



FARNHAM TOWN COUNCIL

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Notes

Planning & Licensing Consultative Working Group

Time and date

9.30 am on Monday 3rd June, 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

Officers: Jenny de Quervain

1. Apologies for Absence

Apologies were received from Councillors Beaman, Fairclough, Hesse and Woodhouse.

2. Disclosure of Interests

Councillor Merryweather declared a non-pecuniary interest to TM/2024/00870 and TM/2024/00871 due to being a Trustee of the Friends of The Abbey School.

Councillor Merryweather declared a non-pecuniary interest to WA/2024/00874 due to being portfolio holder for Assets at WBC.

3. Applications Considered for Key/Larger Developments

Farnham Castle

Further amendments received

Amended drawings

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 amended drawings have been received. The change to the materials is welcomed along with the removal of large areas of white render. The bulk has been reduced on the southern elevation towards Bishops Meadow.

Farnham Town Council again raises the request for drawings showing the proposed PV panels. Can drawings be requested?

Farnham Town Council maintains its previous comments including: the site has insufficient infrastructure for surface water management and no rainwater harvesting, the filtering of surface water runoff is also vital given the site's vicinity to the water meadow which drains into the River Wey.

Farnham Moor Park

NMA/2024/00974 Farnham Moor Park

Officer: Russell Brown

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

Amendment to WA/2022/03102 condition 1 to change plan numbers. Detailed design work has necessitated some minor changes to the scheme.

No comment.

Farnham Weybourne

SC/2024/00965 Farnham Weybourne

Officer: PINS

LAND AT BROOK FARM, BROOK AVENUE, FARNHAM

Screening Opinion for appeal reference APP/R3650/W/23/3330252 planning application reference WA/2022/02819 erection of 4 detached dwellings with associated parking and landscaping

For information. Although PINS has concluded that these proposals do not need an Environment Impact Assessment (EIA). A decision has not been made on the appealed application.

4. Applications Considered

Farnham Bourne

CA/2024/00904 Farnham Bourne

Officer: Theo Dyer

BRYANSTON, 13 GREAT AUSTINS, FARNHAM GU9 8JQ

GREAT AUSTINS CONSERVATION AREA WORKS TO TREE

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/2024/00866 Farnham Bourne

Officer: Theo Dyer

LITTLE COPSE, 30B FRENHAM VALE, LOWER BOURNE, FARNHAM GU10 3HT

APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 15/11

Farnham Town Council notes extensive tree works have taken place at no. 30b Frensham Vale. Works must be restricted to the Western Hemlock only.

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/2024/00868 Farnham Bourne

Officer: Theo Dyer

VICTORIA RESERVOIR, FRENHAM ROAD, FARNHAM GU9 8HA

APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER WA280

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/2024/00907 Farnham Bourne

Officer: Theo Dyer

OAKLEIGH, 30A FRENHAM VALE, LOWER BOURNE, FARNHAM GU10 3HT

APPLICATION FOR REMOVAL OF TREE SUBJECT OF TREE PRESERVATION ORDER 15/11

Farnham Town Council notes extensive tree works have taken place at the neighbouring dwelling, 30b Frensham Vale. Farnham Town Council objects to unnecessary removal of vegetation at 30a Frensham Vale. The Arboricultural Officer must visit the application site to ensure only unsafe trees are removed, to maintain the character of Frensham Vale. A substantial green boundary must remain to screen the new development from the road.

TM/2024/00919 Farnham Bourne

Officer: Theo Dyer

UPLANDS, GOLD HILL, LOWER BOURNE, FARNHAM GU10 3JH

APPLICATION FOR WORKS TO AND REMOVAL OF TREES SUBJECT OF TREE PRESERVATION ORDER 15/15

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.

