



# 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 8th January, 2024

### Place

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

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

Councillor Andrew Laughton (Lead Member)  
Councillor Brodie Mauluka  
Councillor Mark Merryweather  
Councillor George Murray  
Councillor Graham White  
Councillor Alan Earwaker (ex-Officio)

Officers: Jenny de Quervain

#### 1. Apologies for Absence

Apologies were received from Councillors Fairclough, Hesse and Woodhouse.

#### 2. Disclosure of Interests

Councillors Merryweather and Murray declared a non pecuniary interest to NMA/2023/02688 as members of Waverley's Executive Committee.

Officer declared a non pecuniary interest to WA/2023/02747 and WA/2023/02748 due to vicinity.

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

##### **Farnham Bourne**

##### **WA/2023/02750 Farnham Bourne**

Officer: David Hung

EDGEBOROUGH SCHOOL, 84 FRENHAM ROAD, FARNHAM GU10 3AH

Erection of a detached changing room building with covered walkways; installation of solar panels on roof and associated landscaping following demolition of existing sheds.

**Farnham Town Council supports improvements to the school's facilities.**

## **Farnham Castle**

### **NMA/2023/02688 Farnham Castle**

Officer: Tracy Farthing

WEY COURT EAST, UNION ROAD, FARNHAM GU9 7PT

Amendment to WA/2023/00905 to relocate air conditioning units, as the addition of decoration fencing and a new car parking space.

**No comment.**

### **NMA/2023/02787 Farnham Castle**

Officer: Simon Brooksbank

75 CASTLE STREET, FARNHAM GU9 7LT

Amendment to WA/2022/02935 & 02936 – roof, decking raised to roof. Updates to acoustic screen, post & railing platform lift, widening of rear door. Glazing of windows to rear. Minor tweaks to lift shaft. Ceiling & floor finishes.

**No comment.**

### **WA/2023/02636 Farnham Castle**

Officer: Omar Sharif

THE BISHOPS TABLE, BISHOPS TABLE HOTEL, 27 WEST STREET, FARNHAM GU9 7DR

Application under Section 73a to vary Condition 1 (approved plans) of WA/2023/01400 to allow for alterations to fenestrations and addition of an external glass box to approved dwelling; erection of a car port and potting shed; replace approved boundary fence with brick wall to Bishops Coach House, 27F West Street, Farnham GU9 7DR.

**No comment.**

### **WA/2023/02678 Farnham Castle**

Officer: Alistair de Joux

HEADWAY HOUSE, CROSBY WAY, FARNHAM GU9 7XG

Erection of 65 unit Extra Care development with associated communal facilities, parking and landscaping following demolition of existing building.

**Farnham Town Council notes that the development includes the installation of air source heat pump for hot water to apartments and will include a Solar PV array to contribute to total energy demand and reduce CO2 emissions. The roof plans do not show the Solar PV array, can these drawings be provided?**

**Farnham Town Council appreciates the consideration has been given to materials used on adjacent housing and the wider area, including light-coloured rendered elevations. The expansive areas of white render on the proposed development are very stark and should be softened, an example being RAL 9002. This may also reduce reflected light into the biodiversity opportunity area of the water meadows.**

**Farnham Town Council welcomes Conditions inline with SCC as the Lead Local Flood Authority to ensure better provision for surface water management in this sensitive location within the Wey and tributaries management catchment.**

**Opportunities for rainwater harvesting and its use have been missed and management of rainwater is insufficient for the size of the site in flood zone 2, bounded by flood zone 3.**

**Farnham Town Council supports the objections of the Bishop's Meadow Trust to a gate for direct access on to the water meadow from the development. Access to the Bishop's Meadow and footpath 167 and others beyond is via Whitlet Close approximately 100m from the access to the development, private gates on to the water meadow are not acceptable. Additional trees should be planted on the**

boundary with the Bishop's Meadow to provide screening of the development from the water meadow.

