



# FARNHAM TOWN COUNCIL

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## Notes

### Planning & Licensing Consultative Working Group

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#### Time and date

9.30 am on Monday 12th August, 2024

#### Place

Council Chamber, Farnham Town Council, South Street, Farnham GU9 7RN and via Zoom

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#### Planning & Licensing Consultative Working Group Members Present:

Councillor Andrew Laughton (Lead Member)  
Councillor David Beaman  
Councillor George Hesse  
Councillor Brodie Mauluka  
Councillor Graham White

Officers: Jenny de Quervain

#### 1. Apologies for Absence

Apologies were received from Councillors Hesse, Mauluka and Woodhouse.

#### 2. Disclosure of Interests

None were received.

#### 3. Applications Considered for Key/Larger Developments

##### Farnham Bourne

##### **WA/2024/01399 Farnham Bourne**

Officer: Tajinder Rehal

BOURNE TENNIS CLUB, THE BOURNE CLUB, 12 FRENHAM ROAD, FARNHAM GU9 8HB

Application under Section 73 to vary Condition 1 (approved plans) of WA/2023/01128 to allow for reorientation and increase in eaves height of approved building and addition of PV panels.

**No comment.**

##### Farnham Castle

Combined applications WA/2024/01359 and WA/2024/01360

**WA/2024/01359 Farnham Castle**

Officer: Michael Eastham

75 CASTLE STREET, FARNHAM GU9 7LT

Construction of roof terrace pergola.

**Farnham Town Council questions the term 'pergola', the structure is more conservatory like. The colour is noted as anthracite, a lighter grey may be more appropriate for the Grade II Listed Building, RAL7038 for example.**

**WA/2024/01360 Farnham Castle**

Officer: Michael Eastham

75 CASTLE STREET, FARNHAM GU9 7LT

Listed Building Consent for construction of roof terrace pergola.

**Farnham Town Council questions the term 'pergola', the structure is more conservatory like. The colour is noted as anthracite, a lighter grey may be more appropriate for the Grade II Listed Building, RAL7038 for example.**

**Farnham Moor Park**

Amendments received

**Reduction of rear new build element to comprise 2 chalet bungalows.**

**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.

**The Surrey Hills AONB Adviser has no objection to the scheme. No further comment made.**

**Farnham Rowledge**

**PRA/2024/01393 Farnham Rowledge**

Officer: Dana Nickson

MORE HOUSE SCHOOL, MOONS HILL, FARNHAM GU10 3AP

Demolition notification: G.P.D.O. Schedule 2 part 11 class B: demolition of timber frame educational buildings.

**No comment.**

**WA/2024/01433 Farnham Rowledge**

Officer: Michael Eastham

LEGEND ACRES, RIVER LANE, FARNHAM

Use of land for an additional 8 pitches for gypsy/traveller accommodation (part retrospective).

**Farnham Town Council strongly objects to the intensification of the site to create 13 pitches. Additional built form will require the construction of dayrooms and parking bays to accommodate these pitches, resulting in overdevelopment of a site. The site is outside the built-up area boundary, in flood zone 2, bounded by flood zone 3, contrary to Farnham Neighbourhood Plan policy FNPI Design of New Development and Conservation: a), b), d), e), f) and g) and policy FNP10 Protect and Enhance the Countryside: e).**

**4. Applications Considered**

**Farnham Bourne**

**NMA/2024/01402 Farnham Bourne**

Officer: Gillian Fensome

5 WICKET HILL, WRECCLESHAM, FARNHAM GU10 4RD

Amendment to WA/2023/00159 to alter the cladding on the front, sides and rear elevations; as well as removing it from the ground floor which will be rendered instead.

**No comment.**

**WA/2024/01332 Farnham Bourne**

Officer: Tajinder Rehal

TREETOP VIEW, 20A LONGDOWN ROAD, LOWER BOURNE, FARNHAM GU10 3JU

Application under Section 73 to vary Condition 4 (safeguarding of retained trees) of WA/2017/1883 to add a timeframe during which the condition applies.

**Farnham Town Council requests a tree management plan to ensure the long-term maintenance of trees on this wooded site in the South Farnham Arcadian Area covered by Farnham Neighbourhood Plan policy FNP8.**

**WA/2024/01338 Farnham Bourne**

Officer: Wanda Jarnecki

PLUM TREE COTTAGE, BURNT HILL WAY, WRECCLESHAM, FARNHAM GU10 4RN

Erection of extensions and alterations following demolition of outbuilding and carport.

**No comment.**

**WA/2024/01362 Farnham Bourne**

Officer: Matt Ayscough

8 LEIGH LANE, FARNHAM GU9 8HP

Erection of a two storey extension and alterations to elevations.

