



FARNHAM TOWN COUNCIL

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Planning & Licensing Consultative Working Group

Time and date

9.30 am on Monday 25th November, 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 Graham White

Officers: Jenny de Quervain

1. Apologies for Absence

Apologies were received from Councillors Murray and Woodhouse.

2. Disclosure of Interests

None were received.

3. Applications Considered for Key/Larger Developments

Farnham North West

Amendments received

Amended/additional plans and documents received

WA/2024/00599 Farnham North West

Officer: Michael Eastham

LAND NORTH OF COXBRIDGE FARM, WEST STREET, FARNHAM

Approval of reserved matters (appearance, landscaping layout & scale) following outline approval of WA/2019/0770 for the erection of 320 dwellings (including 96 affordable) with associated landscaping, public open space and infrastructure;

discharge of some pre-commencement conditions & other conditions 5, 6, 7, 8, 9, 10, 11, 12, 15, 16, 18, 20, 22, 24, 25 & 26.

Farnham Town Council welcomes changes to the orientation of the dwellings on the north/northeast boundary following consultation with adjoining residents.

Farnham Moor Park

WA/2024/02148 Farnham Moor Park

Officer: Omar Sharif

ANIMAL SNACK AND TACK, GUILDFORD ROAD, FARNHAM GU10 1PN

Application under Section 73 to vary or remove conditions 1, 27, 41, 43 and 51 of WA/2019/0063. Vary condition 1 and remove conditions 27 and 41 (all relating to the approved plans), remove condition 43 and vary 51 (relating to the use of the commercial area) to allow changes to design of residential scheme and use of commercial area.

No comment.

4. Applications Consideration

Farnham Bourne

CA/2024/02102 Farnham Bourne

Officer: Theo Dyer

HEATHER BANK, SWINGATE ROAD, FARNHAM GU9 8JJ

GREAT AUSTINS CONSERVATION AREA REMOVAL OF TREE

No comment.

CA/2024/02163 Farnham Bourne

Officer: Theo Dyer

4 SWINGATE ROAD, FARNHAM GU9 8JJ

GREAT AUSTINS CONSERVATION AREA REMOVAL OF TREE

No comment.

NMA/2024/02188 Farnham Bourne

Officer: Justin Bramley

8 OLD FRENHAM ROAD, LOWER BOURNE, FARNHAM GU10 3PU

Amendment to WA/2024/01233 for change of external materials to be masonry and smooth render instead of masonry and pebble dash render.

No comment.

WA/2024/02127 Farnham Bourne

Officer: Anna Whitty

THE GARDENS, 63 MIDDLE BOURNE LANE, LOWER BOURNE, FARNHAM GU10 3NJ

Erection of extensions and alterations to roof height to provide additional accommodation at first floor with alterations to elevations.

Access of construction vehicles and deliveries must be considered due to the narrow unmaintained access roadway to no. 63 and adjacent dwellings.

WA/2024/02143 Farnham Bourne

Officer: Dana Nickson

61 FRENHAM ROAD, LOWER BOURNE, FARNHAM GU10 3HL

Change of use of ground floor (Use Class E) together with extensions and alterations to provide two dwellings: erection of garage following demolition of existing garage and conservatory.

No comment.

Farnham Castle

CA/2024/02098 Farnham Castle

Officer: Theo Dyer

LION AND LAMB YARD, FARNHAM GU9 7LL

FARNHAM CONSERVATION AREA WORKS TO TREES

No comment.

TM/2024/02100 Farnham Castle

Officer: Theo Dyer

13 LONG GARDEN WALK WEST, FARNHAM GU9 7HX

APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 28/24

No comment.

TM/2024/02101 Farnham Castle

Officer: Theo Dyer

CAR PARK, LONG GARDEN WAY, FARNHAM GU9 7HD

APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 28/24

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/2024/02157 Farnham Castle

Officer: Anna Whitty

8 FORGE CLOSE, FARNHAM GU9 9PX

Certificate of lawfulness under section 192 for siting of a mobile home within residential land to provide an ancillary annexe.

No comment.

WA/2024/02175 Farnham Castle

Officer: Dana Nickson

UNIT 8, 23 LION AND LAMB YARD, FARNHAM GU9 7LL

Installation of a cooling unit.

No comment.

Farnham Firgrove

WA/2024/02125 Farnham Firgrove

Officer: Matt Ayscough

11B RIDGWAY ROAD, FARNHAM GU9 8NN

Erection of extensions and alterations together with creation of a car port.