**WA/2023/02747 Farnham Castle**

Officer: Alistair de Joux

STORE (HARTS YARD), 114A WEST STREET, FARNHAM GU9 7HH

Erection of 3 dwellings with associated parking following demolition of existing curtilage listed building and unlisted garage building.

**Farnham Town Council notes that the History and Constraints document is missing from the list of documents for this application. The planning history is relevant when considering the proposed three dwellings as they form part of the wider scheme in Harts Yard, WA/2020/0995 and WA/2020/0996 and subsequent variations granted Section 73 under WA/2023/00758.**

**Condition 13. of WA/2023/00758 must be applied if permission is granted: Condition 13. Notwithstanding the approved layout plan, further details of car parking, cycle storage layouts and access to refuse bins for occupiers of the development and refuse collection operators shall be submitted to and approved by the local planning authority, and the approved details shall be fully provided before the first occupation of the development. Thereafter the parking, loading and unloading and turning areas shall be retained and maintained for their designated purposes.**

**WA/2023/02748 Farnham Castle**

Officer: Alistair de Joux

STORE (HARTS YARD), 114A WEST STREET, FARNHAM GU9 7HH

Listed Building Consent for erection of 3 dwellings with associated parking following demolition of existing curtilage listed building and unlisted garage building.

**Farnham Town Council notes that the History and Constraints document is missing from the list of documents for this application. The planning history is relevant when considering the proposed three dwellings as they form part of the wider scheme in Harts Yard, WA/2020/0995 and WA/2020/0996 and subsequent variations granted Section 73 under WA/2023/00758.**

**Condition 13. of WA/2023/00758 must be applied if permission is granted: Condition 13. Notwithstanding the approved layout plan, further details of car parking, cycle storage layouts and access to refuse bins for occupiers of the development and refuse collection operators shall be submitted to and approved by the local planning authority, and the approved details shall be fully provided before the first occupation of the development. Thereafter the parking, loading and unloading and turning areas shall be retained and maintained for their designated purposes.**

**WA/2023/02777 Farnham Castle**

Officer: Alistair de Joux

KINGSDOWN, CASTLE HILL, FARNHAM GU9 0AD

Application under Section 73 to vary condition 1 of WA/2023/00723 (approved plans) to allow alterations to size of basement area, addition of a balcony for Plot 7, alterations to elevations, roof alterations and size of garages.

**No comment.**

**Farnham Hale and Heath End**

**WA/2023/02633 Farnham Heath End**

Officer: Michael Eastham

LAND AT JUNCTION WITH UPPER HALE ROAD, SANDY HILL ROAD, FARNHAM

Construction and operation of an approximately 3.9km below ground potable water pipeline, with markers and chamber covers, and temporary plant, construction and laydown areas and associated development. This application is accompanied by an Environmental Statement. **Farnham Town Council welcomes ongoing discussions with Surrey Highways on the sectional road closure of Sandy Hill Road during the period April to October 2024. Other roadworks scheduled across Farnham during these months must be considered to avoid wider disruption.**

### **Farnham Rowledge**

#### **WA/2023/02741 Farnham Rowledge**

Officer: Michael Eastham

LAND CENTRED COORDINATES 481846 144139 SOUTH OF 70, WRECCLESHAM HILL, WRECCLESHAM, FARNHAM

Erection of 26 dwellings (including 8 affordable) with formation of new vehicular access from Wrecclesham Hill, area of open space, landscaping and associated infrastructure.

**Farnham Town Council strongly objects to the proposed erection of 26 dwellings at Land Centred Coordinates 481846 144139 South of 70, Wrecclesham Hill, Wrecclesham, Farnham.**