TM/2024/00944 Farnham Bourne

Officer: Theo Dyer

TATTINGSTONE CLOSE, LOWER BOURNE, FARNHAM GU10 3QY

APPLICATION FOR WORKS TO AND REMOVAL OF TREES SUBJECT TO TREE PRESERVATION ORDER 17/05

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.

WA/2024/00876 Farnham Bourne

Officer: Anna Whitty

FRENHAM PARK MANOR, 40 FRENHAM VALE, LOWER BOURNE, FARNHAM GU10 3HT

Certificate of Lawfulness under Section 191 to confirm the commencement of development and implementation of planning permission WA/2022/00147.

No comment.

WA/2024/00896 Farnham Bourne

Officer: Anna Whitty

LATCHWOOD, 12 LATCHWOOD LANE, LOWER BOURNE, FARNHAM GU10 3HB
Erection of extensions and alterations together with extensions and alterations to roof to provide habitable accommodation in roof space and associated hard landscaping following removal of chimney and demolition of existing attached conservatory.

No comment.

Farnham Castle

WA/2024/00892 Farnham Castle

Officer: Omar Sharif

THE OAST HOUSE, 6 MEAD LANE, FARNHAM GU9 7DY

Erection of a 2m high fence.

The 7m section of fence is to separate the pedestrian use of the commercial premises of no. 5 from the residential use of no. 6. No comment.

WA/2024/00969 Farnham Castle

Officer: Dana Nickson

SHEPHERD NEAME, THE PLOUGH, 74 WEST STREET, FARNHAM GU9 7EH

Installation of replacement extractor system and flue.

No comment.

WA/2024/00956 Farnham Castle

Officer: Simon Brooksbank

MULBERRY SILKS, 14 DOWNING STREET, FARNHAM GU9 7PB

Erection of a single storey commercial office building with associated works.

The applicant is a Member of the Council. The application will be determined by the Planning Officer against relevant policies.

HRA/2024/00963 Farnham Castle

Officer: Simon Brooksbank

104A WEST STREET, FARNHAM GU9 7EN

Application under Regulation 77 of The Conservation of Habitats and Species Regulations 2017 for assessment of the proposal's effect on the integrity of the Special Protection site.

The application relates to PRA/2024/00959 General Permitted Development Order 2015, Schedule 2 Part 3 Class G - Prior approval for change of use from commercial, business and service (Use Class E) on ground floor to mixed use to provide two flats on upper floors (Use Class C3).

For information only.

PRA/2024/00959 Farnham Castle

Officer: Simon Brooksbank

104A WEST STREET, FARNHAM GU9 7EN

General Permitted Development Order 2015, Schedule 2 Part 3 Class G - Prior Approval for change of use from commercial, business and service (Use Class E) on ground floor to mixed use to provide two flats on upper floors (Use Class C3).

No comment.

Farnham Firgrove

WA/2024/00875 Farnham Firgrove

Officer: Alistair de Joux

6 SEARLE ROAD, FARNHAM GU9 8LJ

Outline application with all matters reserved except for access and layout for erection of a detached dwelling with associated works.

Farnham Town Council objects to the proposed garden development for a , being out of character with the pattern of development in Searle Road, in scale, height, layout, orientation. The proposed dwelling is not compliant with the Farnham Design Statement or Farnham Neighbourhood Plan policy FNPI Deign of New Development and Conservation, in particular points a) and e).

WA/2024/00903 Farnham Firgrove

Officer: Graham Speller
35 BRAMBLETON AVENUE, FARNHAM GU9 8RA
Erection of extensions and alterations.
No comment.

WA/2024/00917 Farnham Firgrove

Officer: Matt Ayscough
22 SOUTHERN WAY, FARNHAM GU9 8DF
Certificate of lawfulness under section 192 for a proposed single storey rear extension.
No comment.

WA/2024/00954 Farnham Firgrove

Officer: Matt Ayscough
FIELD VIEW, 52 UPPER WAY, FARNHAM GU9 8RF
Erection of a porch extension.
No comment.

