



FARNHAM TOWN COUNCIL

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Notes

Planning & Licensing Consultative Working Group

Time and date

9.30 am on Monday 19th February, 2024

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 George Hesse
Councillor Brodie Mauluka
Councillor Mark Merryweather
Councillor George Murray
Councillor Alan Earwaker (ex-Officio)

Officers: Jenny de Quervain

1. Apologies for Absence

Apologies were received from Councillors Fairclough, White and Woodhouse.

2. Disclosure of Interests

None were received.

3. Applications Considered for Key/Larger Developments

Farnham Castle

PRA/2024/00214 Farnham Castle

Officer: Simon Brooksbank

16 - 17 WEST STREET, FARNHAM GU9 7DR

General Permitted Development Order 2015, Schedule 2 Part 3 Class MA - Prior Notification application for change of use of first floor from commercial (Use Class E) to 1 dwellinghouse (Use Class C3).

No comment.

Farnham North West

WA/2024/00261 Farnham North West

Officer: Dana Nickson

HEATHY PARK RESERVOIR, ODIHAM ROAD, FARNHAM

Certificate of Lawfulness under Section S191 for existing building works comprising cladding to the side and rear of the reservoir.

Although located outside the built-up area boundary policies are not considered in the tick-box exercise of testing lawfulness of development.

4. Applications Considered

Farnham Bourne

TM/2024/00257 Farnham Bourne

Officer: Theo Dyer

3 WISLEY PLACE, WRECCLESHAM, FARNHAM GU10 4FA

APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 06/18

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 LPP1 policy CCI Climate Change and NE2 Green and Blue Infrastructure.

WA/2024/00196 Farnham Bourne

Officer: Matt Ayscough

13A LODGE HILL ROAD, LOWER BOURNE, FARNHAM GU10 3QN

Certificate of Lawfulness under Section 191 for use of an existing studio which has been used separately to the main house as a self-contained dwelling.

No comment.

WA/2024/00226 Farnham Bourne

Officer: Anna Whitty

COMO, 2 UPPER BOURNE VALE, WRECCLESHAM, FARNHAM GU10 4RE

Erection of a two-storey extension and porch; alterations to roofspace including dormer extension to provide additional habitable accommodation following demolition of existing garage/store.

No comment.

WA/2024/00240 Farnham Bourne

Officer: Anna Whitty

SEPTEMBERS, 3 LATCHWOOD LANE, LOWER BOURNE, FARNHAM GU10 3HA

Erection of a first-floor dormer extension and alterations to elevations.

No comment.

Farnham Castle

CA/2024/00242 Farnham Castle

Officer: Theo Dyer

FARNHAM MUSEUM, 38 WEST STREET, FARNHAM GU9 7DX

FARNHAM CONSERVATION AREA WORKS TO AND REMOVAL OF TREES

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/2024/00265 Farnham Castle

Officer: Matt Ayscough

41 HIGH PARK ROAD, FARNHAM GU9 7JJ

Certificate of Lawfulness under Section 192 for hip to gable and dormer extensions with installation of rooflights to provide habitable accommodation in roof space.

No comment.

Farnham Firgrove

TM/2024/00254 Farnham Firgrove

Officer: Theo Dyer

15 LYNTON CLOSE, FARNHAM GU9 8US

APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER WA300

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/2024/00204 Farnham Firgrove

Officer: Matt Ayscough

7 ST JOHNS ROAD, FARNHAM GU9 8NT

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

No comment.

WA/2024/00221 Farnham Firgrove

Officer: Matt Ayscough

33 GROVE END ROAD, FARNHAM GU9 8RD

Erection of a single storey extension following demolition of existing conservatory.

No comment.

WA/2024/00239 Farnham Firgrove

Officer: Matt Ayscough

18 RIDGWAY HILL ROAD, FARNHAM GU9 8LS

Erection of single storey extension following demolition of existing conservatory and utility room.

No comment.

WA/2024/00247 Farnham Firgrove

Officer: Anna Whitty

SHEEN HOUSE, 3 SHORTHETH ROAD, FARNHAM GU9 8SR

Erection of a single storey side extension.

No comment.

Farnham Heath End

WA/2024/00211 Farnham Heath End

Officer: Matt Ayscough

18 HOPE LANE, FARNHAM GU9 0HZ

Erection of extension and alterations (revision of WA/2023/01239).

Farnham Town Council notes that the applicant has made alterations to the proposed roof plans, compared to withdrawn application WA/2023/01239, to minimise impact on the neighbouring dwelling.

WA/2024/00251 Farnham Heath End

Officer: Graham Speller

THE BEECHES, 2 THE GLEN, NUTSHELL LANE, FARNHAM GU9 0FF

Installation of solar panels on roof.

