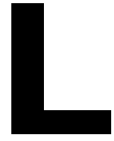




FARNHAM TOWN COUNCIL



Notes

Planning & Licensing Consultative Working Group

Time and date

9.30 am on Monday 22nd April, 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 Brodie Mauluka
Councillor Mark Merryweather
Councillor George Murray
Councillor Graham White
Councillor Tim Woodhouse
Councillor Alan Earwaker (ex-Officio)
Councillor David Beaman (Guest)

Officers: Jenny de Quervain

1. Apologies for Absence

Apologies were received from Councillors Fairclough and Hesse.

2. Disclosure of Interests

Councillor Mauluka declared a non-pecuniary interest to WA/2024/00604 The Meads Guest House, 48 West Street, Farnham GU9 7DX due to vicinity.

3. Applications Considered for Key/Larger Developments

Farnham Castle

SC/2024/00640 Farnham Castle

Officer: Alistair de Joux

CENTRUM BUSINESS PARK, 35-42 EAST STREET, FARNHAM GU9 7SW

Request for Screening Opinion for up to 170 residential dwellings with associated car parking and landscaping.

This site is an allocation for housing in the Farnham Neighbourhood Plan policy FNPI4j). Although lower parking standards would be acceptable in this highly sustainable location, the single access is located in the Farnham AQMA. An

assessment of the intensification of the access for residential and delivery vehicles should be considered. The visual impact of the height of the built form should be assessed.

NMA/2024/00691 Farnham Castle

Officer: Alistair de Joux

TINDLE HOUSE, HARTS YARD, FARNHAM GU9 7GZ

Amendment to WA/2023/00758 - Variation to condition 3

No comment.

WA/2024/00599 Farnham North West

Officer: Michael Eastman

LAND NORTH OF COXBRIDGE FARM, WEST STREET, FARNHAM

Approval of reserved matters (appearance landscaping layout & scale) following outline approval of WA/2019/0770 for the erection of 320 dwellings (including 96 affordable) with associated landscaping public open space and infrastructure; discharge of some pre-commencement conditions & other conditions 5 6 7 8 9 10 11 12 15 16 18 20 22 24 25 & 26.

Comments to be formulated for circulation prior to submission.

WA/2024/00584 Farnham Castle

Officer: Simon Brooksbank

ABBNEYFIELD WEY VALLEY SOCIETY LTD, WEY VALLEY HOUSE, MIKE HAWTHORN DRIVE, FARNHAM GU9 7UQ

Application under Section 106 of the Town & Country Planning Act to modify the legal agreement relating to WA/2022/01310 to allow for the reduction in additional rooms from 46 to 41 rooms as set out in S73 application WA/2024/00118.

No comment.

WA/2024/00587 Farnham Castle

Officer: Simon Dunn-Lwin

LONGACRE, LONG GARDEN WALK WEST, FARNHAM GU9 7HX

Erection of 5 dwellings and associated works and for relevant demolition of an unlisted building in a conservation area.

Farnham Town Council notes objections raised to the access. It is unclear how this can be overcome to allow for development of the site.

WA/2024/00601 Farnham Castle

Officer: Russell Brown

HAWTHORNS, BELLS PIECE, HALE ROAD, FARNHAM GU9 9RL

Construction of access road to serve residential development as allowed under appeal (APP/R3650/W/22/3302987).

Farnham Town Council notes that the access to the site was previously approved through the allowed appeal of WA/2021/03018.

WA/2024/00604 Farnham Castle

Officer: Dana Nickson

THE MEADS GUEST HOUSE, 48 WEST STREET, FARNHAM GU9 7DX

Extensions and alterations to roof of existing HMO to provide 4 additional bedrooms with communal room in roof space.

Farnham Town Council notes the improvements to the design of the roof and dormers to address the impact on the character of the Town Centre Conservation Area. Farnham Town Council seeks clarification on sufficient bin and cycle storage being provided for the additional proposed 4 bedrooms. Objections have been

made to the potential increase in noise with the roof space being used for further accommodation.