The Farnham Neighbourhood Plan allocates sufficient sites for housing within policy FNPI4, in accordance with paragraph 14 of the NPPF December 2023. This proposed development is not an allocation for housing in the Farnham Neighbourhood Plan (3 April 2020), situated outside the built-up area boundary where the intrinsic character and beauty of the countryside must be recognised and safeguarded. The proposals would be harmful to the character and appearance of area beyond the urban edge and the brownfield Sawmill site, housing allocation FNPI4 I) situated within the built-up area boundary. The proposals are contrary to policy FNPI Design of New Development and Conservation, preserving the countryside from inappropriate development, with particular regard to d) the proposals do not respect the site and e) is not well integrated by new or existing landscape buffers, FNPI0 Protect and Enhance the Countryside, FNPI1 Preventing Coalescence, FNPI4 Housing Site Allocations. The site is within an area of Ancient Woodland and its 500m buffer and covered by Local Plan Part 1 policy RE1 Countryside beyond the Green Belt – Countryside which occurs beyond the designated Green Belt - and RE3 Landscape Character which seeks to ensure that new development respects and where appropriate, enhances the distinctive character of the landscape in which it is located - the area is designated Area of Great Landscape Value.

#### **4. Applications Considered**

### **Farnham Bourne**

#### **TM/2023/02714 Farnham Bourne**

Officer: Theo Dyer

LAND OPPOSITE, 1 BEECH AVENUE, LOWER BOURNE, FARNHAM GU10 3JY  
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 LPP1 policy CCI Climate Change and NE2 Green and Blue Infrastructure.**

Amendments received

**Amended plans and updated reports to address consultation responses and objections to the application.**

**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 maintains its objections 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.**

**The loss of trees and vegetation will result in more flooding on the site and on Frensham Vale, especially surface water flooding. The repositioning of the dwelling is not sufficient mitigation. The proposed dwelling is not compliant with Farnham Neighbourhood Plan policy FNPI, particularly sections 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.**

**WA/2023/02651 Farnham Bourne**

Officer: Graham Speller

13 MIDDLE BOURNE LANE, LOWER BOURNE, FARNHAM GU10 3ND

Alterations to existing car port to provide additional habitable accommodation; creation of a parking area and new vehicular access following closing of existing vehicular access.

**No comment.**

**WA/2023/02669 Farnham Bourne**

Officer: Dana Nickson

RIDGE HOUSE, OLD FRENHAM ROAD, LOWER BOURNE, FARNHAM GU10 3HE

Certificate of Lawfulness under Section 192 for erection of a single storey extension.

**No comment.**

**WA/2023/02737 Farnham Bourne**

Officer: Matt Ayscough

LAUREL COTTAGE, SUNNYDELL LANE, WRECCLESHAM, FARNHAM GU10 4RB

Erection of extensions and alterations.

**No comment.**

**WA/2023/02743 Farnham Bourne**

Officer: Matt Ayscough

30 BURNT HILL ROAD, LOWER BOURNE, FARNHAM GU10 3LZ

Application under Section 73 to vary Condition 1 (approved plans) of WA/2022/02546 to allow for alterations to ground floor design and layout.

**No comment.**

**WA/2023/02751 Farnham Bourne**

Officer: Matt Ayscough

BRAMWELL HOUSE, MONKS WALK, FARNHAM GU9 8HT

Erection of a garage and garden store outbuilding.

**No comment.**

**WA/2023/02759 Farnham Bourne**

Officer: Matt Ayscough

2 BOURNE FIRS, LOWER BOURNE, FARNHAM GU10 3QD  
Erection of a first floor extension and alterations to elevation.  
**No comment.**

### **Farnham Castle**

#### **TM/2023/02779 Farnham Castle**

Officer: Theo Dyer  
CRUNDWELL COURT, EAST STREET, FARNHAM GU9 7TB  
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 LPP1 policy CCI Climate Change and NE2 Green and Blue Infrastructure.**

#### **WA/2023/02691 Farnham Castle**

Officer: Graham Speller  
FERNLEAF BEECH, EAST STREET, FARNHAM GU9 7TH  
Alterations to front elevation.

**No comment.**

#### **WA/2023/02693 Farnham Castle**

Officer: Graham Speller  
8 HIGH PARK ROAD, FARNHAM GU9 7JL  
Erection of extensions and alterations to dwelling; erection of detached outbuilding following demolition of two existing outbuildings.