**No comment.**

**WA/2024/01381 Farnham Bourne**

Officer: Anna Whitty

53A FRENHAM ROAD, LOWER BOURNE, FARNHAM GU10 3QE

Erection of extensions and alterations including link extension to existing detached garage and alterations to part garage to provide habitable accommodation following demolition of two storey elements; widening of existing vehicle access and driveway and erection of access gates with associated works.

**No comment.**

**WA/2024/01400 Farnham Bourne**

Officer: Alistair de Joux

LAND CENTRED COORDINATES 485398 145835, TILFORD ROAD, FARNHAM

Erection of a dwelling and detached garage with associated works.

**Objection is raised to the intensification of the access in this location, being hazardous to other road users, with limited visibility splays being achievable. Farnham Town Council relies on the County Highways Authority to review proposals to ensure safe access/egress on Tilford Road.**

**The site is located outside the built-up area boundary of Farnham's Neighbourhood Plan, in an area of High Landscape Value and Sensitivity. The proposed development must be compliant with policy FNPI Design of New Development and Conservation: a), b), d), e) and g) and policy FNPI0 Protect and Enhance the Countryside: d) and e).**

The application form states that 'no trees or hedges are proposed to be removed as part of the application proposal'. Maintenance of trees is vital to extend their life and associated amenity - appropriate conditions must be included for the retention and on-going maintenance of trees and hedges to protect and enhance this countryside location.

**WA/2024/01454 Farnham Bourne**

Officer: Anna Whitty

ST EDMUNDS HOUSE, 2 CRAVEN CLOSE, LOWER BOURNE, FARNHAM GU10 3LW

Erection of extensions including integrated garage following demolition of existing garage.

**No comment.**

**Farnham Castle**

**TM/2024/01423 Farnham Castle**

Officer: Theo Dyer

BOURNE BUILDINGS, ADJACENT TO 39 TO 43, GUILDFORD ROAD, FARNHAM GU9 9PY

APPLICATION FOR REMOVAL OF TREES SUBJECT OF TREE PRESERVATION ORDER

WA261

**Farnham Town Council leaves to the Arboricultural Officer. 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, appropriate replacement trees must be planted.**

**WA/2024/01320 Farnham Castle**

Officer: Matt Ayscough

32 HALE ROAD, FARNHAM GU9 9QH

Erection of a single storey extension.

**No comment.**

**WA/2024/01430 Farnham Castle**

Officer: Justin Bramley

3 RED LION LANE, FARNHAM GU9 7QN

Certificate of Lawfulness under Section 192 for alterations to existing conservatory roof and elevations.

**No comment.**

Combined applications WA/2024/01431 and WA/2024/01432

**WA/2024/01431 Farnham Castle**

Officer: Simon Dunn-Lwin

4 THE BOROUGH, FARNHAM GU9 7NA

Alterations to elevations including a replacement shop front; alteration to first floor and roofspace to provide one flat.

**Farnham Town Council requests a condition is included to restrict future occupiers of the dwelling from applying for on-street parking permits within the 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/2024/01432 Farnham Castle**

Officer: Simon Dunn-Lwin

4 THE BOROUGH, FARNHAM GU9 7NA

Listed Building consent for internal works and alterations to elevations including replacement shop front.

Farnham Town Council requests a condition is included to restrict future occupiers of the dwelling from applying for on-street parking permits within the 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.

Combined applications WA/2024/01457 and WA/2024/01458

**WA/2024/01457 Farnham Castle**

Officer: Anna Whitty

GUILDFORD HOUSE, CASTLE HILL, FARNHAM GU9 7JG

Erection of a boundary wall with railings and two pairs of vehicle access gates together with alterations to driveway.

**The application form states that there are no hedges and that no hedges will be removed. The Design and Access Statement lists under proposed works: Fully excavate existing hedgerow to the Castle Street boundary inclusive of the low-level stone wall and replace with new low-level wall reusing the existing stone with new brickwork edging. The Proposed Plan indications 'new hedgerow to replace existing'. Farnham Town Council requests confirmation of what plants the replacement hedge will consist of.**

**WA/2024/01458 Farnham Castle**

Officer: Anna Whitty

GUILDFORD HOUSE, CASTLE HILL, FARNHAM GU9 7JG

Listed Building Consent for erection of a boundary wall with railings and two pairs of vehicle access gates together with alterations to driveway.

