



FARNHAM TOWN COUNCIL

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Notes

Planning & Licensing Consultative Working Group

Time and date

9.30 am on Monday 10th February, 2025

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 Alan Earwaker (Observer)

Officers: Jenny de Quervain

1. Apologies for Absence

Apologies were received from Councillors Mauluka, Merryweather, Murray, White and Woodhouse.

2. Disclosure of Interests

None were received.

3. Applications Considered for Key/Larger Developments

Farnham Castle

Amendments received

Amended plans received 28 January 2025

WA/2024/00371 Farnham Castle

Officer: Simon Brooksbank

THE OLD HOP KILN, 1 LONG GARDEN WALK, FARNHAM

Erection of extensions and alterations including change of use of existing office building to provide student accommodation and for relevant demolition of an unlisted building in a conservation area.

Farnham Town Council supports the provision of appropriate student accommodation in the town centre but raises concerns about some elements of the

proposed development of a two storey office to a three storey 22 room student accommodation with shared kitchen and dining facilities.

Farnham Town Council raised the question of Class in its comments in March 2024. This question is reiterated: In the application form the Use Class is noted, Class C1 Hotels, boarding houses or guest houses for 22 rooms. As the pre-application advice states 'there is some confusion as to how to classify student accommodation, with local authorities adopting different elements of the Use Class Order including C1, C2, C3 or sui generis uses.' In the pre-application WBC notes C2 for student residential accommodation [the same as the previous the Class Use defined for student accommodation built by the UCA WA/2018/0830, C2 residential institution - Halls of residence where kitchen and dining facilities are shared between a number of units/bedrooms].

Further information has been added to advise the size of the student rooms - shown as 7 ground floor rooms, 9 first floor rooms, 6 second floor rooms – do these sizes meet required standards.

The application form is marked 'unknown' for foul sewage. Further clarification must be provided as to the sewage capacity for 22 en-suite rooms and 3 kitchens compared to 403.1 sq m of office space.

10 vertical bicycles stands are now shown at the front/east elevation, separate to the bin storage.

No parking is being made available for the student accommodation. A Condition must be included to restrict future occupiers 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 without on-site parking provision.

WA/2025/00176 Farnham Castle

Officer: Sam Wallis

FARNHAM TOWN FOOTBALL CLUB, MEAD LANE, FARNHAM GU9 7DY

Erection of spectator stand.

Farnham Town Council supports the provision of an additional spectator stand to 'future proof' Farnham Town Football Club.

NMA/2025/00184 Farnham Castle

Officer: Dana Nickson

THE COURTYARD, 17 WEST STREET, FARNHAM GU9 7QW

Amendment to WA/2024/01007 to remove reference to brick boundary wall on the proposed site plan under condition 2.

Farnham Town Council asks if a NMA is the appropriate application for this work. The wall must be dismantled rather than demolished, with bricks being reused, if possible, and traditional lime mortar being used, appropriate for the rebuilding of this substantial wall in the setting of the Town Centre Conservation Area. The resident's amenity at no. 11 Kingham Place must be protected when the works are taking place, and a timescale should be provided.

Farnham North West

WA/2025/00167 Farnham North West

Officer: Simon Dunn-Lwin

LAND AT NORTHBROOK FARM, ALTON ROAD, FARNHAM

Outline application with all matters reserved for use of land and the erection of a building for Class E B2 (general industrial) and B8 (storage and distribution) use.

Previous application WA/2024/01751 refused October 2024 concluded that insufficient information had been provided to demonstrate that the development would not harm the character of the AGLV; information did not satisfy the County Highway Authority and Lead Local Flood Authority requirements; harm or impact trees; no information on minimising energy and water use. The planning balance assessment concluded that the proposed development of an industrial or business unit on the site was not in accordance with the Development Plan.

More information has been included in this application to respond to the previous refusal and must satisfy the County Highway Authority and Lead Local Flood Authority and in response to the Arboricultural Officer's concerns.

In a response to Climate Change, a Climate Change and Sustainability Checklist must be completed by the applicant. The site must include the provision of renewable energy, such as PV panels, and limit the use of water, in line with WBCs Climate Change and Sustainability SPD.

