



# FARNHAM TOWN COUNCIL



## Notes

### Planning & Licensing Consultative Working Group

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#### Time and date

9.30 am on Monday 16th September, 2019

#### Place

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

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

Councillor Brian Edmonds (Lead Member)  
Councillor David Beaman  
Councillor Roger Blishen  
Councillor Alan Earwaker  
Councillor John "Scotty" Fraser  
Councillor Michaela Gray  
Councillor John Neale

Officers: Jenny De Quervain

#### 1. Apologies for Absence

Councillors Hesse and Martin.

#### 2. Disclosure of Interests

No disclosures of interests were applicable to constitute a non-pecuniary interest in accordance with the legislation.

#### 3. Applications Considered

##### **Farnham Bourne**

##### **WA/2019/1338 Farnham Bourne**

Officer: Louise Fuller

Erection of a dwelling and detached garage.

LAND AT UPLANDS, GOLD HILL, LOWER BOURNE GU10 3JH

**Farnham Town Council objects to the over-development of the site. The land is covered by saved policy BE3 designed to protect garden land and Farnham Neighbourhood Plan Policy FNP8 Arcadian Areas. The area is characterised by individual houses in spacious settings and the proposal is contrary to the Farnham Design Statement and Farnham Neighbourhood Plan Policy FNPI.**

**WA/2019/1386 Farnham Bourne**

Officer: Louise Fuller

Erection of extensions and alterations following demolition of conservatory and outbuilding.  
56 BURNT HILL ROAD, LOWER BOURNE GU10 3LY

**Farnham Town Council has no objections subject to the extension being confirmed compliant with the Farnham Design Statement and Farnham Neighbourhood Plan Policy FNPI6, all materials be in keeping with existing and no negative impact on the neighbours' amenity.**

**WA/2019/1390 Farnham Bourne**

Officer: Louise Fuller

Alterations to elevations of existing dwelling; erection of a detached garage following demolition of existing garage.

LODGE FARM, TILFORD ROAD, FARNHAM GU9 8HU

**Farnham Town Council has no objections subject to the alterations being confirmed compliant with the Farnham Design Statement and Farnham Neighbourhood Plan Policy FNPI6, all materials be in keeping with existing and no negative impact on the neighbours' amenity.**

**WA/2019/1406 Farnham Bourne**

Officer: Philippa Staddon

Erection of extensions and alterations.

32 MIDDLE BOURNE LANE, LOWER BOURNE GU10 3NH

**Farnham Town Council has no objections subject to the extensions and alterations being confirmed compliant with the Farnham Design Statement and Farnham Neighbourhood Plan Policy FNPI6, all materials be in keeping with existing and no negative impact on the neighbours' amenity.**

**TM/2019/0131 Farnham Bourne**

Officer: Mr A Clout

APPLICATION TO REMOVE TREE SUBJECT OF TREE PRESERVATION ORDER 34/06  
1 HOLLAND CLOSE, FARNHAM GU9 8DT

**Farnham Town Council, subject to the Arboricultural Officer's comments, objects to the removal of trees. If removal is necessary, replacement to be planted as stated in the application.**

**TM/2019/0132 Farnham Bourne**

Officer: Mr A Clout

APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 02/00  
SEPTEMBERS

3 LATCHWOOD LANE FARNHAM GU10 3HA

**Farnham Town Council, subject to the Arboricultural Officer's comments, welcomes the maintenance of trees to extend their life and associated amenity.**

**NMA/2019/0139 Farnham Bourne**

Officer: Amy Willson

Amendment to WA/2017/1549 for alterations to door and window fenestration and alterations to the internal layout of the building.

LAND KNOWN AS 17 FRENHAM ROAD, LOWER BOURNE

**Farnham Town Council objects to the proposed changes. This is the third NMA and the materials are now very different to the original application, out of character and contrary to FNP8 South Farnham Arcadian Areas.**

**NMA/2019/0141 Farnham Bourne**

Officer: Amy Willson

Amendment to WA/2016/0716 for a change to method of construction.

