

FARNHAM TOWN COUNCIL



Notes

Planning & Licensing Consultative Working Group

Time and date

10.30 am on Monday 10th March, 2025

Place

Byworth Room, Farnham Town Council, South Street, Farnham GU9 7RN

Planning & Licensing Consultative Working Group Members Present:

Councillor Andrew Laughton (Lead Member)
Councillor David Beaman
Councillor Brodie Mauluka
Councillor Mark Merryweather
Councillor George Murray
Councillor Alan Earwaker (Observer)

Officers: Jenny de Quervain

1. Apologies for Absence

Apologies were received from Councillors Hesse, White and Woodhouse.

2. Disclosure of Interests

Officer declared an interest to WA/2025/00348 due to vicinity.

3. Applications Considered for Key/Larger Developments

Farnham Castle

Amendments received

Supporting cover letter
Windows specification
Waste collection statement
Amendments to flats configuration
Updated heritage statement

WA/2024/02264 Farnham Castle

Officer: Dana Nickson
38-39 THE BOROUGH, FARNHAM GU9 7NP

Change of use and alterations to existing commercial building to provide 6 residential units with parking and associated landscaping; installation of vehicle entrance gates; retention of ground floor and basement commercial unit. Farnham Town Council acknowledges that additional information has been provided with the specification of glazing and other sound insulation details.

The proposed dwellings are surrounded by commercial businesses, including a licensed establishment with opening hours until 01.00 hours. Sound insulation and appropriate glazing is required to protect the amenity of the established businesses.

A construction management plan must be conditioned given the challenges of developing in a town centre location. Consideration must also be given to the Farnham Infrastructure Programme Town Centre Improvement Scheme which is due to run for at least 18 months. Changes to the footway and highway in front of 38-39 The Borough will potentially be taking place at the same time as this development, if permission is granted. Scaffolding licenses will need to be co-ordinated with phases of the scheme – please note this as an informative.

WA/2024/02265 Farnham Castle

Officer: Dana Nickson

38-39 THE BOROUGH, FARNHAM GU9 7NP

Listed Building Consent for external and internal alterations to provide 6 residential units; retention of ground floor and basement commercial unit.

Farnham Town Council relies on the Heritage Officers to assess the impact on the Listed building.

4. Applications Considered

Farnham Bourne

TM/2025/00385 Farnham Bourne

Officer: Alex Needs

PINEWOOD HOUSE, BLACK POND LANE, LOWER BOURNE, FARNHAM GU10 3NW

APPLICATION FOR WORKS TO AND REMOVAL OF TREES SUBJECT OF TREE PRESERVATION ORDER 06/14

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

NMA/2025/00319 Farnham Bourne

Officer: John Bennett

17 FRENHAM ROAD, FARNHAM GU9 8HF

Amendment to ENCD/2025/00156 (under enforcement appeal APP/R3650/C/23/3314250) to add an external door at first floor level at the rear of the property as well as retaining the existing first floor level door openings on the front elevation and some changes to the internal layout.

No comment.

WA/2025/00296 Farnham Bourne

Officer: Justin Bramley

LAND AT WAVERLEY ABBEY HOUSE, WAVERLEY LANE, FARNHAM GU9 8EP

Certificate of Lawfulness under Section 192 for siting of 3 modular accommodation units for a temporary period during refurbishment works in the main house and laying of hardstanding.

Farnham Town Council believe that this is not the correct type of application as Waverley Abbey House is located in the Surrey Hills National Landscape.

