



FARNHAM TOWN COUNCIL

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Notes

Planning & Licensing Consultative Working Group

Time and date

9.30 am on Monday 13th May, 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 David Beaman
Councillor Tony Fairclough
Councillor George Hesse
Councillor Brodie Mauluka (arrived at 9.55am)
Councillor Mark Merryweather
Councillor George Murray

Officers: Jenny de Quervain

1. Election of Lead Member

Councillor Andrew Laughton was nominated by Councillor Hesse and seconded by Councillor Beaman. No other nominations were received.

2. Planning and Licensing Terms of Reference

Terms of reference were agreed.

3. Apologies for Absence

Apologies were received by Councillors White and Woodhouse.

4. Disclosure of Interests

Councillor Hesse declared a non pecuniary interest due to location to WA/2024/00848.

Councillor Murray declared a non pecuniary interest to the variation of the premises licence of Coffee Diem due to his previous connection with the business.

5. Applications Considered for Key/Larger Developments

Farnham Castle

WA/2024/00729 Farnham Castle

Officer: Alistair de Joux

TINDLE HOUSE, HARTS YARD, FARNHAM GU9 7GZ

Application under Section 19 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to vary condition 2 of WA/2023/00848 (relevant demolition of unlisted garage buildings in a Conservation Area) (prior to any demolition a method statement to be agreed) to allow changes to the wording of the condition as buildings (garages and car ports) have been demolished.

No comment required.

WA/2024/00761 Farnham Castle

Officer: Michael Eastham

LAND CENTRED COORDINATES 484270 146934, EAST STREET, FARNHAM

Installation of public art (statues and 'Farnham Flame' wall art).

Farnham Town Council supports the inclusion of the Farnham Flame in this application and its installation in a prominent place in the town. Farnham Town Council looks forward to working with Surrey County Council and Waverley Borough Council on progressing the installation of this important public art sculpture.

6. Applications Considered

Farnham Bourne

TM/2024/00724 Farnham Bourne

Officer: Theo Dyer

BISCOVEY, DENE WALK, LOWER BOURNE, FARNHAM GU10 3PL

APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER FAR56

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.

TM/2024/00796 Farnham Bourne

Officer: Theo Dyer

33 LONGHOPE DRIVE, WRECCLESHAM, FARNHAM GU10 4SN

APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 06/99

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

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WA/2024/00854 Farnham Bourne

Officer: Matt Ayscough
38 KILN LANE, LOWER BOURNE, FARNHAM GU10 3LU
Erection of an outbuilding following demolition of existing outbuildings.
Farnham Town Council requested that the green boundary be retained to screen the outbuilding from Kiln Lane.

Farnham Castle

CA/2024/00768 Farnham Castle

Officer: Theo Dyer
BISHOPS LODGE, 27 WEST STREET, FARNHAM GU9 7DR
FARNHAM 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.

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.

Amendments received

External and internal amendments have been provided.

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 acknowledges the amendments to the proposals to address comments made.

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 acknowledges the amendments to the proposals to address comments made.

WA/2024/00788 Farnham Castle

Officer: Matt Ayscough
65 ST JAMES AVENUE, FARNHAM GU9 9QF
Erection of extensions and alterations to roofspace to provide habitable accommodation including dormer windows; additional parking space.
Farnham Town Council notes that the dwelling is bounded to the north by the Grade II listed Farnham Park. The proposals must not have a negative impact on the heritage asset.

WA/2024/00848 Farnham Castle

Officer: Anna Whitty

BISHOPS MEAD COTTAGE, BISHOPS MEAD, FARNHAM GU9 7DU
Certificate of Lawfulness under Section 192 for replacement fenestrations.

It is noted that the dwelling is locally listed and situated in the Farnham Town Centre Conservation Area. Farnham Town Council requests confirmation that a Certificate of Lawfulness application acceptable.

Officer's clarification: *This is an application for a certificate of lawfulness for proposed change of windows, so they are checking whether or not they would need to apply for planning permission for the works. I think they just want to make sure, for the reasons you pointed out, but generally permission isn't required for changing windows, even in a conservation area, except on a statutory listed building (this doesn't include locally listed buildings) or, for example, in cases where there was a specific restriction such as a planning condition removing permitted development rights, or in places where the Planning Authority has put an Article 4 direction in place, which is not common, but it's used to restrict any specified development in a particular area if the Authority has justification to do so. So yes, this is an appropriate application type for this type of development and this property.*

Farnham Moor Park

WA/2024/00735 Farnham Moor Park

Officer: Sam Wallis

12 STONEYFIELDS, FARNHAM GU9 8DX

Certificate of Lawfulness under Section 192 for erection of ancillary buildings, swimming pool, sports court and hardstanding.