Farnham Moor Park

WA/2024/00586 Farnham Moor Park

Officer: Simon Dunn-Lwin

THE JOLLY FARMER, GUILDFORD ROAD, FARNHAM GU10 1PG

Erection of extensions and alterations to first floor of main building to provide 2 flats following partial demolition of rear single storey element of the main building; erection of 3 dwellings and garages with associated works including parking.

Farnham Town Council notes the changes to the previously refused proposals in WA/2019/0556 to address objections raised by the Surrey Hills AONB Officer. This is a brownfield site in need of redevelopment appropriate to its location.

Consideration must be given to Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNPI10 Protect and Enhance the Countryside, being located outside the built-up area boundary, LPPI policy RE3 - Landscape Character and Surrey Hills AONB and Surrey Hills AONB Management Plan policies LUI and LU3.

4. Applications Considered

Farnham Bourne

TM/2024/00617 Farnham Bourne

Officer: Theo Dyer

MANATOBA, DENE CLOSE, LOWER BOURNE, FARNHAM GU10 3PP

APPLICATION FOR THE REMOVAL OF TREE SUBJECT OF TREE PRESERVATION ORDER FAR2

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.

TM/2024/00660 Farnham Bourne

Officer: Theo Dyer

3 PARKLANDS CLOSE, FARNHAM GU9 8AZ

APPLICATION FOR REMOVAL OF TREE SUBJECT OF TREE PRESERVATION ORDER 08/13

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.

TM/2024/00674 Farnham Bourne

Officer: Theo Dyer

22 AVELEY LANE, FARNHAM GU9 8PR

APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER FAR107

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. 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/2024/00607 Farnham Bourne

Officer: Anna Whitty

6 GONG HILL DRIVE, LOWER BOURNE, FARNHAM GU10 3HG

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

Farnham Town Council notes the refusal of WA/2024/00044 for extensions and alterations and erection of a detached ancillary building.

This application is just for the detached ancillary outbuilding showing use a garaging, situated to the rear of the dwelling rather than the front. The location of the Surrey Hills Area of Outstanding Natural Beauty (AONB) is to be consideration in the assessment of lawful development.

WA/2024/00656 Farnham Bourne

Officer: Simon Brooksbank

LAND CENTRED COORDINATES 485117145597, LEIGH LANE, FARNHAM

Erection of a detached dwelling with a detached garage and home office building; associated works including creating new vehicular access onto Leigh Lane.

Farnham Town Council notes that the applicant has amended the proposals to reflect the concerns previously raised with development of this sensitive site.

Waverley's Arboricultural Officers must ensure appropriate protection is being considered of the specimen trees.

WA/2024/00704 Farnham Bourne

Officer: Matt Ayscough

24 BOURNE FIRS, LOWER BOURNE, FARNHAM GU10 3QD

Erection of single storey extension and alterations to external cladding.

No comment.

Farnham Castle

WA/2024/00626 Farnham Castle

Officer: Anna Whitty

61 CASTLE STREET, FARNHAM GU9 7LN

Erection of extensions and alterations following demolition of existing external staircase.

The description is incorrect. The proposals are to extend and alter the existing garage/barn. The development of the garage started in 2015 to include a home office, followed by habitable accommodation above, accessed via external staircase, and now to include an enclosed staircase. Farnham Town Council requests clarification of the use of the proposed two storey residential dwelling, is it permanent or occasional use.

WA/2024/00670 Farnham Castle

Officer: Anna Whitty

54 CRONDALL LANE, FARNHAM GU9 7DD

Application under Section 73 to vary Conditions 1 (approved plans) and 2 (materials) of WA/2023/01101 to allow for change of front gable materials from cladding to brickwork.

No comment.