Farnham Heath End

WA/2024/00923 Farnham Heath End

Officer: Simon Brooksbank
2A POPLAR WALK, FARNHAM GU9 0QL
Erection of a detached dwelling and associated works including creation of vehicular access.
Farnham Town Council objects to the proposed detached dwelling. The intensification of the use of the garden land is inappropriate, the dwelling appears cramped and has a dangerous access close to a bend in the highway. It is unclear if sufficient space is available for parked vehicles as the red line includes the pavement and verge outside the applicant's ownership.

Farnham Moor Park

TM/2024/00870 Farnham Moor Park

Officer: Theo Dyer
THE ABBEY SCHOOL, MENIN WAY, FARNHAM GU9 8DY
APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 46/99
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/2024/00871 Farnham Moor Park

Officer: Theo Dyer
THE ABBEY SCHOOL, MENIN WAY, FARNHAM GU9 8DY
APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 46/99
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/2024/00874 Farnham Moor Park

Officer: Simon Brooksbank
3A FARNHAM TRADING ESTATE, FARNHAM GU9 9NN

Change of use from Storage and Distribution (Use Class B8 to general industrial (Use Class B2) and installation of extractor flues together with alterations to elevation to provide entrance doors.

No comment.

WA/2024/00949 Farnham Moor Park

Officer: Graham Speller

MOOR VILLA, 31 COMPTON WAY, FARNHAM GU10 1QT

Erection of single storey extensions and associated works following demolition of existing single storey extensions.

No comment.

Farnham North West

WA/2024/00902 Farnham North West

Officer: Anna Whitty

8 WEST END GROVE, FARNHAM GU9 7EG

Certificate of Lawfulness under Section 191 for the use of integral garage as habitable accommodation in excess of 10 years in breach of condition 3 of WA/2010/1204.

No comment.

WA/2024/00948 Farnham North West

Officer: Graham Speller

WALNUT TREE COTTAGE, RUNWICK LANE, RUNWICK, FARNHAM GU10 5EG

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

No comment.

Farnham Rowledge

PRA/2024/00981 Farnham Rowledge

Officer: Matt Ayscough

6 CLARE MEAD, ROWLEDGE, FARNHAM GU10 4BJ

Erection of a single storey rear extension which would extend 3.20 m beyond the rear wall of the original house for which the height would be 3.40 m and for which the height of the eaves would be 2.50 m.

No comment.

TM/2024/00950 Farnham Rowledge

Officer: Theo Dyer

15 THE CHINE, WRECCLESHAM, FARNHAM GU10 4NN

APPLICATION FOR REMOVAL OF TREE SUBJECT OF TREE PRESERVATION ORDER 14/00

Note. T10: Oak - Remove The tree works are proposed to stop the influence of the tree(s) on the soil below building foundation level and provide long term stability at 5 Echo Barn Lane, Wrecclesham, Farnham, GU10 4NL.

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/2024/00872 Farnham Rowledge

Officer: Anna Whitty

LEAFY NOOK, 28 SCHOOL HILL, WRECCLESHAM, FARNHAM GU10 4QD

Erection of dormer extension over existing attached garage.

No comment.

WA/2024/00930 Farnham Rowledge

Officer: Matt Ayscough

21 ROSEMARY LANE, ROWLEDGE, FARNHAM GU10 4DB

Erection of extensions and alterations including an increase in roof height following removal of existing bay windows and porch.

No comment.

WA/2024/00946 Farnham Rowledge

Officer: Matt Ayscough

31 LICKFOLDS ROAD, ROWLEDGE, FARNHAM GU10 4AE

Erection of extensions and alterations with associated works and landscaping following demolition of existing attached garage.

No comment.

WA/2024/00967 Farnham Rowledge

Officer: Matt Ayscough

60 RIVERDALE, WRECCLESHAM, FARNHAM GU10 4PJ

Erection of extensions and alterations together with alterations to roof including dormer extension following demolition of existing conservatory and detached garage.