No History & Constraints document is shown on the planning portal. Policy constraints include:

RE2 Green Belt – The Metropolitan Green Belt is a statutory green belt around London, England. It comprises parts of Greater London and the six adjoining "home counties". Green Belt

RE3 Landscape Character – Areas defined for their landscape character. Surrey Hills Area of Outstanding Natural Beauty (AONB) & Area of Great Landscape Value (AGLV)

HAI Protection of Heritage Assets – County Sites of Archaeological Importance

HAI Protection of Heritage Assets – Conservation Areas

HE8 Conservation Areas – Conservation Areas WAVERLEY ABBEY FARNHAM

HE14 Sites and Areas of High Archaeological Potential – Sites and Areas of High Archaeological Potential, Waverley Abbey, Cistercian Monastery

WA/2025/00300 Farnham Bourne

Officer: Dana Nickson

LAND AT 31A LODGE HILL ROAD, LOWER BOURNE, FARNHAM GU10 3QW

Erection of a detached dwelling with amenity space, parking and associated landscaping.

No comment.

Farnham Castle

WA/2025/00322 Farnham Castle

Officer: Russell Brown

RIVERSIDE BUSINESS PARK

(FORMERLY LAND AT S E B SUB STATION SITE), DOGFLUD WAY, FARNHAM

Application under Section 73 to vary Condition 5 (restrictions on use) of WA/1988/0545 to allow the premises, with the exception of 6 Riverside Business Park, to be for purposes falling within Use Class E(g)(ii) and E(g)(iii) or B2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 and not for any other purpose. 6 Riverside Business Park shall be used for Class E(c)(i), E(c)(ii), E(c)(iii), E(g)(i), E(g)(ii) & E(g)(iii) or B2 and not for any other purposes.

No comment.

WA/2025/00332 Farnham Castle

Officer: Dana Nickson

BARCLAYS, 22 THE BOROUGH, FARNHAM GU9 7NH

Removal of existing external signage; removal of external ATM and night safe; infill aperture with brickwork to match existing brickwork.

No comment.

WA/2025/00367 Farnham Castle

Officer: Anna Whitty

4 FARNHAM PARK, UPPER SOUTH VIEW, FARNHAM GU9 7GJ

Alterations to attached garage to provide habitable accommodation and erection of a cycle store.

This dwelling is located in an area with high demand for on street parking permits with limited spaces available. Sufficient parking must be available within the boundary of the dwelling to meet WBC Parking Guidelines.

A condition must be included to restrict the applicant from applying for a parking permit: In permit schemes A (in the Farnham town centre controlled parking zone, each household may apply for a maximum of one permit if there is no off-street parking for the property.

Farnham Firgrove

WA/2025/00345 Farnham Firgrove

Officer: Matt Ayscough

1 WEYDON HILL ROAD, FARNHAM GU9 8NX

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

No comment.

WA/2025/00356 Farnham Firgrove

Officer: Ninto Joy

4 EDWARD ROAD, FARNHAM GU9 8NP

Certificate of Lawfulness under Section 192 for erection of a single storey extension and demolition of existing attached outbuilding.

No comment.

Farnham Heath End

Amendments received

Amended Plans – moved 1 fence panel west

WA/2025/00090 Farnham Hale and Heath End

Officer: Justin Bramley

7 SANTINA CLOSE, FARNHAM GU9 0LD

Construction of vehicle access and dropped kerb, associated hard landscaping to facilitate parking.

Farnham Town Council acknowledges the repositioning of the access in improve sightlines. Vehicles must not obstruct the footway as this is a busy pedestrian route to two secondary schools and a primary school.

Farnham Moor Park

WA/2025/00304 Farnham Moor Park

Officer: Matt Ayscough

JEWSON, 15-16 FARNHAM TRADING ESTATE, FARNHAM GU9 9NS

Display of illuminated and non-illuminated signage and 3 flags.

No comment.

WA/2025/00316 Farnham Moor Park

Officer: Matt Ayscough

67 BROOMLEAF ROAD, FARNHAM GU9 8DQ

Erection of extensions and alterations including installation of a rooflight and associated hard landscaping.

No comment.

WA/2025/00388 Farnham Moor Park

Officer: Anna Whitty

7 LYNCH ROAD, FARNHAM GU9 8BZ

Erection of single storey and two storey extensions; erection of detached garage and detached gym following demolition of existing garage and two outbuildings.

No comment.

