



FARNHAM TOWN COUNCIL

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Planning & Licensing Consultative Working Group

Time and date

9.30 am on Monday 17th 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 David Beaman
Councillor George Hesse
Councillor Brodie Mauluka
Councillor Mark Merryweather
Councillor George Murray
Councillor Graham White
Councillor Alan Earwaker (Observer)

Officers: Jenny de Quervain

1. Apologies for Absence

Councillor Fairclough is no longer attending the Planning & Licensing Consultative Working Group.

2. Disclosure of Interests

Councillor Mauluka declared a non pecuniary interest to WA/2024/01022 due to vicinity.

3. Applications Considered for Key/Larger Developments

Farnham Bourne

WA/2024/01035 Farnham Bourne

Officer: Michael Eastham

LAND AT BOURNE WOOD, TILFORD ROAD, FARNHAM

Application under Section 73 to vary Condition 4 of WA/2020/0345 (No filming activities outside the hours of 07:00 and 21.00 Mon-Fri and 07:00 and 13:00 on Sat, with the exception of night filming activity. There shall be no filming or night filming activities on Sundays, Bank

Holidays or Public Holidays) to allow overnight filming/filming activities until 05:30 from Wed 3 July until Thurs 11 July excluding Sun 7 July.

No noise assessment or description of filming has been included to understand the potential impact on the amenity of the local residents from noise and light pollution. Farnham Town Council objects to filming throughout the night, condition 5 allows filming to 23.00 hours.

Farnham Castle

WA/2024/01004 Farnham Castle

Officer: Russell Brown

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

Approval of reserved matters (appearance, landscaping, layout and scale) following outline permission granted under appeal reference APP/R3650/W/22/3302987 (WA/2021/03018) for the erection of 65 dwellings (including 40% affordable housing); public open space, car park, landscaping, infrastructure and new vehicular access following demolition of existing dwelling and outbuildings; discharge of some pre-commencement and other conditions 10, 11, 14, 15, 18, 22 & 25.

Farnham Town Council supports the objections raised on the potential for flooding on this sensitive site and further downstream. The Local Lead Flood Authority must consider the wider impact of development in this location. Farnham Town Council notes comments on materials and a previous Miller Homes site including a style named 'The Farnham'. Farnham would like to see this design used on this site to reflect local materials.

WA/2024/01007 Farnham Castle

Officer: Michael Eastham

THE COURTYARD, 17 WEST STREET, FARNHAM

Erection of five dwellings with photovoltaic panels on roofs, associated amenity space, landscaping, car and cycle parking.

Farnham Town Council requests that a Condition be included to restrict future occupiers of the dwellings from applying for on-street parking permits within the Farnham town centre controlled parking zone. This principle has been applied to other development in the town centre with limited or no on-site parking provision.

4. Applications Considered

Farnham Bourne

TM/2024/01051 Farnham Bourne

Officer: Theo Dyer

3B GARDENERS HILL ROAD, WRECCLESHAM, FARNHAM GU10 4RL

APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 32/07

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/2024/01060 Farnham Bourne

Officer: Anna Whitty

3 PANNELLS, LOWER BOURNE, FARNHAM GU10 3PB
Erection of an extension.

No comment.

WA/2024/01071 Farnham Bourne

Officer: Anna Whitty

OAK TREE FARM, TILFORD ROAD, FARNHAM GU9 8HU

Application under Section 73A to Vary Conditions 1 (approved plans) and 5 (restriction on use of detached garage) of WA/2019/1390 to use first floor and part of ground floor as habitable accommodation with alteration to elevation, and to change wording from 'incidental use' to 'ancillary use'.

No comment.

Farnham Castle

WA/2024/01016 Farnham Castle

Officer: Dana Nickson

5 MEAD LANE, FARNHAM GU9 7DY

Construction of external steps with handrails.

No comment.

WA/2024/01017 Farnham Castle

Officer: Dana Nickson

5 MEAD LANE, FARNHAM GU9 7DY

Listed Building Consent for construction of external steps with handrails.

No comment.

WA/2024/01068 Farnham Castle

Officer: Simon Brooksbank

14-15 WEST STREET, FARNHAM GU9 7DN

Installation of an external flue with associated ductwork and equipment.

This application is for an external flue with associated ductwork and equipment for a burger restaurant. Further information is required as to how waste and deliveries are to be managed in this sensitive location in the Town Centre Conservation Area.