Farnham Town Council objects to the extensive extension along the boundary of no. 62. Leaving a tunnel-like access to the neighbour's garage and rear garden, limiting light into their kitchen, negatively impacting of the neighbour's amenity. The loss of all the grass to the front will impact the character of the cul-de-sac.

Farnham Weybourne

WA/2024/00920 Farnham Weybourne

Officer: Simon Brooksbank

12 NEWCOME ROAD, FARNHAM GU9 9DJ

Erection of an attached dwelling and garage following demolition of existing outbuilding.

An application was granted for a large two storey extension under WA/2023/00722, this application is for a new dwelling. Farnham Town Council objects to the application as a sperate dwelling, being narrow, cramped and contrived on the site. The character of the area and the neighbours' amenity will be negatively impacted. The previously approved application for a large extension does not make a new dwelling acceptable on this restrictive site. The personal use of an extension cannot be compared with the impact of another household in a separate dwelling.

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

Farnham Moor Park

WA/2024/00905 Farnham Moor Park

Officer: Michael Eastham

RUNFOLD SOUTH QUARRY, GUILDFORD ROAD, FARNHAM GU10 1PB

Non-material amendment to planning permission ref: WA/2021/01285 dated 16 December 2021 to amend plans and drawings under Condition 1 and update the surface water drainage scheme (County matters planning application registered for County Planning Authority).

Farnham Town Council relies on the Runfold Community Liaison Group.

WA/2024/00913 Farnham Moor Park

Officer: Michael Eastham

RUNFOLD SOUTH QUARRY, GUILDFORD ROAD, FARNHAM GU10 1PB

Non-material amendment to planning permission ref: WA/2021/01282 dated 9 December 2021 to amend plans and drawings under Condition 1 and update the surface water drainage scheme (County matters planning application registered for County Planning Authority).

Farnham Town Council relies on the Runfold Community Liaison Group.

WA/2024/00914 Farnham Moor Park

Officer: Michael Eastham

RUNFOLD SOUTH QUARRY, GUILDFORD ROAD, FARNHAM GU10 1PB

Non-material amendment to planning permission ref: WA/2021/01283 dated 16 December 2021 to amend plans and drawings under Condition 1 and update the surface water drainage scheme (County matters planning application registered for County Planning Authority).

Farnham Town Council relies on the Runfold Community Liaison Group.

WA/2024/00915 Farnham Moor Park

Officer: Michael Eastham

RUNFOLD SOUTH QUARRY, GUILDFORD ROAD, FARNHAM GU10 1PB

Non-material amendment to planning permission ref: WA/2021/01284 dated 16 December 2021 to amend plans and drawings under Condition 1 and update the surface water drainage scheme (County matters planning application registered for County Planning Authority).

Farnham Town Council relies on the Runfold Community Liaison Group.

6. Appeals Considered

For information only.

Appeal Decision

Appeal reference: 3331396

WA/2023/01341 Farnham Moor Park

Officer: Omar Sharif

J MAR, BADSHOT FARM LANE, BADSHOT LEA, FARNHAM GU9 9HY

Certificate of Lawfulness under Section 192 for the proposed use or development of land as a caravan site for the stationing of 8 static caravans and 2 touring caravans.

The appeal was DISMISSED.

7. Licensing Applications Considered

New

Nando's, 5 Old Market Place, Farnham, Surrey, GU9 7SF

Nando's Chickenland Ltd

This application is for a new premises licence with Late night refreshment 23:00-00:00 Monday to Sunday; On and Off sales of alcohol 11:00-00:00 Monday to Sunday and Opening hours 07:00-00:30 Monday to Sunday.

No comment.

New

The Local, 28 The Borough, Farnham, Surrey, GU9 7NJ

Mr M Singh

This application is for a new premises licence. The application is for Off sales of alcohol and Opening hours 07:00-23:00 Monday to Sunday.