No comment.

Farnham Moor Park

WA/2024/00190 Farnham Moor Park

Officer: Anna Whitty

30 BROOMLEAF ROAD, FARNHAM GU9 8DG

Application under section 73 to vary condition 1 of WA/2023/01445 (approved plans) to allow alteration to design (revision of WA/2023/02358).

No comment.

WA/2024/00197 Farnham Moor Park

Officer: Simon Brooksbank

THE BUNGALOW, LONGBARROW NURSERIES, BADSHOT FARM LANE, FARNHAM

Erection of a dwelling with detached cycle and bin store and associated landscaping following demolition of existing dwelling.

Although the access to the replacement dwelling is not public highway, the narrow roadway is not suitable for construction traffic and HGV deliveries. Farnham Town Council objects to the proposals unless a Transport Management Plan and a Construction Environment Management Plan is provided and Conditioned, if permission is granted. Further environmental assessments must be conducted. The site is in an area of archaeological interest within the vicinity of the Neolithic Long Barrow, any additional development must be subject to an archaeological assessment. Further assessment is required on the potential impact on wildlife in this area, and insufficient information has been provided on how Biodiversity Net Gain will be achieved on the site.

WA/2024/00218 Farnham Moor Park

Officer: Anna Whitty

NORDIC HOUSE, 2 COMPTON WAY, FARNHAM GU10 1QZ

Application under section 73A to vary conditions 1 & 2 (approved plans & external materials) of WA/2021/0149 to allow alterations to size and design of outbuilding, changes to external materials, installation of roof solar panels and alterations to landscaping design.

Farnham Town Council objects to the location of the heat source pumps. The neighbour has commented on its potential negative impact from noise disturbance.

Farnham North West

WA/2024/00259 Farnham North West

Officer: Graham Speller

3 TRINITY HILL, FARNHAM GU9 0SD

Erection of extensions and alterations following demolition of existing conservatory.

No comment.

Farnham Rowledge

Amendments received

An amended site location plan and proposed site plan have been submitted

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.

Farnham Town Council objects to the proposed alterations to provide a separate dwelling at the application site 48A Echo Barn Lane and the intensification of the access. The application is addressed incorrectly, and the History and Constraints document does not include the planning history as not using the correct address of Woodlands, 48A Echo Barn Lane.

WA/2018/1671 for the erection of the outbuilding to provide a triple garage with room above, included 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.

WA/2024/00192 Farnham Rowledge

Officer: Graham Speller

5 PROSPECT ROAD, ROWLEDGE, FARNHAM GU10 4AH

Erection of an extension.

Farnham Town Council notes the extension is close to the boundary of no. 3. The proposals must be compliant with LPP2 policy DM5 Safeguarding Amenity, Residential Extensions SPD and Farnham Neighbourhood Plan policy FNPI6 Extension.

WA/2024/00199 Farnham Rowledge

Officer: Dana Nickson

17 ACACIA GARDENS, WRECCLESHAM, FARNHAM GU10 4BG

Application under section 73a to vary condition 13 of WA/2017/1778 (restricted use of garage) to allow the integral garage to be used as habitable accommodation and domestic storage.

Farnham Town Council objects to this application to vary condition 13 of WA/2017/1778. This condition is in place to ensure sufficient parking is retained for

the development [of 72 dwellings] and in order that the development should not prejudice highway safety, the free flow of traffic, nor cause inconvenience to other highway users.

Farnham Weybourne

TM/2024/00273 Farnham Weybourne

Officer: Theo Dyer

19 OAKLAND AVENUE, FARNHAM GU9 9DX

APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 24/01

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/2024/00195 Farnham Weybourne

Officer: Graham Speller

21B HALE REEDS, FARNHAM GU9 9BN

Erection of extensions and alterations together with dormer extension and alterations to roof and part alterations to attached garage to provide habitable accommodation with associated works.

Farnham Town Council notes that the proposals include additional bedroom accommodation. Sufficient parking must be available within the boundary of the property with the loss of the garage. Hale Reeds is very congested with limited on-street parking available.

WA/2024/00264 Farnham Weybourne

Officer: Anna Whitty

132 WEYBOURNE ROAD, FARNHAM GU9 9HD

Certificate of Lawfulness under Section 192 for hip to gable and rear dormer extensions with two front facing rooflights to provide habitable accommodation in roof space.

No comment.

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

There were none for this meeting.

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 were none for this meeting.

9. Date of next meeting

Monday 4th March 2024 at 9.30am.

The meeting ended at 11.30 am

Notes written by Jenny de Quervain