Farnham Town Council objects to the proposed flue for Glorious Gourmet Burgers at 14-15 West Street. The flue is positioned within close proximity of residential properties at first and second floor level. Even with an odour management plan in place, the extraction system required for a burger restaurant is unlikely to eliminate odours completely and the enforcement of any breach will be a lengthy process to rectify. The amenity of the neighbours' must be protected from odours, noise and vibration.

WA/2024/01069 Farnham Castle

Officer: Simon Brooksbank

14-15 WEST STREET, FARNHAM GU9 7DN

Listed Building Consent for installation of an external flue with associated ductwork and equipment.

This application is for an external flue with associated ductwork and equipment for a burger restaurant. Further information is required as to how waste and deliveries are to be managed in this sensitive location in the Town Centre Conservation Area.

Farnham Town Council objects to the proposed flue for Glorious Gourmet Burgers at 14-15 West Street. The flue is positioned within close proximity of residential

properties at first and second floor level. Even with an odour management plan in place, the extraction system required for a burger restaurant is unlikely to eliminate odours completely and the enforcement of any breach will be a lengthy process to rectify. The amenity of the neighbours' must be protected from odours, noise and vibration.

Farnham Firgrove

NMA/2024/01059 Farnham Firgrove

Officer: Anna Whitty

5 OLD FARNHAM LANE, FARNHAM GU9 8JU

Amendment to WA/2023/02457 for an enlargement to the first floor extension.

No comment.

WA/2024/01031 Farnham Firgrove

Officer: Matt Ayscough

38 HILLARY ROAD, FARNHAM GU9 8QX

Erection of an infill extension and alterations to elevations including installation of timber cladding following removal of existing hanging tiles.

No comment.

WA/2024/01063 Farnham Firgrove

Officer: Matt Ayscough

112 WEYDON HILL ROAD, FARNHAM GU9 8NZ

Certificate of lawfulness under section 191 for the breach of conditions 1 and 2 of permission WA/2018/0505 for a period in excess of 4 years.

No comment.

Farnham Heath End

WA/2024/01022 Farnham Heath End

Officer: Michael Eastham

FERN SPRING, FERNHILL DRIVE, FARNHAM GU9 0HR

Erection of a dwelling with associated works.

Farnham Town Council notes that the proposed dwelling shares an access with the host dwelling Fern Spring and adjoins Farnham Park – Local Plan Part 1 policies must be considered: Historic Parks and Gardens policy HAI, AHLV policy HE12 and Local Nature Reserve policy NE1 and Farnham Neighbourhood Plan policies FNP10 and FNP27. Concern is raised about the impact on veteran trees and the proximity of the proposed dwelling to a watercourse.

Farnham Moor Park

NMA/2024/01020 Farnham Moor Park

Officer: Simon Brooksbank

6A FARNHAM TRADING ESTATE, FARNHAM GU9 9NN

Amendment to WA/2023/02291 for alterations to window arrangement.

No comment.

WA/2024/01000 Farnham Moor Park

Officer: Anna Whitty

HAWKS HILL, 39 COMPTON WAY, FARNHAM GU10 1QT

Erection of extensions and alterations.

No comment.

WA/2024/01024 Farnham Moor Park

Officer: Anna Whitty

LAND AT SUMMERFIELD COTTAGE, RUNFOLD ST GEORGE, BADSHOT LEA, FARNHAM
Application under Section 73 to vary condition 1 (approved plans) of WA/2023/02013 to allow alteration to design of Plot 3.

No comment.

WA/2024/01075 Farnham Moor Park

Officer: Graham Speller

47 ABBOTS RIDE, FARNHAM GU9 8HZ

Erection of extensions and alterations to elevations together with alterations to part of attached garage to provide habitable accommodation and removal of chimney.

No comment.

Farnham North West

TM/2024/01049 Farnham North West

Officer: Theo Dyer

17 HEATHYFIELDS ROAD, FARNHAM GU9 0BW

APPLICATION FOR REMOVAL OF TREE SUBJECT OF TREE PRESERVATION ORDER 23/08

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/2024/00995 Farnham North West

Officer: Graham Speller

37 LARKFIELD ROAD, FARNHAM GU9 7DB

Erection of a garage/workshop following demolition of existing garage and shed.

No comment.