Farnham Town Council objects to the potential nuisance caused by deliveries to store. More information is required as to how the store will receive goods with current restrictions and future changes to 'no stopping' as the carriageway will be a single lane heading east on The Borough.

The applicant has responded 6 June 2024:

“We have a Phone shop at no 26 the borough and we pay to use the hotel (bush) car park. we intend to do the same for this shop for deliveries. We can also use the central car park. We are an independent shop therefore we can be flexible.”

The last date for representations is **18th June 2024** to licensing@waverley.gov.uk.

Variation

The Luxe, 6 Lion and Lamb Yard, Farnham, Surrey, GU9 7LL
Mr K Hazar

This application is for a variation of a premises licence. The application is for Recorded music 11:00-23:00 Sunday to Wednesday and 11:00-00:50 Thursday to Saturday (23:00-00:50 on any day preceding a Bank holiday, on Boxing Day and 31st December of each year whatever day these occasions fall); Late night refreshment 23:00-00:45 Thursday to Saturday (23:00-00:45 on any day preceding a Bank holiday, on Boxing Day and 31st December of each year whatever day these occasions fall); On and Off sales of alcohol 11:00-23:00 Sunday to Wednesday and 11:00-00:45 Thursday to Saturday (11:00-00:45 on any day preceding a Bank holiday, on Boxing Day and 31st December of each year whatever day these occasions fall); and Opening hours 11:00-23:15 Sunday to Wednesday and 11:00-01:00 Thursday to Saturday (Premises closing time is 01:00 on any day preceding a Bank holiday, on Boxing Day and 31st December of each year whatever day these occasions fall).

Farnham Town Council objects to the extended hours, not being consistent with other establishments in Lion & Lamb Yard, with the potential to cause nuisance from noise from music and entertainment, customers and staff, to residents in the adjoining residential dwellings.

Street Trading

Waverley Borough Council is in receipt of an application for a Street Trading Consent from **West Sussex Whippy** to sell ice-creams from a mobile van trading from multiple locations within Waverley.

The application is for trading seven days a week between the hours of 12:00 and 19:00 from March – September only. The applicant is registered as a food business with a Food Hygiene rating score of 5. As this is an itinerant trader, there is no fixed trading location and a condition will be added to any Consent granted limiting the amount of time that can be spent in any one location to a maximum of 20 minutes.

Farnham Town Council notes Godalming Town Council’s comments and would repeat a similar request. Trading must be away from Farnham’s Neighbourhood Centres to avoid impact on existing retailers. Farnham Town Council does not allow trading in Gostrey Meadow, this is done by agreement with the Council only.

This request for this restriction is in-keeping with the Waverley Street Trading Policy 2021 section 2.3.4 and section 2.5 regarding the needs of the area.

Farnham Town Council does not oppose operating in the wider residential areas of Farnham.

8. Footpaths and Rights of Way Applications Considered

Footpath No. 302 Diversion

Surrey County Council has received an application to divert a section of Public Footpath No. 302 (Farnham). The proposed alternative route is shown on the accompanying plan (Drawing No. 3/1/18/H102) between points A–B–C.

The diversion is needed to allow the installation of a permanent footbridge across the River Wey.

The Council can make a diversion order if it is satisfied that the new path would be substantially as convenient as the old one. The Council must also consider the effect that the diversion would have on public enjoyment of the path as a whole. Views of Farnham Town Council inform the decision.

Farnham Town Council would like to see the footpath follow the desire line of the informal path which has been used since the Brightwells works began. This is shown on the map and will be shorter than diverting from point B.

Farnham Town Council requests that this option be considered.

9. Public Speaking at Waverley's Planning Committee

There were none for this meeting.

10. Date of next meeting

Monday 17th June at 9.30am.

The meeting ended at 11.12 am

Notes written by Jenny de Quervain

Date of next meeting 17 June 2024