4. Applications Considered

Farnham Bourne

CA/2025/00131 Farnham Bourne

Officer: Alex Needs

20 LANCASTER AVENUE, FARNHAM GU9 8JY

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.

WA/2025/00121 Farnham Bourne

Officer: Matt Ayscough

25A UPPER BOURNE LANE, WRECCLESHAM, FARNHAM GU10 4RG

Erection of two storey extensions and alterations together with raising of roof ridge height to provide habitable accommodation in roof space and demolition of conservatory; erection of two storey garage/gym building following demolition of existing single storey garage.

Farnham Town Council objects to the large two storey garage/gym building to the front boundary, contrary to Residential Extensions SPD, and being more dominant than the existing single storey garage in the street scene.

WA/2025/00186 Farnham Bourne

Officer: Anna Whitty

126 BURNT HILL ROAD, LOWER BOURNE, FARNHAM GU10 3LJ

Erection of second storey extension together with alterations to roofspace including dormers, rooflights and raising of roof ridge height to provide habitable accommodation.

No comment.

WA/2025/00189 Farnham Bourne

Officer: Sam Wallis

THE BOURNE SPORTS CLUB PAVILION, THE BOURNE RECREATION GROUND, OLD FRENESHAM ROAD, FARNHAM GU10 3PT

Alterations to pavilion building to provide accessible access with associated parking and landscaping; relocation of bin storage area.

Farnham Town Council notes that permission was granted under WA/2017/1142 for the demolition and reconstruction of the Pavilion on a similar footprint and path to the Car Park. The purpose of the application is to provide disabled access with a wheelchair friendly path from the existing car park area to an enlarged patio area and into the Pavilion via new bifold doors.

Farnham Town Council supports the provision of new accessible facilities in place of the previously approved proposals.

Farnham Castle

CA/2025/00155 Farnham Castle

Officer: Alex Needs

THE WILLIAM COBBETT PUBLIC HOUSE, 4 BRIDGE SQUARE, FARNHAM GU9 7QR
FARNHAM CONSERVATION AREA WORKS TO AND REMOVAL OF TREES
Farnham Town Council leaves to the Arboricultural Officer.

NMA/2025/00188 Farnham Castle

Officer: Alistair de Joux

SOUTH STREET TOWN HOUSE, 46 SOUTH STREET, FARNHAM GU9 7RP

Amendment to WA/2024/00461 - insertion of 2 additional doors to alleyway. Slight repositioning of door to Brightwells Road. First floor section of extension reduced in size and height. Alterations to bin store to align with condition 8 requirements.

No comment.

PRA/2025/00137 Farnham Castle

Officer: Anna Whitty

6 HIGH PARK ROAD, FARNHAM GU9 7JL

Erection of a single storey rear extension which would extend 8 m beyond the rear wall of the original house for which the height would be 4m and for which the height of the eaves would be 2.50 m.

No comment.

WA/2025/00152 Farnham Castle

Officer: Omar Sharif

62 CASTLE STREET, FARNHAM GU9 7LN

Application under Section 73 to vary condition 2 of WA/2024/01579 (approved plans) to allow the existing roof to be retained on the Coach House.

No comment.

WA/2025/00153 Farnham Castle

Officer: Omar Sharif

62 CASTLE STREET, FARNHAM GU9 7LN

Application under Section 19 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to vary condition 2 of WA/2024/01578 (approved plans) to allow the existing roof to be retained on the Coach House.

No comment.

Farnham Firgrove

TM/2025/00180 Farnham Firgrove

Officer: Alex Needs

22 FAIRHOLME GARDENS, FARNHAM GU9 8JB

APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER WA229

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/2025/00135 Farnham Firgrove

Officer: Matt Ayscough

30 ST JOHNS ROAD, FARNHAM GU9 8NU

Erection of an ancillary outbuilding.

Farnham Town Council notes the neighbour to rear has made comment about the retention of trees and hedges, particularly a large Sycamore. The application form and biodiversity checklist make no mention of trees and hedges close to the development. Trees and hedges must be retained.

