



FARNHAM TOWN COUNCIL



Notes

Planning & Licensing Consultative Working Group

Time and date

9.30 am on Monday 18th March, 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 Tony Fairclough
Councillor George Hesse
Councillor Brodie Mauluka
Councillor Tim Woodhouse
Councillor Alan Earwaker (ex-Officio)

Officers: Jenny de Quervain

1. Apologies for Absence

Apologies were received from Councillors Merryweather, Murray and White.

2. Disclosure of Interests

Councillor Hesse declared a non-pecuniary interest to WA/2024/00421 due to vicinity.

3. Applications Considered for Key/Larger Developments

Farnham Castle

WA/2024/00447 Farnham Castle

Officer: Michael Eastham

UNIT RU06 BUILDING D8, EAST STREET, FARNHAM GU9 7RP

Installation of shop front in relation to details required for Condition 10 of planning permission WA/2016/0268.

In reviewing this proposed shop front application, Farnham Town Council requests clarification of the ventilation system detailed within 'Accompanying Papers KLJW 009 MFF RU06 Condition 10 Submission Rev compressed_2.pdf' which states 'The purpose of this application is to provide a series of weather louvres on the facade of the building in an architecturally appropriate manner. It will allow Monte Forte, the

Leaseholder of the Commercial unit in question, the ability to route their ventilation services to location on the facade in a manner that is as discreet as possible.'

A larger scale plan of the internal layout shown on 'Proposed Elevation Plans – KLJW 009 MFF RU06 Condition 10 Submission Rev compressed_6.pdf' is needed for a more detailed review of the ventilation system.

What noise is generated by the ventilation system? Is the ventilation system for the main restaurant seating area or does it provide ventilation to/from the kitchen area? If the kitchen area is included, how is odour prevented from coming out of the exhaust?

This Condition cannot be discharge without further clarification of the ventilation system incorporated into the shop front.

Note. Confirmation has been received that the ventilation is for fresh air only in the restaurant. Extraction for the kitchen is to the rear through the service area.

WA/2024/00448 Farnham Castle

Officer: Michael Eastham

UNIT RU06 BUILDING D8, EAST STREET, FARNHAM GU9 7RP

Application for advertisement consent to display 3 non- illuminated fascia signs.

Farnham Town Council has no objections to the proposed signage. It is compliant with Farnham Neighbourhood Plan Policy FNP4 a) would not appear dominant or overbearing.

WA/2024/00461 Farnham Castle

Officer: Alistair de Joux

FARNHAM LIBERAL CLUB, SOUTH STREET SOCIAL CLUB, 46 SOUTH STREET, FARNHAM GU9 7RP

Change of use from social club (Sui Generis) to restaurant and public house (Sui Generis); erection of extensions and creation of first floor terrace with associated works following demolition of existing modern extension.

Farnham Town Council notes that the applicant has taken onboard feedback regarding the rear elevation and balustrade design. Although the rear proposals are more in keeping with the surroundings, the false chimney pot appears bulky.

It is noted that WBC Heritage Officers have been consulted throughout the application process. Farnham Town Council relies on the Heritage Officers to review the proposed works to this important Grade II Listed building.

WA/2024/00462 Farnham Castle

Officer: Alistair de Joux

FARNHAM LIBERAL CLUB, SOUTH STREET SOCIAL CLUB, 46 SOUTH STREET, FARNHAM GU9 7RP

Listed Building Consent for demolition and replacement of modern ground floor extension; first floor extension to catslide; repairs and internal alterations.

Farnham Town Council notes that the applicant has taken onboard feedback regarding the rear elevation and balustrade design. Although the rear proposals are more in keeping with the surroundings, the false chimney pot appears bulky.

It is noted that WBC Heritage Officers have been consulted throughout the application process. Farnham Town Council relies on the Heritage Officers to review the proposed works to this important Grade II Listed building.

WA/2024/00473 Farnham Castle

Officer: Russell Brown

ST STEPHENS HOUSE, DOGFLUD WAY, FARNHAM

Erection of part second floor and third and fourth floor roof extensions and change of use of second floor from offices (Class E) to create 9 residential flats (Class C3) with photovoltaic panels on roof, associated car and cycle parking, bins stores and associated communal amenity space.

Farnham Town Council notes previous permitted development applications granted for conversion from office to residential through WA/2023/01023, WA/2023/00051, PRA/2022/02704 and PRA/2022/02614. This application includes part second, third and fourth floor extensions to create 9 residential flats.

Based on the floorplans and information included, a shared communal amenity space is proposed at ground floor level. No private residential accommodation is proposed on the ground floor or first floor. The drawings included show ground floor and first floor for office use.