**No comment.**

#### **WA/2023/02712 Farnham Castle**

Officer: Dana Nickson  
THE OLD VICARAGE, VICARAGE LANE, FARNHAM GU9 7PR  
Erection of infill extension together with alterations to roof space of existing garage building to provide ancillary residential accommodation.

**No comment.**

#### **WA/2023/02713 Farnham Castle**

Officer: Dana Nickson  
THE OLD VICARAGE, VICARAGE LANE, FARNHAM GU9 7PR  
Listed Building Consent for extensions and alterations to garage building.

**No comment.**

### **Farnham Firgrove**

#### **WA/2023/02635 Farnham Firgrove**

Officer: Matt Ayscough  
54 UPPER WAY, FARNHAM GU9 8RF  
Alterations to attached garage and roof space to provide habitable accommodation together with alterations to elevations.

**No comment.**

#### **WA/2023/02656 Farnham Firgrove**

Officer: Anna Whitty  
26 SOUTHERN WAY, FARNHAM GU9 8DF  
Erection of a single storey extension.

**No comment.**

## **Farnham Hale and Heath End**

### **TM/2023/02730 Farnham Heath End**

Officer: Theo Dyer

2 OAKTREES, FARNHAM GU9 0HF

APPLICATION FOR WORKS TO AND REMOVAL OF TREES SUBJECT OF TREE PRESERVATION ORDER WA143

**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.**

### **TM/2023/02732 Farnham Heath End**

Officer: Theo Dyer

3 OAKTREES, FARNHAM GU9 0HF

APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER WA143

**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.**

### **WA/2023/02637 Farnham Hale and Heath End**

Officer: David Hung

PIZZA HOUSE, 99A FARNBOROUGH ROAD, FARNHAM GU9 9AW

Application under Section 73 to vary condition 1 of WA/2009/1769 (restrictions on opening and delivery hours) to allow opening times to 23:30 weekdays and weekends and delivery times to 02:30 weekdays and weekends.

**Farnham Town Council objects to the proposed changes to the delivery times to 02:30 7 days a week. It is believed that the business is already opening and providing a delivery service 7 days a week until 23:30, as per the premises licence and advertised online. Operating a delivery service to 02:30 7 days a week will have a negative impact on the neighbour's' amenity from vehicle movements and use of the premises.**

## **Farnham Moor Park**

### **TM/2023/02729 Farnham Moor Park**

Officer: Theo Dyer

PHYLLIS TUCKWELL MEMORIAL HOSPICE, WAVERLEY LANE, FARNHAM GU9 8BL

APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER WA136

**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.**

### **WA/2023/02643 Farnham Moor Park**

Officer: Dana Nickson

13 BROOMLEAF ROAD, FARNHAM GU9 8DG

Erection of a pergola.

**No comment.**

### **WA/2023/02661 Farnham Moor Park**

Officer: Dana Nickson

58 BRIDGEFIELD, FARNHAM GU9 8AW

Certificate of Lawfulness under Section 192 for the erection of an extension and alterations to elevations following demolition of existing extension (revision of WA/2023/02005).

**No comment.**

**WA/2023/02663 Farnham Moor Park**

Officer: Graham Speller

COMPTONS, COBBETTS RIDGE, FARNHAM GU10 1RQ

Erection of extensions and alterations with associated works.

**No comment.**

**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 objects 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/2023/02666 Farnham Moor Park**

Officer: Graham Speller

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

Erection of ground floor infill extension and alterations to roof space including installation of rooflights to provide additional habitable accommodation.

**No comment.**

**WA/2023/02739 Farnham Moor Park**

Officer: Anna Whitty

THE SPINNEY, 17 CROOKSBURY ROAD, FARNHAM GU10 1QB

Erection of 2 outbuildings following demolition of 2 outbuildings.