No comment.

WA/2024/00799 Farnham Moor Park

Officer: Matt Ayscough

71 BROOMLEAF ROAD, FARNHAM GU9 8DH

Erection of a single storey extension and hip to gable and dormer extensions to provide habitable accommodation in roofspace.

No comment.

WA/2024/00840 Farnham Moor Park

Officer: Anna Whitty

THE STUDIO, OLD COMPTON LANE, FARNHAM GU9 8EH

Certificate of Lawfulness under Section 192 for the erection of an ancillary outbuilding.

No comment.

Farnham North West

WA/2024/00739 Farnham North West

Officer: Sam Wallis

44 BEAVERS ROAD, FARNHAM GU9 7BD

Application under Section 19 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to vary condition 1 of WA/2022/00705 (approved plans) for purpose of securing a Party Wall agreement, alteration to internal layout of extension, removal of rooflights from first floor and depth of first floor extension reduced.

No comment.

WA/2024/00855 Farnham North West

Officer: Dana Nickson

RUNWICK HILL, RUNWICK LANE, RUNWICK, FARNHAM GU10 5EE

Erection of a single storey dwelling and detached garage/workshop together with associated works following removal of existing swimming pool and menage and demolition of existing stable and barn buildings.

Farnham Town Council notes that the proposed two storey scheme in application **WA/2023/01687** is still pending; this application is for a single storey dwelling. This location is outside the built-up area boundary of the Farnham Neighbourhood Plan and must be considered using policy **FNPI Design of New Development and Conservation** and policy **FNP10 Protect and Enhance the Countryside**. Farnham Town Council has no objection to the proposed high quality new dwelling, replacing existing built form, sited behind existing dwellings.

Farnham Rowledge

TM/2024/00747 Farnham Rowledge

Officer: Theo Dyer

LAND AT CLARE MEAD AND THE COPSE, ROWLEDGE, FARNHAM GU10 4BJ
APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 12/99

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.

TM/2024/00789 Farnham Rowledge

Officer: Theo Dyer

FLAGSTONES, 16 FULLERS ROAD, ROWLEDGE, FARNHAM GU10 4BP
APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 06/05

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/2024/00734 Farnham Rowledge

Officer: Anna Whitty

38 HIGH STREET, ROWLEDGE, FARNHAM GU10 4BT

Erection of a detached greenhouse.

No comment.

WA/2024/00752 Farnham Rowledge

Officer: Anna Whitty

WILLEY MILL HOUSE, ALTON ROAD, FARNHAM GU10 5EL

Erection of extension and associated landscaping

No comment.

WA/2024/00753 Farnham Rowledge

Officer: Anna Whitty

WILLEY MILL HOUSE, ALTON ROAD, FARNHAM GU10 5EL

Listed Building Consent for internal and external works and associated landscaping.

No comment.

WA/2024/00823 Farnham Rowledge

Officer: Matt Ayscough

21 SANDROCK HILL ROAD, WRECCLESHAM, FARNHAM GU10 4NR

Erection of a two storey extension including covered porch.

No comment.

Farnham Weybourne

TM/2024/00767 Farnham Weybourne

Officer: Theo Dyer

26 OAKLAND AVENUE, FARNHAM GU9 9DX

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 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/2024/00730 Farnham Weybourne

Officer: Simon Brooksbank

OAKMEDE, BROOKLANDS WAY, FARNHAM GU9 9BU

Erection of an outbuilding for canine hydrotherapy business including change of use from C3 residential to Sui Generis (residential and canine hydrotherapy business use) (retrospective) (revision of WA/2023/00170).

Farnham Town Council maintains its objections to the change of use of the outbuilding is in a rear domestic garden. The business is located on a narrow, no through road, with insufficient space for turning and parking of additional vehicles. The amenity of the neighbours must be safeguarded.

WA/2024/00750 Farnham Weybourne

Officer: Anna Whitty

130 WEYBOURNE ROAD, FARNHAM GU9 9HD

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

No comment.

WA/2024/00784 Farnham Weybourne

Officer: Dana Nickson

168 FARNBOROUGH ROAD, FARNHAM GU9 9AZ

Installation of a self-service launderette facility and associated works (retrospective).

Farnham Town Council notes objections made to the facilities. There is potential for increased vehicle movements, noise and disturbance, having a negative impact on the neighbours and the general location.