Farnham Town Council supports the provision of PV panels on roof.

Farnham Town Council notes that the Design and Access Statement and document 'Illustrative Plans – External Materials', state white render for the walls to the side and rear. The existing brick elevations with white render to the lower floors is in keeping with the surroundings, fully rendered walls is not appropriate and does not sit well in this setting, dominated by brick elevations.

Farnham Town Council seeks clarification on parking provision for cycles and cars:

- **The Design and Access Statement states 10 cycle spaces. The application form details 16 cycle spaces.**
- **The Design and Access Statement states 10 car parking spaces. The application form details 19 car parking spaces.**

Please advise the correct information.

Response from the agent 20 March 2024:

- *The cycle provision is correct in the Design and Access Statement and plans a total of 10 spaces are being provided in a double stacker within the cycle store.*
- *The parking provision is correct in the application form - there are 26 spaces on the existing site and the proposed scheme removes 7 of these, with 19 remaining.*

The difference comes from the Design and Access Statement only considering the allocated parking for the proposed units the subject of this application, and the application form considering all parking on-site (including the provision being retained for the lower floors of the building, which whilst not being part of the proposed development, do have their parking affected).

Farnham North West

Response received from Local Lead Flood Authority no longer objecting to the application

WA/2023/01467 Farnham North West

Officer: Michael Eastman

LAND CENTRED COORDINATES 483317 147157 OLD PARK LANE FARNHAM

Outline application with all matters reserved except access for up to 83 dwellings (including 24 affordable) and public open space/country park including related play space community orchard wildlife pond internal access roads footways/footpaths and drainage basins/corridor.

Farnham Town Council notes that further responses have now been received from the Local Lead Flood Authority and Surrey Highways.

Farnham Town Council maintains its strong objection to the proposed development of up to 83 dwellings in this location.

This site is not a housing allocation under policy FNPI4 of the Farnham Neighbourhood Plan dated 3 April 2020. Paragraph 14 of the NPPF dated 20 December 2023 states:

In situations where the presumption (at paragraph 11d) applies to applications involving the provision of housing, the adverse impact of allowing development that conflicts with the neighbourhood plan is likely to significantly and demonstrably outweigh the benefits, provided the following apply:

- a) the neighbourhood plan became part of the development plan five years or less before the date on which the decision is made; and*
- b) the neighbourhood plan contains policies and allocations to meet its identified housing requirement.*

Farnham Neighbourhood Plan (2013-2032) allocates sufficient sites for housing development and has over a year's protection remaining.

This site is outside of the built-up area boundary, contrary to policy FNP10 Protect and Enhance the Countryside, and its focus on preserving the countryside from inappropriate development.

The area is designated an Area of Strategic Visual Important (ASVI), in place to protect areas vulnerable to development pressure. The intrinsic character and beauty of the countryside 'must be recognised and safeguarded' as stated in Local Plan Part 1 policy RE1 Countryside beyond the Green Belt. The proposals would result in harmful effects to the character and appearance of the area. These fields must remain part of the landscape and not become a housing development.

Farnham has a need of Suitable Areas of Natural Greenspace (SANG) to mitigate harm to the Thames Basin Heath Special Protection Area. The provision of SANG land is possible in this location without the development of housing. With the inclusion of the adjacent 3.3ha open greenspace serving the existing development to the south, this location would be appropriate for SANG.

The proposals will have a negative impact on the existing development to the south from additional vehicle movements, changes to the no-through roads, potential loss of on-street parking bays and green boundaries, conflicting with policy FNP30 Transport Impact of Development, with no consideration of Healthy Streets for Surrey guidance.

This proposed development will increase surface water flooding, water usage, sewage and the need for school places - the local infrastructure is already beyond capacity. The cumulative impact of development on other sites, and on the boundary of Farnham, must also be considered.

Surrey Highways has detailed S106 contributions for Farnham Town Centre improvement. Other highways improvements to the town centre include additional formal crossings on West Street and bus stop flags incorporating real-time information. Waverley Borough Council's Infrastructure Delivery Plan needs to be updated to reflect infrastructure required in the town, and as part of Waverley's work on the new Local Plan and ensure CIL funding can be allocated to off-set the impact of development.

Farnham is delivering new homes on allocated sites in the Farnham Neighbourhood Plan, agreed in consultation with its community. This objection, and Farnham Town Council's previous objection, is against speculative development on green fields outside of the built-up area boundary, conflicting with policies in the Farnham Neighbourhood Plan dated 3 April 2020, where policies carry full weight, without the tilted balance, in the determining of planning applications, as stated in the NPPF dated 20 December 2023.