Farnham Firgrove

PRA/2024/00703 Farnham Firgrove

Officer: Sam Wallis

23 EDWARD ROAD, FARNHAM GU9 8NP

Erection of a single storey rear extension which would extend 4 m beyond the rear wall of the original house for which the height would be 3 m and for which the height of the eaves would be 2.70 m.

No comment.

WA/2024/00675 Farnham Firgrove

Officer: Matt Ayscough

3 BRAMBLETON AVENUE, FARNHAM GU9 8QU

Erection of extensions and garage including raising of roof to provide first floor accommodation with dormer windows.

No comment.

Farnham Heath End

WA/2024/00720 Farnham Heath End

Officer: Matt Ayscough

54 RUSHDEN WAY, FARNHAM GU9 0QG

Alterations to ground floor garage/porch roof from flat to pitched.

No comment.

Farnham Moor Park

TM/2024/00722 Farnham Moor Park

Officer: Theo Dyer

23 LYNCH ROAD, FARNHAM GU9 8BZ

APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER WA302

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/2024/00625 Farnham Moor Park

Officer: Matt Ayscough

FOXWOOD HOUSE, 19 CROOKSBURY ROAD, FARNHAM GU10 IQD

Application under Section 73A to remove condition 2 of WA/2019/0934 (restriction on permitted development rights) to remove the restriction on the application for a detached garage.

No comment.

WA/2024/00661 Farnham Moor Park

Officer: Matt Ayscough

SOUTH WEALD, 3 LYNCH ROAD, FARNHAM GU9 8BZ

Erection of an outbuilding and associated works (retrospective).

No comment.

WA/2024/00685 Farnham Moor Park

Officer: Dana Nickson

HILLBROW, BOTANY HILL, SANDS, FARNHAM GU10 ILZ

Erection of a dwelling and associated works following demolition of existing dwelling.

Farnham Town Council objects to the proposed replacement dwelling's design, being out of character and inappropriate for this extremely sensitive site, outside

the built-up area boundary of the Farnham Neighbourhood Plan covered by policy FNPI10, LPPI RE2 Green Belt, RE3 Landscape Character – Surrey Hills AONB and AGLV, historic policies HA1, HE14.

WA/2024/00687 Farnham Moor Park

Officer: Dana Nickson

LAND AT KILN COTTAGE, BADSHOT FARM LANE, BADSHOT LEA, FARNHAM GU9 9HY
Erection of a dwelling with associated works.

Farnham Town Council raises objection to the limited access to this site, not only for the intensifications of use of the footpath but also access for construction traffic. The sole access to the site is from footpath 113, a single track, private, dead end lane, at 2.8m wide, largely uneven, with no passing bays.

Farnham North West

NMA/2024/00667 Farnham North West

Officer: Sam Wallis

44 BEAVERS ROAD, FARNHAM GU9 7BD

Amendment to WA/2022/00706: enlarging en-suite, removal of rooflights above first floor extension, removal of first floor overhang and reduction in depth of first floor extension.

Alteration of line of roof above first floor en-suite. Amendments to extension consequent upon construction.

Farnham Town Council relies on the planning officer to determine if proposed amendments are non-material to this Grade II Listed building.

WA/2024/00590 Farnham North West

Officer: Matt Ayscough

12 MOUNT PLEASANT, FARNHAM GU9 7AA

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

No comment.

WA/2024/00598 Farnham North West

Officer: Anna Whitty

8 PARISH CLOSE, FARNHAM GU9 0SA

Erection of a retaining wall and boundary fence with associated landscaping, (retrospective).

Farnham Town Council notes the neighbour's objection to overlooking and loss of privacy from a raised platform within the scheme. The neighbour's amenity must be protected.

WA/2024/00705 Farnham North West

Officer: Anna Whitty

HILLBERRY, 21 CRONDALL LANE, FARNHAM GU9 7BG

Certificate of Lawfulness under Section 192 for creation of a new vehicular access from Parfitts Close with dropped kerb and associated hardstanding.

