428 Farnham Moor Park**

Officer: Louise Fuller

Certificate of lawfulness under section 192 for hip to gable enlargement of the roof to provide habitable accommodation together with the addition of rooflights and a rear dormer extension.

9 UPPER SOUTH VIEW, FARNHAM GU9 7JW

**Farnham Town Council objects to the extensive dormer and number of rooflights not being in compliant with the Farnham Design Statement, Farnham Neighbourhood Plan Policy FNPI6 and Resident Extensions Supplementary Planning Document guide to dormers.**

**WA/2019/1441 Farnham Moor Park**

Officer: Louise Fuller

Consultation for a County Matter: Details of a settlement assessment pursuant to Condition 5 and details of a preliminary land risk assessment, further ground investigations and a factual report pursuant to Condition 6 (parts a-c) of a planning approval.

RUNFOLD SOUTH QUARRY, GUILDFORD ROAD, RUNFOLD

**Farnham Town Council relies on the Runfold quarry community liaison group for comment.**

**WA/2019/1480 Farnham Moor Park**

Officer: Ruth Dovey

Change of use of the ground floor from retail (Use Class A1) to 2 dwellings together with alterations to elevations and rear yard and front boundary wall.

SEVEN STARS HOUSE, 88 EAST STREET, FARNHAM GU9 7TP

**Farnham Town Council has no objections to the ground floor change of use from retail to residential subject to suitable alternative space being available and the alterations being compliant with the Farnham Design Statement and Farnham**

**Neighbourhood Plan Policy FNP16. Sufficient parking spaces need to be retained for the new dwellings.**

**WA/2019/1483 Farnham Moor Park**

Officer: Flo Taylor

Erection of an extension and alterations including conversion of garage to pool building with ancillary accommodation, covered walkway, external alterations and provision of a new access. HEATHERDALE HOUSE, 5 COMPTON WAY, FARNHAM GU10 1QY

**Farnham Town Council has no objections subject to the extension and alterations being confirmed compliant with the Farnham Design Statement and Farnham Neighbourhood Plan Policy FNP16.**

**Farnham Shortheath and Boundstone**

**WA/2019/1427 Farnham Shortheath and Boundstone**

Officer: Carl Housden

Erection of extensions and alterations following demolition of existing garage.

35 BEACON CLOSE, FARNHAM GU10 4PA

**Farnham Town Council has no objections subject to the extensions and alterations being confirmed compliant with the Farnham Design Statement and Farnham Neighbourhood Plan Policy FNP16 and no negative impact on the neighbours' amenity.**

**WA/2019/1456 Farnham Shortheath and Boundstone**

Officer: Louise Fuller

Erection of single storey extension following demolition of existing conservatory and associated works.

10 CLIFTON CLOSE, WRECCLESHAM GU10 4TP

**Farnham Town Council has no objections subject to the extension being confirmed compliant with the Farnham Design Statement and Farnham Neighbourhood Plan Policy FNP16 and no negative impact on the neighbours' amenity.**

**Farnham Upper Hale**

**WA/2019/1422 Farnham Upper Hale**

Officer: Louise Fuller

Erection of extensions and alterations together with the erection of detached garage after demolition of existing attached garage.

10 SHADY NOOK FARNHAM GU9 0DT

**Farnham Town Council has no objections subject to the extensions and alterations being confirmed compliant with the Farnham Design Statement and Farnham Neighbourhood Plan Policy FNP16 and no negative impact on the neighbours' amenity.**

Deferred to 14/10/19 as no elevations available to view

Requested more information from the Officer

**WA/2019/1472 Farnham Upper Hale**

Officer: Mr Chris Turner

Outline Application for erection of a dwelling and associated works with all matters reserved following demolition of existing building.

LAND ADJACENT IVY HOUSE, THE GREEN, FARNHAM

## **Farnham Weybourne and Badshot Lea**

### **WA/2019/1446 Farnham Weybourne and Badshot Lea**

Officer: Louise Fuller

Consultation under Regulation 3 for details of a school travel plan, hard and soft landscaping, secure cycle parking and drainage verification report submitted pursuant to Conditions 8,11,13 and 16 of planning permission ref: WA/2018/0560 dated 23 August

FARNHAM HEATH END SCHOOL, HALE REEDS, FARNHAM GU9 9BN

**Consideration needs to be given to residents of Hale Reeds and Bullers Road with any increase in traffic movement.**

## **Farnham Wrecclesham and Rowledge**

### **WA/2019/1424 Farnham Wrecclesham and Rowledge**

Officer: Philippa Staddon

Application under Section 73A to vary Condition 1 of WA/2018/1954 (approved plan numbers) to allow alterations to design and footprint.

