



FARNHAM TOWN COUNCIL

E

Notes

Planning & Licensing Consultative Working Group

Time and date

9.30 am on Monday 5th June, 2023

Place

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

Planning & Licensing Consultative Working Group Members Present:

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

Officers: Jenny de Quervain

1. Election of Lead Member

Councillor Andrew Laughton was nominated as Lead Member of the Planning and Licensing Consultative Working Group by Councillor Tony Fairclough, seconded by Councillor Michaela Martin.

2. Planning and Licensing Terms of Reference

Terms of reference were reviewed.

3. Apologies for Absence

Apologies were received from Councillors Hesse, Murray and White.

4. Disclosure of Interests

None were received.

5. Applications Considered for Key/Larger Developments

Farnham Castle

WA/2023/01092 Farnham Castle

Officer: Michael Eastham

14 OLD MARKET PLACE, FARNHAM GU9 7SF

Display of 1 illuminated fascia sign and 1 illuminated projecting sign.

Farnham Town Council has no objections subject to the signage being compliant with Farnham Neighbourhood Plan Policy FNP4 b) The level of illumination would cause no significant harm to residential amenity.

PRA/2023/01116 Farnham Castle

Officer: Simon Brooksbank

THE COURTYARD, 17 AND 16B WEST STREET, FARNHAM GU9 7DR

General Permitted Development Order 2015, Schedule 2 Part 3 Class MA - Prior Notification application for change of use of commercial, business and service uses (Use Class E) to 23 dwellinghouses (Use Class C3).

Change of use to 16 dwellings was granted under WA/2021/02096 and PRA/2021/01346 in November 2021. This application is for 23 dwellings (13x1 bed/studio and 10x2 bed) and makes no changes to the elevations overlooking the Grade I Listed St Andrew's Church.

Provided that the dwellings have sufficient natural light and adhere to Technical Housing Standards, Farnham Town Council has no objection to the change of use from commercial to residential.

WA/2023/01174 Farnham Castle

Officer: Simon Brooksbank

THE COURTYARD, 17 AND 16B WEST STREET, FARNHAM

Alterations to elevations of the rear office building to be considered with the prior approval application under reference PRA/2023/01116 for change of use of commercial, business and service uses (Use Class E) to 23 dwellinghouses (Use Class C3).

Change of use to 16 dwellings was granted under WA/2021/02096 and PRA/2021/01346 in November 2021. This application is for 23 dwellings (13x1 bed/studio and 10x2 bed) and makes no changes to the elevations overlooking the Grade I Listed St Andrew's Church.

Farnham Town Council notes that the site is located in the Town Centre Conservation Area. Character must be considered against Farnham Design Statement guidelines. Alterations must be compliant with Farnham Neighbourhood Plan Policy FNPI New Development and Conservation, FNP2 Town Centre Conservation Area and its setting, LPP1 policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction and Climate Change and Sustainability SPD, LPP2 policy DM5 Safeguarding Amenity. The proposed dwellings must have sufficient natural light and adhere to Technical Housing Standards.

6. Applications Considered

Farnham Bourne

WA/2023/01083 Farnham Bourne

Officer: Germaine Asabere

8 GREENHILL ROAD, FARNHAM GU9 8JW

Erection of a pool outbuilding following demolition of existing outbuilding.

Farnham Town Council has no objections to the replacement outbuilding subject to it being conditioned ancillary to the dwellinghouse.

WA/2023/01088 Farnham Bourne

Officer: Sam Wallis

86A TILFORD ROAD, FARNHAM GU9 8DS

Erection of an outbuilding following demolition of existing garage.

Farnham Town Council notes that the fallback position is an outbuilding under permitted development WA/2021/0344. The new proposal is a larger outbuilding to the front of the building line, not compliant with Residential Extensions SPD.

WA/2023/01098 Farnham Bourne

Officer: Gillian Fensome

2 GROVELANDS, LOWER BOURNE, FARNHAM GU10 3RQ

Erection of extensions and alterations to elevations and alterations to roof form.