4. Applications Considered

Farnham Bourne

WA/2024/00426 Farnham Bourne

Officer: Matt Ayscough

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

Provision of a vehicular access with parking area and associated works including the partial demolition of front boundary wall.

Farnham Town Council notes that the dwelling has rear access via School Lane therefore it is not necessary to provide vehicle access from the front on Lodge Hill Road. The removal of green boundary and section of the wall will have a negative impact on the street scene. Visibility splays will be difficult to achieve with the bend in the road to the west.

WA/2024/00464 Farnham Bourne

Officer: Matt Ayscough

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

Erection of a first floor extension including alterations to roof to a gable end; installation of solar panels and alterations to elevations.

No comment.

TM/2024/00442 Farnham Bourne

Officer: Theo Dyer

17 BOURNE FIRS, LOWER BOURNE, FARNHAM GU10 3QD

APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 02/00

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 LPP1 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.

Farnham Castle

WA/2024/00421 Farnham Castle

Officer: Anna Whitty
BISHOPS MEAD COTTAGE, BISHOPS MEAD, FARNHAM GU9 7DU
Erection of a single storey extension.
No comment.

WA/2024/00425 Farnham Castle

Officer: Dana Nickson
CASTLE HILL MEWS, 43 CASTLE STREET, FARNHAM GU9 7JB
Application under Section 73 to vary condition 4 of WA/2023/01887 (restriction to use timber windows and doors) to remove this wording and restriction.
No comment.

WA/2024/00428 Farnham Castle

Officer: Matt Ayscough
NATIONWIDE, TOWN HALL BUILDINGS, THE BOROUGH, FARNHAM GU9 7NT
Application for advertisement consent to display 2 non-illuminated replacement fascia signs and non-illuminated replacement ATM surround.
No comment.

WA/2024/00429 Farnham Castle

Officer: Matt Ayscough
NATIONWIDE, TOWN HALL BUILDINGS, THE BOROUGH, FARNHAM GU9 7NT
Listed building consent for the display of non-illuminated replacement signage.
No comment.

Farnham Heath End

TM/2024/00443 Farnham Heath End

Officer: Theo Dyer
WHITE WALLS, FERNHILL DRIVE, FARNHAM GU9 0HR
APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 16/99
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 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/2024/00419 Farnham Heath End

Officer: Anna Whitty
39 WEST AVENUE, FARNHAM GU9 0RB
Erection of a two storey extension and alterations to fenestration.
No comment.

Farnham Moor Park

TM/2024/00431 Farnham Moor Park

Officer: Theo Dyer
WEYHILL, OLD COMPTON LANE, FARNHAM GU9 8EG
APPLICATION FOR WORKS TO AND REMOVAL OF TREES SUBJECT OF TREE PRESERVATION ORDER 08/15

Farnham Town Council leaves to the Arboricultural Officer. 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/2024/00407 Farnham Moor Park

Officer: Anna Whitty

49 LYNCH ROAD, FARNHAM GU9 8BT

Certificate of Lawfulness under Section 192 for erection of dormer extension with installation of rooflights to provide habitable accommodation in roof space.

No comment.

WA/2024/00412 Farnham Moor Park

Officer: Graham Speller

3 THE CLOSE, FARNHAM GU9 8DR

Erection of extensions and alterations.

No comment.

WA/2024/00454 Farnham Moor Park

Officer: Graham Speller

31 TILFORD ROAD, FARNHAM GU9 8DJ

Erection of extension and alterations; extension and alterations to detached garage to form habitable accommodation following partial demolition of existing garage; landscaping to provide additional parking.

Farnham Town Council requests that the outbuilding be Conditioned ancillary to the dwelling house 31 Tilford Road.

WA/2024/00460 Farnham Moor Park

Officer: Anna Whitty

27 CARPENTERS WAY, BADSHOT LEA, FARNHAM GU9 9FT

Certificate of Lawfulness under Section 192 for construction of dormer window and installation of roof lights.

No comment.

Farnham North West

WA/2024/00402 Farnham North West

Officer: Anna Whitty

41 LARKFIELD ROAD, FARNHAM GU9 7DB

Erection of a single storey extension and terrace with associated works following demolition of existing outbuilding.

No comment.

WA/2024/00450 Farnham North West

Officer: Alistair de Joux

LAND AT KNOWLE FARM, 19 OLD PARK LANE, FARNHAM GU9 0AN

Erection of a dwelling and garage with associated works.