**The application form states that there are no hedges and that no hedges will be removed. The Design and Access Statement lists under proposed works: Fully excavate existing hedgerow to the Castle Street boundary inclusive of the low-level stone wall and replace with new low-level wall reusing the existing stone with new brickwork edging. The Proposed Plan indications 'new hedgerow to replace existing'. Farnham Town Council requests confirmation of what plants the replacement hedge will consist of.**

**Farnham Firgrove**

**TM/2024/01356 Farnham Firgrove**

Officer: Theo Dyer

16 LYNTON CLOSE, FARNHAM GU9 8US

APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER WA300

**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.**

**WA/2024/01357 Farnham Firgrove**

Officer: Matt Ayscough

27 RIDGWAY HILL ROAD, FARNHAM GU9 8LS

Erection of extensions and alterations following demolition of existing extensions.

**No comment.**

**WA/2024/01368 Farnham Firgrove**

Officer: Matt Ayscough

22 SOUTHERN WAY, FARNHAM GU9 8DF

Erection of single storey extensions.

**No comment.**

**WA/2024/01379 Farnham Firgrove**

Officer: Ninto Joy

101 GREENFIELD ROAD, FARNHAM GU9 8TH

Erection of extensions and alterations and construction of a raised patio.

**No comment.**

**WA/2024/01420 Farnham Firgrove**

Officer: Matt Ayscough

1 WEYDON HILL ROAD, FARNHAM GU9 8NX

Erection of extensions to bungalow to form a two storey dwelling.

**Planning history shows permission under WA/2015/2255 for extensions to form a two storey dwelling and subsequent application for 2 dwellings on the site following the demolition of existing under WA/2018/2170. No comment.**

**WA/2024/01439 Farnham Firgrove**

Officer: Matt Ayscough

51 RIDGWAY ROAD, FARNHAM GU9 8NR

Erection of extensions and alterations following demolition of existing conservatory and side extension together with removal of 2 chimney stacks.

**No comment.**

**Farnham Heath End**

**TM/2024/01447 Farnham Heath End**

Officer: Theo Dyer

REAR OF 1, 2 AND 3 WINTERBOURNE CLOSE, FARNHAM GU9 0DP

APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 01/19

**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.**

**TM/2024/01452 Farnham Heath End**

Officer: Theo Dyer

11 ELM CRESCENT, FARNHAM GU9 0QW

APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 24/07

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

**WA/2024/01307 Farnham Heath End**

Officer: Ninto Joy

27 WEST AVENUE, FARNHAM GU9 0RH

Erection of single storey extensions and alterations following demolition of existing garage.

**No comment.**

**Farnham Moor Park**

**WA/2024/01417 Farnham Moor Park**

Officer: Anna Whitty

AUSTINS PLACE, 40 COMPTON WAY, FARNHAM GU10 1QU

Erection of a dwelling with attached garage following demolition of the existing dwelling and garage/workshop; alterations and erection of extension of the existing indoor pool building.

**No comment.**

#### **WA/2024/01473 Farnham Moor Park**

Officer: Anna Whitty

19 ST GEORGES ROAD, BADSHOT LEA, FARNHAM GU9 9LX

Erection of a single storey extension; raising of ridge height and installation of dormers and rooflights to provide habitable accommodation in roofspace.

**No comment.**

#### **Farnham North West**

#### **WA/2024/01405 Farnham North West**

Officer: Tajinder Rehal

LAND AT AVALON COTTAGE, ALTON ROAD, FARNHAM GU10 5ER

Change of use of land and erection of a residential outbuilding following demolition of existing stable buildings.

**Farnham Town Council requests a condition be included to restrict the outbuilding being used for overnight accommodation. The site is located outside the built-up area boundary of Farnham's Neighbourhood Plan, covered by policy FNPI0 Protect and Enhance the Countryside and policy RE3 Landscape Character: Area of Great Landscape Value.**

#### **WA/2024/01465 Farnham North West**

Officer: Ninto Joy

17 HEATHYFIELDS ROAD, FARNHAM GU9 0BW

Erection of single storey extensions with alterations to elevations and installation of rooflights.

**No comment.**

#### **WA/2024/01476 Farnham North West**

Officer: Anna Whitty

23 TRINITY FIELDS, FARNHAM GU9 0SB

Erection of two storey extension and alterations to elevations together with insertion of pedestrian access gate following demolition of existing garage.

**No comment.**

#### **Farnham Rowledge**

#### **WA/2024/01305 Farnham Rowledge**

Officer: Matt Ayscough

11 CHERRY TREE ROAD, ROWLEDGE, FARNHAM GU10 4AB

Erection of two storey extension and alterations including dormers and rooflights following demolition of existing garage, conservatory and flat roof dormers; creation of additional vehicular access.

**No comment.**

#### **WA/2024/01337 Farnham Rowledge**

Officer: Tajinder Rehal

15 APPLELANDS CLOSE, WRECCLESHAM, FARNHAM GU10 4TL

Change of use of land to residential use associated with 15 Applelands Close.