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.

WA/2023/01120 Farnham Bourne

Officer: Lauren Kitson

GOLDHILL GROVE, GOLD HILL, LOWER BOURNE, FARNHAM GU10 3JH

Application under Section 73 to vary condition 1 of WA/2022/00407 (approved plan numbers) to allow an increase in floor areas of bedrooms and family area with a revised roof.

No comment.

WA/2023/01128 Farnham Bourne

Officer: Omar Sharif

BOURNE TENNIS CLUB, THE BOURNE CLUB, 12 FRENHAM ROAD, FARNHAM GU9 8HB

Erection of a new building to contain 2 tennis courts following the demolition of the existing building and outdoor tennis court, together with the installation of 2 outdoor padel courts, associated works including outdoor lighting and landscaping.

Farnham Town Council welcomes additional sports provision. The floodlighting must be contained to the site with no overspill to neighbouring properties and limited to existing hours of operations (dusk to 22.00 hours).

CA/2023/01160 Farnham Bourne

Officer: Theo Dyer

1 VICARAGE HILL, FARNHAM GU9 8HG

GREAT AUSTINS CONSERVATION AREA REMOVAL OF TREES

Although the site appears to have a number of trees, no reason is shown for felling these seven. Farnham Town Council objects to the felling of trees, especially in the Great Austins Conservation Area covered by Farnham Neighbourhood Plan policy FNP5. 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/2023/01178 Farnham Bourne

Officer: Theo Dyer

ARDMORE, 17 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, 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/2023/01081 Farnham Bourne

Officer: Theo Dyer

KILN FARM COTTAGE, 3A WINSTON WALK, LOWER BOURNE, FARNHAM GU10 3LX
APPLICATION FOR REMOVAL OF TREES SUBJECT OF TREE PRESERVATION ORDER 54/99
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/2023/01123 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 WA217
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.

Farnham Castle

WA/2023/01103 Farnham Castle

Officer: Gillian Fensome

30 TOR ROAD, FARNHAM GU9 7BY

Erection of a single storey extension, hip to gable and dormer extensions to provide habitable accommodation in roof space; erection of detached garage following demolition of existing detached garage.

Farnham Town Council raises objection to this application unless the extensions and replacement garage 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.

WA/2023/01101 Farnham Castle

Officer: Anna Whitty

54 CRONDALL LANE, FARNHAM GU9 7DD

Erection of extensions and alterations to bungalow to form a two storey dwelling including dormer windows, rooflights and chimney following removal of existing chimney.

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, 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.

WA/2023/01115 Farnham Castle

Officer: Wanda Jarnecki

OLD CHAMBERS, 93-94 WEST STREET, FARNHAM GU9 7EB

Certificate of Lawfulness under Section 192 for use of building as an eye clinic.

Farnham Town Council has no objections to the use of the building as an eye clinic under Class E.

WA/2023/01145 Farnham Castle

Officer: Gillian Fensome

LAND AT 3 VICTORIA ROAD, FARNHAM GU9 7RB

Erection of double car port with associated bicycle and bin storage to serve new dwellings.

Farnham Town Council objects to the proposed car port being out of character with the Town Centre Conservation Area covered by Farnham Neighbourhood Plan policy FNP2. Although not a planning matter, the northern section of the site does not appear to be in the ownership of the applicant on the Land Registry.

WA/2023/01158 Farnham Castle

Officer: Wanda Jarnecki

8 WEST END GROVE, FARNHAM GU9 7EG

Erection of single storey extensions following demolition of existing extension and alterations to elevations.

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, 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.

WA/2023/01166 Farnham Castle

Officer: Sam Wallis

31 HIGH PARK ROAD, FARNHAM GU9 7JJ

Application under section 73 for Variation of Condition 1 (approved plans) of WA/2021/02183 to allow for alterations to ground and first floor windows on front elevation to bay windows and the addition of a timber canopy over side access door.