No comment.

WA/2024/02129 Farnham Firgrove

Officer: Justin Bramley

16 ARTHUR CLOSE, FARNHAM GU9 8PE

Erection of a porch following demolition of existing porch.

No comment.

WA/2024/02180 Farnham Firgrove

Officer: Justin Bramley

44 FIRGROVE HILL, FARNHAM GU9 8LQ

Certificate of Lawfulness under Section 192 for alterations to roofspace to provide habitable accommodation including dormer and rooflights.

No comment.

Farnham Heath End

WA/2024/02104 Farnham Heath End

Officer: Justin Bramley

3 OAKTREES, FARNHAM GU9 0HF

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

No comment.

WA/2024/02111 Farnham Heath End

Officer: Matt Ayscough

25 WEST AVENUE, FARNHAM GU9 0RH

Erection of extension.

No comment.

WA/2024/02162 Farnham Heath End

Officer: Ninto Joy

18 WEST AVENUE, FARNHAM GU9 0RH

Certificate of lawfulness under Section 192 for hip to gable and dormer extensions with front facing rooflights to provide habitable accommodation in roof space.

No comment.

WA/2024/02166 Farnham Heath End

Officer: Matt Ayscough

30 EAST AVENUE, FARNHAM GU9 0RA

Erection of an extension following demolition of existing garage.

No comment.

Farnham Moor Park

WA/2024/02177 Farnham Moor Park

Officer: Omar Sharif

THE STUDIO, OLD COMPTON LANE, FARNHAM GU9 8EH

Erection of replacement dwelling and detached garage following demolition of existing dwelling, garage and outbuildings.

No comment.

Farnham North West

NMA/2024/02103 Farnham North West

Officer: Ninto Joy

17 HEATHYFIELDS ROAD, FARNHAM GU9 0BW

Amendment to WA/2024/01465 of approved plans to include the reduction in footprint and height of the previously approved ground floor extension. To align with applicant's planned ambitions.

No comment.

WA/2024/02155 Farnham North West

Officer: Anna Whitty

7 AMBLESIDE CRESCENT, FARNHAM GU9 0RZ

Erection of a two storey extension and alterations to existing semi-detached bungalow.
Farnham Town Council objects to the two storey extension in an elevated position, being too dominant in the street scene with the potential of being overbearing on the adjoining neighbour.

Farnham Rowledge

CA/2024/02126 Farnham Rowledge

Officer: Theo Dyer

55A THE STREET, WRECCLESHAM, FARNHAM GU10 4QS

WRECCLESHAM CONSERVATION AREA WORKS TO AND REMOVAL OF TREES

Farnham Town Council objects to the removal of trees, especially in a Conservation Area. No reason has been given for the removal of the Lawson Cypress. 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.

PRA/2024/02138 Farnham Rowledge

Officer: Anna Whitty

9 COLESON HILL ROAD, WRECCLESHAM, FARNHAM GU10 4QQ

Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 6 m for which the height would be 3.60 m and for which the height of the eaves would be 2.90 m.

No comment.

Farnham Weybourne

TM/2024/02173 Farnham Weybourne

Officer: Theo Dyer

30 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.

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

There were none for this meeting.

6. Appeals Considered

Appeal Notification

Planning Inspectorate Reference: APP/R3650/W/24/3353733

WA/2024/00450 Farnham North West

LAND AT KNOWLE FARM, 19 OLD PARK LANE, FARNHAM GU9 0AN

Erection of a dwelling and garage with associated works.

Appellant's Name: Mr & Mrs J Ricketts

Farnham Town Council's objection to development in the Old Park is maintained.

7. Licensing Applications Considered

Variation

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

An application has been received for a variation of a premises licence. The application is for Recorded music 11:00-23:00 Sunday to Wednesday and 11:00-00:30 Thursday to Saturday (23:00 hours to 00:30 hours on any day preceding a Bank Holiday, on Boxing Day and 31st December of each year, whatever day these occasions fall); Late night refreshment 23:00-00:20 Thursday to Saturday (23:00 hours to 00:20 hours on any day preceding a Bank Holiday, on Boxing Day and 31st December of each year, whatever day these occasions fall); On sales of alcohol 11:00-23:00 Sunday to Wednesday and 11:00-00:20 Thursday to Saturday (23:00 hours to 00:20 hours 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 11:00-00:45 Thursday to Saturday (Saturday timings take effect on any day preceding a Bank Holiday, on Boxing Day and 31st December of each year, whatever day these occasions fall).