This location is within Farnham's Old Park in Countryside beyond the Green Belt. The planning history in the vicinity is relevant to this application. Development has mostly been through applications allowed appeal rather than development being compliant with local policy and guidance. Farnham Town Council objects the negative impact on the character of the setting of Farnham's Old Park. Recently residential development to the rear, although allowed at appeal, is designed to reflect the previous equestrian use. The proposed design in this application not in keeping with the surroundings or the setting of Farnham's Old Park. Concern is

also raised about the intensification of the use of the bridleway (BW185) with additional vehicle movements. The Woodland TPO and impact on the SPA must be considered.

Farnham Rowledge

WA/2024/00449 Farnham Rowledge

Officer: Anna Whitty

15 APPLELANDS CLOSE, WRECCLESHAM, FARNHAM GU10 4TL

Erection of extensions and alterations following demolition of existing garage.

No comment.

WA/2024/00456 Farnham Rowledge

Officer: Matt Ayscough

6 HIGH STREET, ROWLEDGE, FARNHAM GU10 4BS

Erection of a single storey extension.

No comment.

5. Other Applications Considered

Guildford Borough Council Application

Additional information received

23/P/01831

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

Erection of a freestanding McDonald's Restaurant with drive thru facility, car parking, landscaping and associated works, including Customer Order Displays (COD) and a play frame.

Concern was raised at the management of litter, pedestrian and staff access – a new residential development is being built between the A331 and A31 at this junction. Safe pedestrian access to the site is essential along with improvements to the road infrastructure at the roundabout.

Farnham Town Council maintains previous comments.

This application must be determined alongside 23/P/01823, 23/P/01824 and 23/P/01826 to fully understand the impact from the proposed development of the buildings, layout of vehicle and pedestrian infrastructure, play area, illuminated signage and 7m high totem. The application is at odds with the designation of Site of Nature Conservation Interest (SNCI).

Farnham Town Council objects to the proposed fast-food restaurant and drive-thru facility to the rear of Tongham Services and its potential harm to Tice's Meadow Nature Reserve. Farnham Town Council supports the objection from the Tice's Meadow Bird Group, the environmental and ecological damage must be considered.

Part of the site within the redline boundary on the Block Plan states 'Proposed Wildlife/ Ecology Site (Separate Application)'. Clarification has been sought from Head of Planning for Guildford and Waverley but no response has been received.

6. Appeals Considered

Appeal reference: APP/R3650/W/23/3336021

Appellant: A & G de Silva & Tyrrell

WA/2023/02058 Farnham North West

Officer: Anna Whitty

Email: anna.whitty@waverley.gov.uk

LAND OPPOSITE, 12 OLD PARK LANE, FARNHAM GU9 0AH

Erection of an extension and alterations to ancillary outbuilding to form a dwelling with associated garden and alterations to access.

Appellant: A & G de Silva & Tyrrell

The appeal will be determined on the basis of **Written Representations** followed by a site visit by the inspector.

Farnham Town Council notes the Planning Officer's conclusion of the potential to further urbanise the garden through permitted development and residential paraphernalia. Farnham Town Council maintains its objection:

WA/2023/02058 Farnham North West

Officer: Anna Whitty

LAND OPPOSITE, 12 OLD PARK LANE, FARNHAM GU9 0AH

Erection of an extension and alterations to ancillary outbuilding to form a dwelling with associated garden and alterations to access.

Farnham Town Council objects to the urbanising effect of extending an outbuilding to form a two-bedroom dwelling with driveway, parking and pathway in distinctive garden land to the south of Old Park Lane.

The proposed development will harm the local character of what is a unique enclave in a semi-rural location. The area is outside the built-up area boundary of Farnham Neighbourhood Plan subject to policy FNPI0 Protect and Enhance the Countryside and the Farnham Design Statement for North West Farnham. The garden is in an Area of Strategic Visual Important (ASVI). This is a local designation in place to address specific and local issues: 1. Where land is vulnerable to development pressure; 2. Where protection is essential due to strategic visual importance; 3. Where there are strong environmental reasons; 4. For the preservation of the character of the locality; 5. In order to prevent coalescence; 6. Where parcels of land are relatively small and open on the urban fringe.

Local Plan Part I (LPP1) policy TDI Townscape and Design states: account will be taken of design guidance adopted by the Council including design and development briefs, Conservation Area Appraisals and associated Management Plans, town and village design statements and other design policies and guidance produced within subsequent Development Plan Documents, Supplementary Planning Documents and Neighbourhood Plans.

7. Licensing Applications Considered

There were none for this agenda.

8. Public Speaking at Waverley's Planning Committee

Consideration was given to future items on the agenda of Waverley's Planning Committee. It is expected that WA/2023/01467 Land Centre Coordinates 483317 147157 Old Park Lane, Farnham will be brought to Committee shortly.

9. Date of next meeting

Monday 8th April at 9.30am.

The meeting ended at 11.00 am

Notes written by Jenny de Quervain