LAND BETWEEN 7 & 9 PINE RIDGE DRIVE FARNHAM

**Farnham Town Council objects to the proposed changes, the construction method is a material change and should be subject to a full planning application.**

**TM/2019/0138 Farnham Bourne**

Officer: Mr A Clout

APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 19/10

PINE RIDGE HOUSE OLD FRENHAM ROAD, FARNHAM GU10 3HE

**Farnham Town Council objects to the removal of trees especially in an area covered by Farnham Neighbourhood Plan Policy FNP8 South Farnham Arcadian Areas. The Arboricultural Officer should recommend maintenance in an area where trees define it.**

**Farnham Castle**

**WA/2019/1326 Farnham Castle**

Officer: Ruth Dovey

Installation of a staircase following demolition of existing staircase together with erection of a glass canopy.

16 SOUTH STREET, FARNHAM GU9 7RP

**Farnham Town Council were unable to review the drawings in the application. A request has been sent to the case officer to supply further details.**

**WA/2019/1335 Farnham Castle**

Officer: Philippa Staddon

Change of use of barn to a dwelling with alterations following demolition of existing lean to stables together with residential amenity space and new access.

LAND AT 13 OLD PARK LANE, FARNHAM GU9 0AJ

**Farnham Town Council objects to development outside the build up area boundary of the Farnham Neighbourhood Plan being contrary to Farnham Neighbourhood Plan Policy FNPI and FNPI0 and the loss of equestrian facilities in a rural location. The proposed dwelling is only accessible via a bridleway.**

**WA/2019/1340 Farnham Castle**

Officer: Louise Fuller

Display of illuminated and non illuminated signs to replace existing.

THE LAMB, 43 ABBEY STREET, FARNHAM GU9 7RJ

**Farnham Town Council has no objections to externally illuminated and non illuminated signage subject to it being confirmed compliant in the Farnham Town Centre Conservation Area covered by policy FNP2. Lighting is requested to be switched off when the business is closed.**

**WA/2019/1352 Farnham Castle**

Officer: Philippa Staddon

Installation of a condensing unit.

5 HART HOUSE, THE HART, FARNHAM GU9 7HJ

**Farnham Town Council objects the installation of a condensing unit on the walls of a listed building in the Town Centre Conservation Area covered by Farnham Neighbourhood Plan Policy FNP2. The unit will have a negative impact on the amenity of the neighbours' in Arundell Place.**

#### **WA/2019/1353 Farnham Castle**

Officer: Philippa Staddon

Listed Building consent for installation of a condensing unit.

5 HART HOUSE, THE HART, FARNHAM GU9 7HJ

**Farnham Town Council objects the installation of a condensing unit on the walls of a listed building in the Town Centre Conservation Area covered by Farnham Neighbourhood Plan Policy FNP2. The unit will have a negative impact on the amenity of the neighbours' in Arundell Place.**

#### **WA/2019/1398 Farnham Castle**

Officer: Flo Taylor

Use of the public highway to provide outdoor seating.

6 – 7 CASTLE STREET, FARNHAM GU9 7HR

**This application should be formalised through a pavement license not through the planning process to allow for policing of its use and to prevent obstruction of the footway to pedestrians. The seating and tables must be limited to the submitted plan and be compliant with Farnham Neighbourhood Plan Policy FNP2 Town Centre Conservation Area.**

#### **PC/2019/0021 Farnham Castle**

Officer: Daniel Holmes

Consultation from a neighbouring authority for carport attached to garage.

3 NORTHBROOK FARM COTTAGES FARNHAM ROAD BENTLEY GUI0 5EU

**Farnham Town Council has no objections.**

#### **Farnham Firgrove**

#### **WA/2019/1341 Farnham Firgrove**

Officer: Mrs J Hammick

Certificate of Lawfulness under Section 191 for hip to gable enlargement of the roof to provide habitable accommodation together with the addition of rooflights and a rear dormer extension.

24 ST JOHNS ROAD, FARNHAM GU9 8NT

**Farnham Town Council has no objections subject to the extension being confirmed compliant with the Farnham Design Statement and Farnham Neighbourhood Plan Policy FNPI6, all materials be in keeping with existing and no negative impact on the neighbours' amenity.**

#### **Farnham Hale and Heath End**

#### **WA/2019/1399 Farnham Hale and Heath End**

Officer: Philippa Staddon

Erection of extensions and alterations to roofspace to provide habitable accommodation following demolition of existing garage.

