



FARNHAM TOWN COUNCIL

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Planning & Licensing Consultative Working Group

Time and date

9.30 am on Monday 1st July, 2024

Place

Council Chamber, Farnham Town Council, South Street, Farnham GU9 7RN

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 (arrived at 10.25am)
Councillor Graham White

Officers: Jenny de Quervain

1. Apologies for Absence

Apologies were received from Councillor Woodhouse. Councillor Fairclough is no longer attending the Planning & Licensing Consultative Working Group.

2. Disclosure of Interests

None were received.

3. Applications for Key/Larger Developments Considered

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.

No further comments were made.

4. Applications Considered

Farnham Bourne

TM/2024/01082 Farnham Bourne

Officer: Theo Dyer

OAK APPLE, 2 TATTINGSTONE CLOSE, LOWER BOURNE, FARNHAM GU10 3QY
APPLICATION FOR REMOVAL OF TREES SUBJECT OF 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.

TM/2024/01083 Farnham Bourne

Officer: Theo Dyer

LATCHWOOD, 12 LATCHWOOD LANE, LOWER BOURNE FARNHAM GU10 3HB
APPLICATION FOR WORKS TO AND REMOVAL OF TREES SUBJECT OF TREE PRESERVATION ORDER WA217

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/2024/01111 Farnham Bourne

Officer: Theo Dyer

71 BURNT HILL ROAD, LOWER BOURNE, FARNHAM GU10 3LL
APPLICATION FOR REMOVAL OF TREE SUBJECT OF TREE PRESERVATION ORDER 09/09
Farnham Town Council suggests a native species, appropriate for the location, as a replacement. 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/2024/01095 Farnham Bourne

Officer: Dana Nickson

LAND SOUTH OF BILBERRY DENE, GOLD HILL, LOWER BOURNE, FARNHAM GU10 3JH
Application under Section 73 to vary Conditions 1 (approved plans) and 2 (materials) and remove Condition 3 (north facing windows non opening and obscure glazed) of WA/2023/00451 to allow for alterations to design.

No comment.

Farnham Castle

TM/2024/01097 Farnham Castle

Officer: Theo Dyer

HAMILTON HOUSE, CASTLE HILL, FARNHAM GU9 7JG
APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER FAR23
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.

Farnham Castle

WA/2024/01089 Farnham Castle

Officer: Simon Brooksbank

4 HART HOUSE, THE HART, FARNHAM GU9 7HJ

Change of use of office building to one dwelling with installation of rooflights to provide habitable accommodation in roof space.

No. 3 was converted from office to residential under WA/2020/1459 in December 2020.

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.

WA/2024/01094 Farnham Castle

Officer: Simon Brooksbank

4 HART HOUSE, THE HART, FARNHAM GU9 7HJ

Listed Building Consent for internal and external works with installation of conservation rooflights.

No. 3 was converted from office to residential under WA/2020/1459 in December 2020.

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.

Farnham Firgrove

WA/2024/01102 Farnham Firgrove

Officer: Ninto Joy

14 GREENHILL WAY, FARNHAM GU9 8SY

Erection of extension and alterations to attached garage to provide habitable accommodation.

No comment.

WA/2024/01123 Farnham Firgrove

Officer: Anna Whitty

54 GREENHILL WAY, FARNHAM GU9 8SZ

Erection of extensions and alterations together with hip to gable and dormer extensions to provide habitable accommodation in roof space; creation of additional hardstanding for parking of vehicles.

No comment.

Farnham Heath End

WA/2024/01085 Farnham Heath End

Officer: Anna Whitty

20 BETHEL LANE, FARNHAM GU9 0QA

Erection of a two storey extension.

No comment.

WA/2024/01088 Farnham Heath End

Officer: Matt Ayscough

SEULLE, 26A WINGS ROAD, FARNHAM GU9 0HW

Erection of a single storey extension and enlargement of existing dormer and alterations to integrated garage and elevation.

No comment.

Farnham Rowledge

TM/2024/01106 Farnham Rowledge

Officer: Theo Dyer

RUTHERFORD HOUSE, 12 JUBILEE LANE, BOUNDSTONE, FARNHAM GU10 4SZ
APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 17/04

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/2024/01122 Farnham Rowledge

Officer: Theo Dyer

BROADLEAF, BOUNDARY ROAD, ROWLEDGE, FARNHAM GU10 4EP
APPLICATION FOR REMOVAL OF TREE SUBJECT OF TREE PRESERVATION ORDER 08/07

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.