WA/2025/00389 Farnham Moor Park

Officer: Matt Ayscough

11A MONKSHANGER, FARNHAM GU9 8BU

Use of the first floor of garage as habitable space for ancillary use (retrospective).

No comment.

Farnham North West

TM/2025/00382 Farnham North West

Officer: Alex Needs

LAND AT THREE STILES ROAD, FARNHAM GU9 7DE

APPLICATION FOR WORKS TO AND REMOVAL OF TREES SUBJECT OF TREE PRESERVATION ORDER WA282

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, replacement trees must be planted. The proposed planting and watering advice must be adhered to.

PRA/2025/00312 Farnham North West

Officer: Dana Nickson

7 AMBLESIDE CRESCENT, FARNHAM GU9 0RZ

General Permitted Development Order 2015, Schedule 2 Part 1 Class AA - Prior Notification application for enlargement of a dwellinghouse by construction of additional storey.

Farnham Town Council notes that the previously for a first floor extension was refused under WA/2024/02155. The proposed development would result in harm to the residential amenity of the adjoining property, by reason of overbearing impact, contrary to Policy TDI of the Local Plan (Part 1) 2018, FNPI and FNPI6 of the Farnham Neighbourhood Plan 2020, Policy DM5 of the Local Plan (Part 2) 2023 and the Residential Extensions SPD.

The planning balance assessment concluded that the proposal is not in accordance with the Development Plan and the benefits of the extension would not outweigh the adverse impacts in relation to visual amenity, the character of the area and the neighbouring property's residential amenity, planning permission was refused.

It is very disappointing to see that the applicant is attempting to gain approval for the inappropriate extension with an application under permitted development.

WA/2025/00299 Farnham North West

Officer: Dana Nickson

WOODSTOCK, OLD PARK LANE, FARNHAM GU10 5AA

Application for a deemed consent under Section 37 Form B (Type III) of the Electricity Act 1989 to install Three Phase 11KV Overhead Electricity Cables to serve a single customer.

No comment.

WA/2025/00348 Farnham North West

Officer: Dana Nickson

LAND WEST OF BISHOPS SQUARE, OLD PARK LANE, FARNHAM

Erection of a single storey detached dwelling with solar panels on roof and provision of bin and cycle store; creation of vehicular access and associated landscaping; demolition of existing outbuildings and removal of existing tennis court.

Farnham Town Council notes the extensive planning history on the site. Previously approved as single storey dwelling of 165sqm under WA/2022/00003. This was superseded by a two storey dwelling, the proposal increased the floor area from 165sqm to 500sqm, under WA/2023/01428. A subsequent application, WA/2023/02608, introduced a separate new access.

This application is made up of three joined single storey elements, filling the lower section of land, gravel driveway and new access on the upper section on to Old Park Lane.

WA/2025/00375 Farnham North West

Officer: Matt Ayscough

MEADS, DORAS GREEN LANE, DIPPENHALL, FARNHAM GU10 5DU

Erection of a garage including a games room above and 2 dormer windows following demolition of existing garage.

No comment.

WA/2025/00376 Farnham North West

Officer: Matt Ayscough

MEADS, DORAS GREEN LANE, DIPPENHALL, FARNHAM GU10 5DU

Listed Building Consent for erection of a garage including a games room above and 2 dormer windows following demolition of existing garage.

No comment.

Farnham Rowledge

Deferred from meeting on 24th February 2025

WA/2025/00281 Farnham Rowledge

Officer: Dana Nickson

QUARRY HOUSE, GARDENERS HILL ROAD, LOWER BOURNE, FARNHAM GU10 3JB

Erection of 4 dwellings with installation of air source heat pumps and solar panels; associated garaging, parking and landscaping following demolition of existing dwelling, garage and outbuildings.

Farnham Town Council objects to the proposed development of the erection of four dwellings and associated garaging, parking, etc. in this wooded, countryside setting.