68 WILLOW WAY, FARNHAM GU9 0NT

**Farnham Town Council has no objections subject to the extensions and alterations being confirmed compliant with the Farnham Design Statement and Farnham Neighbourhood Plan Policy FNPI6, all materials be in keeping with existing and no negative impact on the neighbours' amenity.**

#### **WA/2019/1402 Farnham Hale and Heath End**

Officer: Louise Fuller

Construction of additional jet wash bay and relocation of air, water and vacuum machines.

168 FARNBOROUGH ROAD, FARNHAM GU9 9AZ

**Farnham Town Council has no objections subject to there being no negative impact on the neighbours' amenity with respect to noise, lighting and surface water.**

## **Farnham Moor Park**

### **WA/2019/1380 Farnham Moor Park**

Officer: Louise Fuller

Erection of extension and alterations.

11 HAVEN WAY, FARNHAM, GU9 9QU

**Farnham Town Council has no objections subject to the extension and alterations being confirmed compliant with the Farnham Design Statement and Farnham Neighbourhood Plan Policy FNPI6, all materials be in keeping with existing and no negative impact on the neighbours' amenity.**

### **WA/2019/1388 Farnham Moor Park**

Officer: Louise Fuller

Erection of extensions and alterations following the demolition of existing conservatory; alterations to roof space to provide habitable accommodation including dormer windows.

17 OLD COMPTON LANE, FARNHAM GU9 8BS

**Farnham Town Council has no objections subject to the extensions and alterations being confirmed compliant with the Farnham Design Statement and Farnham Neighbourhood Plan Policy FNPI6, all materials be in keeping with existing and no negative impact on the neighbour's amenity.**

### **WA/2019/1389 Farnham Moor Park**

Officer: Louise Fuller

Erection of extensions and alterations to elevations and to roof space including construction of additional dormers to provide an attached single garage and additional habitable accommodation.

26 PARK ROAD, FARNHAM GU9 9QN

**Farnham Town Council has no objections subject to the extension and alterations being confirmed compliant with the Farnham Design Statement and Farnham Neighbourhood Plan Policy FNPI6, all materials be in keeping with existing and no negative impact on the neighbour's amenity.**

### **TM/2019/0130 Farnham Moor Park**

Officer: Mr A Clout

APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 34/06

1 HOLLAND CLOSE, FARNHAM GU9 8DT

**Farnham Town Council, subject to the Arboricultural Officer's comments, welcomes the maintenance of trees to extend their life and associated amenity.**

## **Farnham Shortheath and Boundstone**

### **WA/2019/1379 Farnham Shortheath and Boundstone**

Officer: Philippa Staddon

Erection of extensions and alterations.

55 SHORTHEATH ROAD, FARNHAM GU9 8SH

**Farnham Town Council has no objections subject to the extensions and alterations being confirmed compliant with the Farnham Design Statement and Farnham Neighbourhood Plan Policy FNPI6 and no negative impact on the neighbours' amenity.**

### **WA/2019/1356 Farnham Shortheath and Boundstone**

Officer: Louise Fuller

Erection of an extension to existing garage.

46 GREENHILL WAY, FARNHAM GU9 8SZ

**Farnham Town Council has no objections subject to the extension being confirmed compliant with the Farnham Design Statement and Farnham Neighbourhood Plan**

**Policy FNPI6, all materials be in keeping with existing and no negative impact on the neighbour's amenity.**

**TM/2019/0128 Farnham Shortheath and Boundstone**

Officer: Mr A Clout

APPLICATION TO REMOVE TREES SUBJECT OF TREE PRESERVATION ORDER 45/99  
2, GLYNSWOOD, FARNHAM GU10 4TN

**Farnham Town Council leaves to the Arboricultural Officer to review the connected applications.**

**TM/2019/0127 Farnham Shortheath and Boundstone**

Officer: Mr A Clout

APPLICATION TO REMOVE A TREE SUBJECT OF TREE PRESERVATION ORDER 45/99  
NEWLANDS, 9 CLIFTON CLOSE, FARNHAM GU10 4TP

**Farnham Town Council leaves to the Arboricultural Officer to review the connected applications.**

**TM/2019/0137 Farnham Shortheath and Boundstone**

Officer: Steve Tester

APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER WA64  
LADYWOOD COURT, SHORTHEATH ROAD, FARNHAM GU9 8RZ

**Farnham Town Council, subject to the Arboricultural Officer's comments, welcomes the maintenance of trees to extend their life and associated amenity.**