NMA/2024/01118 Farnham Rowledge

Officer: Graham Speller

28 BOUNDSTONE ROAD, WRECCLESHAM, FARNHAM GU10 4TQ

Amendment to WA/2023/02386 for addition of roof lights and internal alterations resulting in the change of front facing window and infill of rear covered porch area.

No comment.

WA/2024/01091 Farnham Rowledge

Officer: Anna Whitty

TOUCHWOOD, 6 SWISS CLOSE, WRECCLESHAM, FARNHAM GU10 4TT

Erection of a rear extension and a porch.

No comment.

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

There were none for this agenda.

6. Appeals Considered

Appeal Notifications

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

WA/2024/00285 North West Farnham

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.

Appellants Name: Mrs Philly Hook

No comments to be submitted to PINS. The reasons for the decision of the Council to refuse to issue a Certificate of Lawfulness are: 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.

Appeal Reference: APP/R3650/W/24/3342443

WA/2024/00082 Farnham Rowledge

WOODLANDS, 48A ECHO BARN LANE, WRECCLESHAM, FARNHAM GU10 4NF

Alterations to existing ancillary building to provide a dwelling (as amended by location and site plans received 07/02/24).

Appellant's Name: Mr Hall

FTCs previous comments submitted to PINS.

Farnham Town Council objects to the proposed alterations to provide a separate dwelling at the application site 48A Echo Barn Lane and the intensification of the access. The application is addressed incorrectly, and the History and Constraints document does not include the planning history as not using the correct address of Woodlands, 48A Echo Barn Lane.

WA/2018/1671 for the erection of the outbuilding to provide a triple garage with room above, included a Condition for the garage with room above 'to remain ancillary to the dwelling and not to be used as separate habitable accommodation'. The Officer included this Condition (see Condition 9.) and also included Condition 4. for obscure glazing to 1.7m in the front/southeast elevation – windows serving a gym. In this application, if the requirement for obscure glazing is retained, this would be required in all three bedrooms to 1.7m and only 'fan light' openings. These windows would be the only source of light and ventilation for bedrooms 2 and 3 whilst the principal bedroom is also served by a small window in the southwest elevation.

Condition 4. The first storey window located on the southeast elevation shall be glazed with obscure glazing to the extent that intervisibility is excluded to a point of 1.7 metres above the floor of the room that it serves, shall be 'fan light' opening only and shall be retained as such.

Condition 9. The proposed garage shall be used for purposes ancillary to the residential occupation and enjoyment of the dwelling known as Woodlands, 48A Echo Barn Lane, Wrecclesham, GU10 4NF only and shall not be occupied, let, or sold or otherwise disposed of as a separate dwelling and not used for any trade or business.

7. Licensing Applications Considered

New Pavement Licence

The Tellers Arms, 75 Castle Street, Farnham, Surrey, GU9 7LT
Young & Co's Brewery Plc

Pavement licence for 5 tables, 10 chairs and 4 planters, 08.00-23.00 seven days a week. This is a no smoking area.

Concern was raised over the distance between the bin and lamp posted opposite the proposed single seats and table to the right of the entrance. The measurements were checked, and appropriate clearance can be achieved. No comment to be submitted.

8. Waverley Borough Council Street Naming Applications

New Development

SNN/2024/0154 - LAND NORTH OF COXBRIDGE FARM

Planning permission is still pending but we need to think about any potential road names – it would be good to have a list of approximately 10 road name prefixes for WBC to put forward to the developer.

To approach local historians and residents for input. Bring back ideas to future meeting.

SNN/2024/0094 and SNN/2024/0096 - properties addressed LONG GARDEN WALK EAST and WEST.

LONG GARDEN WALK, LONG GARDEN WALK EAST and LONG GARDEN WALK WEST share a postcode.

WBC Addressing is consulting with residents on removing EAST and WEST from addresses rather than changing the postcode.

For information only, letters have been sent to residents.

9. 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

10. Date of next meeting

Monday 15th July 2024 at 9.30am.

The meeting ended at 10.52 am

Notes written by Jenny de Quervain