**Farnham Town Council notes that the proposed store outbuilding had been reduced considerably compared with previously refused applications.**

**Farnham Town Council maintains its objection to the garage to the front of the building line. Refused application WA/2023/01832, the officer states 'the proposed outbuildings would represent inappropriate development in the Green Belt, for which no special circumstances have been demonstrated to clearly outweigh the harm. The proposal therefore fails to accord with Policy RE2 of the Local Plan (Part 1) 2018, Policy DM14 of the Local Plan (Part 2) 2023 and the NPPF (2023).'**

**The applicant could submit separate applications for the garage and store outbuilding to allow the character and appearance and impact of the form and bulk of each to be assessed against Policy TDI Townscape and Design, Policy RE2 Green Belt, Policy RE3 Landscape Character (AONB) of the Local Plan (Part 1) 2018, Policy DM4 Quality Places through Design and DM14 development in the Green Belt of the Local Plan (Part 2) 2023 and the Residential Extensions SPD.**

**The fall back' position is also available to the applicant, though erroneously granted.**

## **Farnham North West**

### **WA/2023/02728 Farnham North West**

Officer: Graham Speller

9 TOR ROAD, FARNHAM GU9 7BX

Erection of a single storey extension following demolition of conservatory.

**No comment.**

## **Farnham Rowledge**

### **TM/2023/02684 Farnham Rowledge**

Officer: Theo Dyer

45 SANDROCK HILL ROAD, WRECCLESHAM, FARNHAM GU10 4RJ

APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 22/10

**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 and NE2 Green and Blue Infrastructure.**

### **TM/2023/02692 Farnham Rowledge**

Officer: Theo Dyer

CEDAR BANK, YATESBURY CLOSE, FARNHAM GU9 8UF

APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 07/11

**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/2023/02756 Farnham Rowledge**

Officer: Theo Dyer

ROSEWOOD, 50 ECHO BARN LANE, WRECCLESHAM, FARNHAM GU10 4NF

APPLICATION FOR WORKS TO TREE SUBJECT TO TREE PRESERVATION ORDER 03/11

**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.**

### **WA/2023/02709 Farnham Rowledge**

Officer: Graham Speller

BRAMBLINGS, 22 QUENNELLS HILL, WRECCLESHAM, FARNHAM GU10 4NE

Erection of extensions and alterations following demolition of detached garage and shed.

**No comment.**

### **WA/2023/02724 Farnham Rowledge**

Officer: Graham Speller

GREEN END COTTAGE, MANLEY BRIDGE ROAD, ROWLEDGE, FARNHAM GU10 4BU

Erection of a 2m high boundary fence to replace existing 1.3m high fence.

**Farnham Town Council objects to the inappropriate 2m high fencing being dominate in the street scene in an area covered by Local Plan Part I (2018) Policy RE1 Countryside beyond the Green Belt and Policy RE3 Landscape Character (ASVI). The CHA has recommended refusal due to obstruction to visibility splays.**

## **Farnham Weybourne**

### **TM/2023/02754 Farnham Weybourne**

Officer: Theo Dyer

28 WOODBOURNE, FARNHAM GU9 9EE  
APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 26/01  
**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/2023/02755 Farnham Weybourne**

Officer: Theo Dyer

7 COPSE AVENUE, FARNHAM GU9 9ED

APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 26/01

**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/2023/02707 Farnham Weybourne**

Officer: Matt Ayscough

35 LOWER WEYBOURNE LANE, FARNHAM GU9 9HL

Erection of extensions and alterations following demolition of detached garage.

**No comment.**

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

**Guildford Borough Council Application 23/P/02047**

Tongham Services, A31, Tongham, Guildford, GU10 1DN

Installation of an electric vehicle charging hub.

**No comment.**

**6. Appeals Considered**

There were none for this meeting.

**7. Licensing Applications Considered**

There were none for this meeting.

**8. Public Speaking at Waverley's Planning Committee**

There are no items for Farnham on the agenda.

**9. Date of next meeting**

Monday 22<sup>nd</sup> January 2024.

The meeting ended at 11.33 am

Notes written by Jenny de Quervain