No comment.

WA/2024/00712 Farnham North West

Officer: Anna Whitty

17 BYWORTH ROAD, FARNHAM GU9 7BT

Erection of a two storey extension.

No comment.

WA/2024/00713 Farnham North West

Officer: Matt Ayscough

7 HEATHYFIELDS ROAD, FARNHAM GU9 0BN

Erection of single storey extensions and alterations to main entrance following demolition of existing conservatory.

No comment.

Farnham Rowledge

CA/2024/00627 Farnham Rowledge

Officer: Theo Dyer

ASHTON MANOR, BEALES LANE, FARNHAM GU10 4PY

WRECCLESHAM CONSERVATION AREA WORKS TO TREES

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.

Relevant advice especially for 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/2024/00665 Farnham Rowledge

Officer: Theo Dyer

CHIPPERS, 7A WRECCLESHAM HILL, WRECCLESHAM, FARNHAM GU10 4JN

APPLICATION FOR WORKS TO AND REMOVAL OF TREES SUBJECT OF TREE PRESERVATION ORDER 21/05

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.

TM/2024/00668 Farnham Rowledge

Officer: Theo Dyer

7 HOLLIS WOOD DRIVE, WRECCLESHAM, FARNHAM GU10 4JT

APPLICATION FOR WORKS TO TREES SUBJECT OF 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.

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/2024/00606 Farnham Rowledge

Officer: Matt Ayscough

APPLETREES, THE LONG ROAD, ROWLEDGE, FARNHAM GU10 4DH

Erection of a two storey rear extension.

No comment.

WA/2024/00632 Farnham Rowledge

Officer: Matt Ayscough

OAK LEE, 24 MAYFIELD, ROWLEDGE, FARNHAM GU10 4DZ

Erection of extension and alterations.

No comment.

WA/2024/00711 Farnham Rowledge

Officer: Graham Speller

POND COTTAGE, LAVENDER LANE, ROWLEDGE, FARNHAM GU10 4AY

Erection of extensions and alterations to existing outbuilding.

Farnham Town Council notes no previous planning history on the site yet the large building is described as 'existing annex and garage outbuilding'. The proposals for the first-floor windows seem large for the dark setting of Lavender Lane. The limited wildlife recorded within the site is surprising given the location and character of the area.

NMA/2024/00641 Farnham Rowledge

Officer: Omar Sharif

26 GARDENERS HILL ROAD, FARNHAM GU10 3HZ

Amendment to WA/2023/00346 - Access for plot 2 to be delivered as part of plot 1 to allow for the implementation of the development. Boundary between plot 1 and plot 2 straightened, allowing landscaping either side of the access: i) to allow for the implementation of the development, and ii) to create a more cohesive boundary between the two new dwellings.

No comment.

Farnham Weybourne

Amendments received

Amended Plans**WA/2023/02070 Farnham Weybourne**

Officer: Nathaniel Soneye-Thomas

LAND AT 8 NEWCOME ROAD, FARNHAM GU9 9DJ

Farnham Town Council objects to the lack of the parking provision for the host dwelling. The current proposal fails to provide any parking spaces for the host dwelling, which would lead to pressure for on street parking, in conflict with the Waverley Borough Council adopted Parking Guidelines 2013 and LPP1 policy ST1.

WA/2024/00600 Farnham Weybourne

Officer: Graham Speller

26 OAKLAND AVENUE, FARNHAM GU9 9DX

Erection of extensions and alterations to elevations following demolition of detached garage.

Farnham Town Council notes the height of the proposed pitched roof compared to the existing flat roof garage. The neighbour's amenity at no. 24 must not be impacted by the proposed extension.

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

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 13th May at 9.30am. This is the first meeting of the new municipal year.

The meeting ended at 11.46 am

Notes written by Jenny de Quervain