The proposed development is Outside Built-up Area Boundary of the Farnham Neighbourhood Plan, policy FNP10 Protect and Enhance the Countryside, must be considered along with LPP1 policy Countryside beyond the Green Belt – RE1, FNP1 Design of New Development and Conservation and, given the unsustainable location, FNP30 Transport Impact of Development.

The proposals are contrary to policy FNPI a), d), e), f):

a) Is designed to a high quality which responds to the heritage and distinctive character of the individual area of Farnham in which it is located, as defined on Maps B(i) and B(ii) - Conservation Areas and Character Areas, by way of: i. height, scale, density, layout, orientation, design and materials of buildings, ii. boundary

treatment, iii the scale, design and materials of the public realm (highways, footways, open space and landscape);

d) Respects the natural contours of a site and protects and sensitively incorporates natural features such as trees, hedges and ponds within the site;

e) Is well integrated into the landscape by existing and new landscape buffers;

f) Will not be at an unacceptable risk of flooding itself, and will not result in any increased risk of flooding elsewhere.

The proposals are contrary to policy FNP30 a), c), e), g):

a) Safely located vehicular and pedestrian access where adequate visibility exists or could be created;

c) Residential development proposals ensure that sustainable transport links, including walking and cycling links are provided to the principal facilities including the town centre and the nearest neighbourhood centre; the nearest bus stop; primary school; secondary school and public open space;

e) Where adequate transport infrastructure is not available to serve the development, the development would provide, or contribute towards, appropriate measures which will address the identified inadequacy and assist walking, cycling, public transport and other highway improvements;

g) Development proposals would not add inappropriate traffic on rural lanes and would not require highway works or footpaths which would result in unsympathetic change to the character of a rural lane.

Consideration must be given to the impact on the existing residential developments to the north and the south of the proposed dwellings.

WA/2025/00359 Farnham Rowledge

Officer: Justin Bramley

REDDING, FERNBRAE CLOSE, ROWLEDGE, FARNHAM GU10 4ED

Alterations to existing roof including change from flat roof to pitched roof; alterations to elevations including installation of solar panels, air source heat pumps and flue following removal of existing chimney.

No comment.

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

There were none for this meeting.

6. Appeals Considered

Appeal Notifications

APP/R3650/X/25/3359353

WA/2024/02157 Farnham Castle

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.

Appellants Name: Jonathan Stackhouse, Julius Bahn Ltd

The officer concluded:

The proposed mobile home would not fall within the definition of a caravan, as it fails the construction and mobility tests and would constitute a building for planning purposes. Due to its size, its position forward of the dwellinghouse, and its use, which is ancillary rather than incidental, the building would not fall within the criteria of Class E of Part 1, Schedule 2 of the

Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and would not be lawful.

No comment.

For information only

APP/R3650/D/25/3360976

WA/2024/01935 Farnham Bourne

Officer: Anna Whitty

6 GONG HILL DRIVE, LOWER BOURNE, FARNHAM GU10 3HG

Erection of a detached garage and gym.

Appellant's Name: Mr J Lyons

The officer commented:

The applicant presents the Lawful Development Certificate building as a fallback position, and describes it as 'more visually intrusive' than the proposal. However, the lawful development building is discreetly positioned behind the dwelling, in the rear garden and would not be visible from the public realm. Whereas the proposal is to the front of the dwelling, and would be visible from the public realm. There would be some screening from trees and hedging, but this would naturally vary throughout the seasons and over the years as trees and plants die or are removed or replaced, whereas the building is a permanent structure. The fallback position is not more visually intrusive than the proposal, the proposal is more visible from the public realm and therefore more harmful to the openness of the Green Belt and this would not constitute Very Special Circumstances.

As this appeal is proceeding under the Householder Appeals Service, there is no opportunity for to submit further comments.

7. Licensing Applications Considered

There were none for this meeting.

8. Public Speaking

There were none for this meeting.

9. Date of next meeting

Monday 24th March 2025 at 9.30am.

The meeting ended at 12.12 pm

Notes written by Jenny de Quervain