Farnham Town Council has reviewed the Hearing and decision notice of the previous variation application of The Luxe, 6 Lion and Lamb Yard, Farnham, GU9 7LL, with the applicant offering to restrict the sale of alcohol until 00.00 and closing at 00.15, this was refused on 16 July 2024.

This application seeks the sale of alcohol until 00.20 and opening hours until 00.45 (Thursday, Friday and Saturday and on any day preceding a Bank Holiday).

It is felt that insufficient time has passed since the refusal of the previous 'The Luxe' variation application to demonstrate that the issues of noise and nuisance of smells, under the licensing objective of public nuisance, have been fully resolved. Farnham Town Council objects to this variation for its potential to cause public nuisance.

8. Waverley Borough Council Street Naming Applications

SNN_2024_0154 - road name ideas – Coxbridge Farm development feedback from WBC Address Development Team.

Field name on Coxbridge Farm Development

Morton Field – various spellings shown in historical references – need to confirm spelling (Morton, Moreton or Moorton) – not acceptable as Moreton Close in WB (this includes other spelling variations).

A range of single word species names

The birds have all been surveyed on Coxbridge Farm, the others in Bishops Meadow nearby and in the river, so may well be on the farm and in the Coxbridge stream (the stream is important for fish spawning so it would be nice to sneak in a fish or two!).

Plants:

YARROW – no Yarrow Close in Cranleigh

ALDER – no existing roads in WBC beginning with Alder

MUGWORT – provisionally acceptable

MEADOWSWEET - no existing roads in WBC beginning with Meadow

ASH - no existing roads in WBC beginning with Ash

CLEAVERS – provisionally acceptable

IVY - no existing roads in WBC beginning with Ivy

HOGWEED - no existing roads in WBC beginning with Hog

HOP - - no existing roads in WBC (Farnham) beginning with Hops

GYPSYWORT – no – potentially offensive

TIMOTHY – provisionally acceptable
SELF-HEAL – provisionally acceptable
ELDER - no existing roads in WBC beginning with Elder
GROUNDSEL – provisionally acceptable
BITTERSWEET – provisionally acceptable
DANDELION – provisionally acceptable
OAK – no existing roads in WBC beginning with Oak

Birds:

PHEASANT – no Pheasant Close in WBC
MALLARD – no Mallard Close in WBC
MOORHEN – provisionally acceptable
GULL – provisionally acceptable
HERON – no existing road in WBC (Farnham) beginning Heron
KESTREL – provisionally acceptable
BUZZARD – provisionally acceptable
KITE – no Kite Place in WBC
WOODPECKER – no Woodpeckers in WBC
JAY – provisionally acceptable
MAGPIE – provisionally acceptable
JACKDAW – provisionally acceptable
ROOK – no Rooks Hill in WBC
CROW – provisionally acceptable
WREN – provisionally acceptable
BLACKBIRD – no other roads beginning with Black in WBC
REDWING – no Redwing Ave in WBC
THRUSH – provisionally acceptable
ROBIN – no existing roads in WBC beginning with Robin
STONECHAT – no existing roads in WBC beginning with Stone
DUNNOCK – provisionally acceptable
GOLDFINCH - no existing roads in WBC beginning with Gold
SWALLOW - no existing roads in WBC beginning with Swallow
CHIFFCHAFF – provisionally acceptable
BLACKCAP – no other roads beginning with Black in WBC
WHITETHROAT – no other roads beginning with White in WBC
TREECREEPER – no other roads beginning with Tree in WBC
STARLING – provisionally acceptable
WAGTAIL – provisionally acceptable
CHAFFINCH - provisionally acceptable

Fish:

BULLHEAD – provisionally acceptable
CHUB - provisionally acceptable
DACE - provisionally acceptable
MINNOW - provisionally acceptable
ROACH - provisionally acceptable
TROUT – no Trout Road in WBC
GRAYLING – no other roads in WBC beginning with Gray

Butterflies:

RINGLET - provisionally acceptable
BRIMSTONE - provisionally acceptable
PEACOCK - provisionally acceptable
COMMA - provisionally acceptable

GATEKEEPER – no other roads in WBC beginning with Gate

Further review is needed of potential street names.

9. Public Speaking at Waverley's Planning Committee/Hearings or Inquiries

There were none for this meeting.

10. Date of next meeting

Monday 9th December 2024 at 9.30am.

The meeting ended at 10.45 am

Notes written by Jenny de Quervain