**No comment.**

#### **WA/2024/01383 Farnham Rowledge**

Officer: Tajinder Rehal

26 SANDROCK HILL ROAD, WRECCLESHAM, FARNHAM GU10 4SX

Change of use of retail unit (Use Class A1) to provide additional residential accommodation (Use Class C3) together with alterations to elevations.

**Farnham Town Council notes that this is a Building of Local Merit. Materials must match existing to maintain the character of the building.**

**WA/2024/01481 Farnham Rowledge**

Officer: Tajinder Rehal

HORNBEAMS, 20 CHAPEL ROAD, ROWLEDGE, FARNHAM GU10 4AW

Erection of two dwellings and a detached garage building with associated works and access following demolition of existing dwelling.

**Farnham Town Council objects to two dwellings proposed on this site, being out of character and overdevelopment with a large 3-storey dwelling and detached garage and a single-storey dwelling.**

**Farnham Weybourne**

**WA/2024/01361 Farnham Weybourne**

Officer: Ninto Joy

13 FARNBOROUGH ROAD, FARNHAM GU9 9AQ

Erection of first floor extension.

**No comment.**

**WA/2024/01364 Farnham Weybourne**

Officer: Tajinder Rehal

16 CARTERS WALK, FARNHAM GU9 9AY

Insertion of door and sidelight to north elevation.

**No comment.**

**WA/2024/01382 Farnham Weybourne**

Officer: Ninto Joy

TAMARISK, OAKLAND AVENUE, FARNHAM GU9 9DY

Erection of a single storey extension following demolition of existing conservatory and removal of chimney; erection of an outbuilding.

**No comment.**

**WA/2024/01463 Farnham Weybourne**

Officer: Matt Ayscough

34 COURTENAY ROAD, FARNHAM GU9 9DN

Erection of a single storey extension and alterations to elevations together with installation of rooflight.

**No comment.**

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

**National Planning Policy Framework Consultations**

**Proposed reforms to the National Planning Policy Framework and other changes to the planning system**

Details can be view here:

<https://www.gov.uk/government/consultations/proposed-reforms-to-the-national-planning-policy-framework-and-other-changes-to-the-planning-system/proposed-reforms-to-the-national-planning-policy-framework-and-other-changes-to-the-planning-system>



**Farnham Town Council to respond to the NPPF consultation via Neighbourhood Plan Task Group reporting into Strategy & Resources and on to Council on 19<sup>th</sup> September. The consultation closes at 11.45pm on Tuesday 24<sup>th</sup> September 2024.**

For information

**Odiham and North Warnborough Neighbourhood Plan 2014-2032 Consultation under Regulation 16 of the Neighbourhood Planning (General) Regulations 2012 (as amended)**

Odiham Parish Council is preparing an updated Neighbourhood Plan for the Parish. The updated Neighbourhood Plan and supporting information has been submitted to Hart District Council for the purposes of consultation, examination and, if appropriate, a referendum ahead of the Plan being 'made' (adopted) as part of the Development Plan for the area. This will then replace the current Odiham and North Warnborough Neighbourhood Plan 2014 – 2032, adopted in June 2017.

The Neighbourhood Plan and all supporting documents can be found at [www.hart.gov.uk/odiham-north-warnborough-neighbourhood-plan](http://www.hart.gov.uk/odiham-north-warnborough-neighbourhood-plan)

For information

**St James, Farnham – Proposed Conservation Area**

Earlier in the year Waverley received a submission from a group of local residents for the area around the former St James' Church to become a conservation area.

Waverley has now completed our assessment and concluded that the area does not hold sufficient special architectural or historic interest of which the character or appearance is desirable to preserve and enhance.

The report can be viewed here: [www.waverley.gov.uk/CAAs](http://www.waverley.gov.uk/CAAs)

**6. Appeals Considered**

There were none for this meeting.

**7. Licensing Applications Considered**

**New**

South Street Town House, 46 South Street, Farnham, Surrey, GU9 7RP  
Best End Restaurants Ltd

The application is for Late night refreshment 23:00-00:30 Sunday to Thursday and 23:00-01:30 Friday and Saturday (From the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day); On and Off sales of alcohol 10:00-00:00 Sunday to Thursday and 10:00-01:00 Friday and Saturday (From the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day); and Opening hours 10:00-00:30 Sunday to Thursday and 10:00-01:30 Friday and Saturday (From the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day. An additional hour when the clock goes forward on the day which British Summer Time commences). The use of the roof terrace will cease at 23.00.

**No comment.**

**8. Public Speaking at Waverley's Planning Committee/Hearings or Appeals**

There were none for this meeting.

**9. Date of next meeting**

Monday 2<sup>nd</sup> September 2024 at 9.30am.

The meeting ended at 12.10 pm

Notes written by Jenny de Quervain