Farnham Heath End

WA/2025/00105 Farnham Heath End

Officer: Anna Whitty

34 WEST AVENUE, FARNHAM GU9 0RB

Erection of ground and first floor rear extensions, and alterations to existing garage to create habitable accommodation following demolition of existing conservatory.

Farnham Town Council notes that the existing garage interior has already been converted to habitable accommodation.

Farnham Moor Park

WA/2025/00181 Farnham Moor Park

Officer: Omar Sharif

THE STUDIO, OLD COMPTON LANE, FARNHAM GU9 8EH

Erection of a dwelling with associated landscaping.

Farnham Town Council notes the applicant's fallback position is to continue with the implementation of granted WA/2024/00840 Certificate of lawfulness under section 192 for the erection of an outbuilding incidental to the enjoyment of the dwellinghouse.

This application upscales the previously granted incidental outbuilding to a separate dwelling, sub-dividing the garden land. The use of an incidental outbuilding is not comparable to the impact and use of a new dwelling.

Farnham North West

WA/2025/00171 Farnham North West

Officer: Anna Whitty

23 TRINITY FIELDS, FARNHAM GU9 0SB

Application under Section 73 to vary Condition 2 (approved plans) of WA/2024/01476 to erect a porch/utility room on the east elevation.

No comment.

Farnham Rowledge

CA/2025/00175 Farnham Rowledge

Officer: Alex Needs

ARFIELD, 28 POTTERY LANE, WRECCLESHAM, FARNHAM GU10 4QJ

WRECCLESHAM CONSERVATION AREA WORKS TO TREES

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.

Farnham Weybourne

WA/2025/00150 Farnham Weybourne

Officer: Sam Wallis

WHITETHORNS, 90 UPPER WEYBOURNE LANE, FARNHAM

Erection of a boundary wall with fencing over following demolition of existing brick wall with associated landscaping and adjusting of ground levels.

No comment.

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

Farnham Moor Park

WA/2025/00168 Farnham Moor Park

Officer: Simon Dunn-Lwin

LANDFILL GAS EXTRACTION SITE, RUNFOLD SOUTH QUARRY, GUILDFORD ROAD, RUNFOLD

Non-material amendment to planning permission ref: WA/2018/1977 dated 8 March 2019 to (1) remove the words 'until 31 December 2040' from the description of development; and (2) replace the site layout plan reference GPP/I/RQ/18/03 with new layout plan reference Rsp-PLN-0125-01 to enable the existing nearby leachate storage tank and associated pump cabin to be moved into the fenced compound. (County matters planning application registered for County Planning Authority).

Farnham Town Council relies on the Runfold Quarry Community Liaison Group. This is a positive move towards final restoration of the quarry.

6. Appeals Considered

There were none for this meeting.

7. Licensing Applications Considered

There were none for this meeting.

8. Waverley Borough Council Street Naming Applications Considered

SNN/2024/0455 – Hawthorns development

The two road names have been decided:

Road One: Nadderside Way - the Nadder is the stream on the boundary.

Road Two: Mustela Close - Addressing Team concluded Badger not acceptable due to duplication and authorised Mustela as badgers are part of the Mustela family.

SNN_2024_0154 - Coxbridge Farm development

CALA has requested birds for the development.

The list has been depleted to Kestrel, Buzzard, Kite, Jackdaw, Chaffinch. Four or five additional names are needed.

Additional suggestions: Snipe, Peregrine, Merlin, Raven, Waxwing, Nuthatch, Woodcock, Fieldfare, Bullfinch, Greenfinch, Linnet, Siskin, Yellowhammer, Brambling – I've been advised all of these have been seen in the Farnham area!

A second developer has taken part of the site and will require roads names – number TBC.

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

Councillor Murray has been registered to speak as Ward Councillor on the application below at Waverley's Planning Committee on 12 February at 7.00pm.

WA/2024/01788 Farnham Bourne

Officer: Alistair de Joux

BOURNE HALL THE BOURNE HALL VICARAGE HILL FARNHAM GU9 8HG

Erection of 3 dwellings with associated parking and landscaping following demolition of existing dance studio (as amended by plans received 24 January 2025).

10. Date of next meeting

Monday 24th February 2025 at 9.30am.

The meeting ended at 11.15 am

Notes written by Jenny de Quervain