Farnham Rowledge

WA/2024/00997 Farnham Rowledge

Officer: Anna Whitty

17 ECHO BARN LANE, WRECCLESHAM, FARNHAM GU10 4NQ

Erection of single storey and two storey extensions with alterations to elevations.

No comment.

WA/2024/01014 Farnham Rowledge

Officer: Simon Brooksbank

ROWLEDGE VILLAGE HALL, THE LONG ROAD, FARNHAM GU10 4DH

Erection of 1 detached dwelling with associated works including cycle and bin store; alterations to vehicular access following demolition of existing building.

No comment.

WA/2024/01064 Farnham Rowledge

Officer: Anna Whitty

17 ACACIA GARDENS, WRECCLESHAM, FARNHAM GU10 4BG

Alterations to part of integral garage to provide habitable accommodation.

Farnham Town Council objects to the proposed alterations to provide habitable accommodation instead of the integral garage. The development has been conditioned to prevent such alterations and will have been detailed in householders purchase details.

Surrey Highways previous objection to the invalid application WA/2024/00199 must be maintained: The CHA understands that the proposed variation to Condition 13 would permit all dwellings delivered through application WA/2017/1778 to utilise garages for habitable accommodation. This could result in a significant reduction in parking availability across the development, and parking availability could fall below Waverley Borough Council's recommended parking standards for residential development. This could result in overspill parking on the local highway network and cause obstructions to other highway users. Please note that the CHA would also object to a standalone application to vary Condition 13 for 17 Acacia Gardens as it would set a precedent for the development and would result in insufficient parking for the size of dwelling.

WA/2024/01065 Farnham Rowledge

Officer: Graham Speller

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

Erection of extensions and alterations.

Application WA/2024/00711 at the same site is still pending for extensions and alterations to an outbuilding on the site to create a dwelling. This application is for extensions and alterations to Pond Cottage. No planning history is shown on the site for the dwelling (thought to be built in 1940s) or the large building described as 'existing annex and garage outbuilding'. Farnham Town Council notes the surprisingly limited wildlife recorded within the site given the location and character of the area.

WA/2024/01073 Farnham Rowledge

Officer: Matt Ayscough

POPPY COTTAGE, 21 COPSE WAY, WRECCLESHAM, FARNHAM GU10 4QL

Certificate of Lawfulness under Section 192 for dormer extension and alterations to roof including installation of rooflights to front elevation to provide habitable accommodation in roof space.

No comment.

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

New – response to applicant's comments

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

Mr M Singh

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 now replied with “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 therefor we can be flexible.” Does this allay your concerns?

Further discussion took place at this meeting. The following comments have been submitted:
Farnham Town Council would like to request that a condition being applied to the licence to prohibit deliveries to 28 The Borough from being made by vehicles on The Borough.

Arrangements made with The Bush Hotel are not guaranteed to be permanent and vehicles will not be able to stop to the front of the shop when the changes are made to the footways and The Borough becomes a single lane (currently restricted hours ‘no loading 8am to 6pm’).

New

Monte Forte, 6 Old Market Place, Farnham, Surrey, GU9 7SF
Monte Forte Farnham Ltd

An application has been received for a new premises licence. The application is for On and Off sales of alcohol 11:30-22:00 Monday to Saturday and 11:30-21:00 Sunday; and Opening hours 11:30-22:30 Monday to Saturday and 11:30-21:30 Sunday.

No comment.

Licensing Hearing

Application for a Variation of Premises Licence
The Luxe, 6 Lion & Lamb Yard, Farnham GU9 7LL

A hearing will take place before the Licensing Sub-Committee on **16th July 2024** at 10.00 am (or as soon as is practicable after the preceding hearing) at the Council Offices, The Bury, Godalming, Surrey, GU7 1HR to determine the above matter.

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.

Councillor George Hesse will represent Farnham Town Council comments at the Hearing.

8. Public Speaking at Waverley's Planning Committee

Councillor Hesse to represent the Town Council's comments at the Planning Committee on Wednesday 10th July 2024 at 7.00pm at The Bury's:

WA/2023/01467 - LAND CENTRED COORDINATES 483317 147157. OLD PARK LANE, FARNHAM

9. Date of next meeting

Monday 1st July 2024 at 9.30am.

The meeting ended at 12.08 pm

Notes written by Jenny de Quervain