47 SHORTEATH CREST, FARNHAM, GU9 8SB

**Farnham Town Council has no objections subject to the alterations being confirmed compliant with the Farnham Design Statement and Farnham Neighbourhood Plan Policy FNPI6 and no negative impact on the neighbours' amenity.**

### **WA/2019/1429 Farnham Wrecclesham and Rowledge**

Officer: Louise Fuller

Erection of extensions and alterations together with construction of dormer windows to create habitable accommodation within roofspace.

1 LUFKINS, PEAR TREE LANE, ROWLEDGE GU10 4DW

**Farnham Town Council has no objections subject to the extensions and alterations being confirmed compliant with the Farnham Design Statement and Farnham Neighbourhood Plan Policy FNPI6, all materials be in keeping with existing and no negative impact on the neighbours' amenity.**

### **WA/2019/1448 Farnham Wrecclesham and Rowledge**

Officer: Miss C Woodhatch

Erection of extensions and alterations.

MERRIDALE, 77 BOUNDSTONE ROAD, ROWLEDGE GU10 4AT

**Farnham Town Council has no objections subject to the extensions and alterations being confirmed compliant with the Farnham Design Statement and Farnham Neighbourhood Plan Policy FNPI6 and all materials be in keeping with existing.**

### **TM/2019/0142 Farnham Wrecclesham and Rowledge**

Officer: Steve Tester

APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 09/01 SQUIRRELS OAK, 8 GREYSTED PARK, FARNHAM GU10 4NB

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

## 5. Appeals

### **Planning Inspectorate Reference: APP/R3650/W/19/3233913**

LAND BETWEEN MAYFIELD SWITCHBACK LANE AND NORTH OF PEAR TREE LANE, ROWLEDGE

WA/2018/0669 Erection of 9 dwellings and associated works, all served from the existing access (as amended by plans received 17/09/2018, drainage strategy received 23/10/2018).

Appellant's name: Miscombe Developments Ltd

**Although this application forms part of an identified site referenced in the Farnham Neighbourhood Plan, Policy FNPI4g, Farnham Town Council maintains its objections.**

**This application contravenes the Farnham Design Statement and Farnham Neighbourhood Plan Policy FNPI4g) West of Switchback Lane, Rowledge, the density, scale and character is inappropriate for the northern part of the site. The approximate density for the area is quoted as 5 dwellings per hectare. Policy FNPI4g) development guidance for design and layout states: An informal low density development should respect the woodland setting and treed site. The northern part of the site should be very low density. Design should be in keeping with Mayfield estate with a mix of designs and enhance the character of the area. Maximum height for new homes should be single or two storeys. Access to the northern part of the site is unacceptable through Mayfields, Policy FNPI4g) access states: The northern part of the site could be accessed off Shrubbs Lane.**

Comments submitted to PINs 1<sup>st</sup> October 2019.

### **Planning Inspectorate Reference: APP/R3650/W/19/3226124**

LAND AT CHERRYFIELDS, FULLERS ROAD, ROWLEDGE

WA/2018/1219 Erection of dwelling and detached garage.

Appellant's name: Mr Ian Carter

A Hearing to determine the appeal will commence on 22<sup>nd</sup> October 2019 at 10am at Waverley Borough Council Offices.

**Farnham Town Council made not objections to the application.**

### **Planning Inspectorate Reference: APP/R3650/D/19/3230329**

30 HALE ROAD, FARNHAM GU9 9QH

WA/2019/0145 Two storey side and rear extension to provide annexe accommodation for dependent relative and single storey side extension.

Appellant's name: Mr & Mrs B Cotterill

**Farnham Town Council objected.**

**ALLOWED 13 September 2019.**

## 6. Waverley Borough Council Street Naming

### **Street Naming Application SNN2017A**

Cala Homes (South Homes Counties) is currently in the process of building a new development incorporating 96 new dwellings at land south of junction with Upper Old Park Lane, Folly Hill, Farnham.

Cala Homes proposed the following road names:

Road 1: Orleton Road

Road 2: Cardwell Road

Road 3: Verdun Street



Road 4: Cardinal Way  
Road 5: Reeve Drive  
Road 6: Armsworth Way

Comments submitted to WBC Street Naming 4<sup>th</sup> October 2019.

**Farnham Town Council is grateful for the contribution of the Hale History Group and Farnham Great War Group and Councillor Gray for names which appear on the list of proposed street names. Farnham Town Council requests more consideration is given to the suffixes, especially Road and Street, as 'road' and 'street' are not appropriate for the type of layout.**

**7. Date of next meeting**

14<sup>th</sup> October 2019

The meeting ended at 1.00 pm

Notes written by Jenny de Quervain