WA/2024/00787 Farnham Weybourne

Officer: Anna Whitty

54 KNIGHTS ROAD, FARNHAM GU9 9DA

Erection of two storey extension and alterations together with alterations to roofspace to create additional habitable accommodation including installation of rooflights following demolition of existing conservatory.

No comment.

WA/2024/00811 Farnham Weybourne

Officer: Simon Brooksbank

SILVER BIRCHES, ROWHILLS, FARNHAM GU9 9AU

Erection of a dwelling and detached garage with associated works following demolition of existing dwelling and detached garage.

Farnham Town Council notes comments from a neighbour that the proposals will be an improvement due to the existing dwelling's condition but also the next-door neighbour's objection to loss of privacy due to the removal of vegetation and noise pollution from the proposed air source heat pump. It is hoped that the objections can be overcome. Trees must be protected in this sensitive location of ancient and semi-natural woodland.

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

Farnham Castle

WA/2024/00746 Farnham Castle

Officer: Simon Brooksbank

SURREY COUNTY COUNCIL, FIRE STATION, GUILDFORD ROAD, FARNHAM GU9 9QB

Installation of air source heat pumps, photo voltaic panels, replacement windows and doors and replacement standby generator (County Development Application under Regulation 3).

No comment.

Farnham Moor Park

WA/2024/00741 Farnham Moor Park

Officer: Michael Eastham

THE ABBEY SCHOOL, MENIN WAY, FARNHAM GU9 8DY

Details of acoustic enclosure lining specification submitted pursuant to Condition 23 of Planning Permission ref: WA/2023/01785 dated 8 March 2023 (County Development Application under Regulation 3).

No comment.

WA/2024/00794 Farnham Moor Park

Officer: Michael Eastham

RUNFOLD SOUTH QUARRY, GUILDFORD ROAD, FARNHAM

Details of portable containers relocation submitted pursuant to Condition 12 of planning permission ref: WA/2021/01282 dated 9 November 2023 (County matters planning application registered for County Planning Authority).

Farnham Town Council relies on the Runfold Community Liaison Group.

WA/2024/00812 Farnham Moor Park

Officer: Dana Nickson

ST POLYCARPS ROMAN CATHOLIC PRIMARY SCHOOL, WAVERLEY LANE, FARNHAM GU9 8BQ

Application under Section 73 to vary condition 1 of WA/2022/01779 (approved plans) to allow 6 roof cowls, a requirement under Part F of the Building Regulations to provide ventilation to the new hall extension, WC's, kitchenette and storage facilities.

No comment.

8. Appeals Considered

Appeal Notification

Appeal reference: APP/R3650/X/24/3343161

WA/2024/00285 Farnham North West

15 CRONDALL LANE, FARNHAM GU9 7BG

Certificate of Lawfulness under Section 192 for the stationing of a shipping container for purposes ancillary to the lawful residential use of the land.

Appellant: Mrs Philly Hook

CERTIFICATE REFUSED on 8 April 2024.

The reasons for the decision of the Council to refuse to issue a Certificate of Lawfulness:

The proposed development would not fall within the criteria of Class E of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) and would not be lawful.

As this relates to a Certificate of Lawful Development the planning merits of the application are not an issue which will be considered.

The appeal will be determined on the basis of Written Representations.

9. Licensing Applications

Minor variation

Farnham Lions, Gostrey Meadow, Farnham, Surrey

Farnham Lions Club

This application is for the change of name to Farnham Lions from Farnham Carnival and any references to "Carnival" changed to "Farnham Lions" and the addition of a second event, namely FarnhamFest, to be held on a Saturday in August/September. No changes are to be made to the other licensable activities.

No comment.

Variation

Coffee Diem, 24 Lion And Lamb Yard, Farnham, Surrey, GU9 7L

Fati London Ltd T/A Pizzeria at Coffee Diem

An application has been received for a variation of a premises licence. The application is for On and Off sales of alcohol 07:30-22:30 Monday to Saturday and 09:00-22:30 Sunday and Opening hours 07:30-23:00 Monday to Saturday and 09:00-23:00 Sunday. See attached update licensing objectives.

No comment.

Street Trading Consent

This is for the renewal of a Street Trading Consent from an existing trader. The application is for a mobile food operator called '**Smiths Sizzle Shack**' to continue to trade from Farnham Trading Estate between the hours of 06:00 and 16:00 Monday to Friday.

No comment.

10. Public Speaking at Waverley's Planning Committee, Appeals or Hearings

There were none for this meeting.

11. Date of next meeting

Monday 3rd June 2024 at 9.30am due to the bank holiday on 27th May.

The meeting ended at 11.50 am

Notes written by Jenny de Quervain