No comment.

Farnham Firgrove

WA/2023/01095 Farnham Firgrove

Officer: Anna Whitty

25 BRAMBLETON AVENUE, FARNHAM GU9 8RA

Erection of two storey and single storey extensions following demolition of existing extensions.

Farnham Town Council raises objection to this application unless the extensions are confirmed compliant with Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNPI6 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.

WA/2023/01117 Farnham Firgrove

Officer: Gillian Fensome

SILVER BIRCH, 89B GREENFIELD ROAD, FARNHAM GU9 8TH

Alterations to attached garage, including pitched roof with installation of rooflight, to provide habitable accommodation and erection of entrance porch with associated landscaping.

Farnham Town Council raises objection to this application unless the alterations are confirmed compliant with Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNPI 16 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 Heath End

WA/2023/01087 Farnham Heath End

Officer: Wanda Jarnecki

3 GRAVEL ROAD, FARNHAM GU9 0JB

Certificate of Lawfulness under Section 192 for the construction of a rear dormer window.

No comment.

WA/2023/01084 Farnham Heath End

Officer: Matt Ayscough

BALI HAI, ALMA LANE, FARNHAM GU9 0LJ

Erection of a single storey extension.

Farnham Town Council objects to retrospective planning applications. Extensions must be confirmed compliant with Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNPI 16 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.

TM/2023/01107 Farnham Heath End

Officer: Theo Dyer

3 WELLESLEY GARDEN, FARNHAM GU9 0JS

APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER WA/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 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/2023/01179 Farnham Heath End

Officer: Theo Dyer

1 THE GLADE, FARNHAM GU9 0QT

APPLICATION FOR REMOVAL OF TREE SUBJECT OF TREE PRESERVATION ORDER 21/10

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, replanting is necessary with suitable species in an

appropriate location (Alder or River Birch has been suggested). 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.

Farnham Moor Park

WA/2023/01082 Farnham Moor Park

Officer: Matt Ayscough

2 BROOMLEAF ROAD, FARNHAM GU9 8DG

Certificate of Lawfulness under Section 192 for the erection of a rear extension.

No comment.

Farnham North West

WA/2023/01085 Farnham North West

Officer: Matt Ayscough

10 CRONDALL LANE, FARNHAM GU9 7BQ

Alterations, including height extension, to existing conservatory elevations with replacement roof.

Farnham Town Council has no objections to the alterations. Alterations must be compliant with Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNPI6 Extensions, Residential Extensions SPD, LPP1 policy TD1 Townscape and Design, CCI Climate Change and CC2 Sustainable Construction and Climate Change and Sustainability SPD.

WA/2023/01155 Farnham North West

Officer: Philippa Smyth

LAND CENTRED COORDINATES 481885 146077, RUNWICK LANE, RUNWICK, FARNHAM

Alterations to existing stable building to provide a dwelling and associated works including solar panels following demolition of existing sand school and removal of container; siting of 2 shepherd huts for domestic storage purposes.

Farnham Town Council seeks confirmation as to where Farnham FP10 runs in relation to the site boundary. Situated Outside the Built-up Area Boundary of the Farnham Neighbourhood Plan, development must be compliant with policy FNPI0 Protect and Enhance the Countryside, LPP1 RE1 Countryside beyond the Green Belt, RE3 Landscape Character AGLV. The shepherd huts must be conditioned ancillary to the dwelling house. Concern is raised at the loss of equestrian facilities in this countryside location.

WA/2023/01176 Farnham North West

Officer: Anna Whitty

34 FOLLY HILL, FARNHAM GU9 0BH

Erection of replacement fence and gates.

Farnham Town Council notes that insufficient space is available in front of the gates for a vehicle to be safely off the highway. 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 and the Climate Change and Sustainability SPD. The bird nesting season is generally March to August – checking for active nests is essential, prior to cutting and pruning during this period.

Farnham Weybourne

WA/2023/01156 Farnham Weybourne and Badshot Lea

Officer: Dylan Campbell

4 BULLERS ROAD, FARNHAM GU9 9EP

Erection of a detached dwelling with new vehicular access and parking.

Farnham Town Council strongly objects to the overdevelopment of the garden land of 4 Bullers Road. The proposed dwelling is over the garden and driveway reducing the host dwelling's parking provision to one space for a three-bedroom dwelling. The proposed two-bedroom detached dwelling is not compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, LPP1 policy TDI Townscape and Design and LPP2 policy DM5 Safeguarding Amenity, having a negative impact on the future occupant and on the neighbour at 2B.

This is a congested location with limited on-street parking, many residents' parking on pavements and being displaced into other local roads. The road is also shared with Heath End School and experiences severe issues with vehicles accessing the congested location for school drop-off and pick-up. Bullers Road is due to receive funding for being a 'School Street' excluding access to vehicles at the beginning and end of the school day. Reducing existing off-street parking provision and on-street parking with negatively impact all residents of Bullers Road.

WA/2023/01157 Farnham Weybourne and Badshot Lea

Officer: Gillian Fensome

1 MONKTON LANE, FARNHAM GU9 9ND

Erection of extensions.

Farnham Town Council raises objection to this application unless the extensions 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 Rowledge

WA/2023/01100 Farnham Rowledge

Officer: Anna Whitty

9A ROSEMARY LANE, ROWLEDGE, FARNHAM GU10 4DB

Erection of extension and alterations to existing bungalow to form a two storey dwelling including dormer windows and rooflights.

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

WA/2023/01118 Farnham Rowledge

Officer: Matthew Roberts

15 MEADOW WAY, ROWLEDGE, FARNHAM GU10 4DY

Erection of extension and alterations.

Farnham Town Council raises objection to this application unless the extension and alterations are confirmed compliant with Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNPI6 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.

WA/2023/01150 Farnham Wrecclesham and Rowledge

Officer: Wanda Jarnecki

61 BOUNDSTONE ROAD, ROWLEDGE, FARNHAM GU10 4AT

Erection of extension and alterations to integral garage to provide habitable accommodation following demolition of existing extension.

Farnham Town Council raises objection to this application unless the extension and alterations are confirmed compliant with Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNPI 6 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.

7. Appeals Considered

WA/2022/01984 Farnham Firgrove

Case Officer: Dylan Campbell

UNITS 1 - 5 HOOKSTILE LANE FARNHAM GU9 8LG

Outline application for up to 7 dwellings (no more than 1,000sqm of floorspace) with vehicular access off Hookstile Lane, with some matters reserved (Landscaping).

This application was heard at Waverley's Western Committee on 14 June 2023 at 6.00pm.

FTC did not put forward a Town Councillor to speak. WBC Ward Councillor Jerry Hyman spoke on this item. Following the debate, the Committee voted unanimously in favour of the officers' recommendation to grant permission.

For information, an appeal was allowed on 25 August 2022 for WA/2023/0558 The Old Mission Hall, Hookstile Lane, Farnham GU9 8LG for Outline application with all matters reserved for erection of 24 apartments with underground parking following demolition of existing bungalow. The Old Mission Hall (revision of WA/2018/1879) (as amplified by Transport Assessment, Travel Plan, updated ecology report, and amendment to proposed housing to include 7 of the 24 dwellings as affordable units).

8. Licensing Applications

There were none for this meeting.

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

There were none for this meeting.

10. Footpaths and Rights of Way and Waverley Borough Council Street Naming Applications

There were none for this meeting.

11. Public Speaking at Waverley's Western Planning Committee

Speaking at Western Planning Committee

WA/2022/01984 Farnham Firgrove

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12. Date of next meeting

Monday 19th June 2023 at the later time of 11.00am due to the Armed Forces Flag Raising ceremony.

The meeting ended at 10.39 am

Notes written by Jenny de Quervain