**TM/2019/0139 Farnham Shortheath and Boundstone**

Officer: Mr A Clout

APPLICATION FOR WORKS TO AND REMOVAL OF TREES SUBJECT OF TREE  
PRESERVATION ORDER 07/99  
28 LONGHOPE DRIVE FARNHAM GU10 4SN

**Farnham Town Council, subject to the Arboricultural Officer's comments, welcomes the maintenance of trees to extend their life and associated amenity and necessary action for diseased tree.**

**Farnham Upper Hale**

**WA/2019/1342 Farnham Upper Hale**

Officer: Carl Housden

Erection of extensions and alterations to roof to provide first floor accommodation.  
SAVONA, 24 FOLLY HILL, FARNHAM GU9 0BD

**Farnham Town Council has no objections subject to the extensions and alterations being confirmed compliant with the Farnham Design Statement and Farnham Neighbourhood Plan Policy FNPI6, all materials be in keeping with existing and no negative impact on the neighbours' amenity.**

**Farnham Wrecclesham and Rowledge**

**WA/2019/1333 Farnham Wrecclesham and Rowledge**

Officer: Philippa Staddon

Erection of extension and alterations.  
47 SHORTHEATH CREST, FARNHAM GU9 8SB

**The loss of vehicle parking is of concern and no spaces have been indicated on the plans or the application form. Farnham Town Council has no objections subject to the extensions and alterations being confirmed compliant with the Farnham Design Statement and Farnham Neighbourhood Plan Policy FNPI6, all materials be in keeping with existing, no negative impact on the neighbours' amenity and sufficient**

**parking within the boundary of the property. Increasing onstreet in this location is unacceptable.**

### **Farnham Weybourne and Badshot Lea**

#### **WA/2019/1337 Farnham Weybourne and Badshot Lea**

Officer: Ruth Dovey

Temporary change of use of land for storage of vehicles.

LAND AT GREEN LANE FARM GREEN LANE, BADSHOT LEA

**Farnham Town Council objects to the change of use of the land to storage for vehicles. This is not a suitable location for the storage of 30 cars being outside of the built up area boundary of the Farnham Neighbourhood Plan, contrary to policy FNPI0 (protect and enhance the countryside), FNPI1 (preventing coalescence between Badshot Lea and Weybourne), Local Plan policy RE1, RE3 and retained policy C4. There is a risk of potential contamination to the land, even if only for temporary use. The access to the land is unsuitable for the volume of vehicles with poor sight lines, a narrow roadway and dangerous turning points.**

#### **4. Footpaths and Rights of Way**

It has been requested that Farnham Town Council withdraw comments regarding the diversion of footpath 300.

Subsequent to the Planning & Licensing Consultative Group meeting on Monday 16<sup>th</sup> September 2019, and in view of the comments from Surrey County Council and Waverley Borough Council, the Town Clerk asks that this be a matter for consideration at Full Council on 19<sup>th</sup> September.

For information see below email response on 10<sup>th</sup> September 2019 and comments submitted to SCC on 4<sup>th</sup> September 2019.

Dear Jenny

Thank you for your email.

I have passed your (and Cllr Fraser's) objections to Taylor Wimpey for comment. They in turn have consulted with Waverley B.C. Planning Dept., who have advised me that:

- Reserved matters approval was given showing the footpath in its 'diverted' position.
- The revised footpath position has been fully considered in terms of visual amenities, residential amenities and heritage impacts, and the application was granted.

They consider that, as they have granted planning permission, there would be no grounds for them to object to the diversion from a planning perspective.

They also say that the alternative route suggested by FTC members would be less desirable from a planning perspective, as there would be less natural surveillance over the footpath.

I realise you will have to consult with your members before responding to this, but I would be grateful to know as soon as possible whether FTC members are prepared to withdraw their objection to the proposed diversion.

If the objection is not withdrawn, then I will seek instruction from Waverley Borough Council on whether to make a Diversion Order. If an Order is made, then there will be a 4-week period during which submissions or objections may be made. If objections cannot be resolved, then the Order will be submitted to Secretary of State

for the Environment, Food and Rural Affairs, who will then appoint an Independent Inspector to determine the Order. He or she may do this either by an exchange of letters, at an informal hearing or at a public inquiry.

Please do not hesitate to contact me if you have any queries or feel that a further site meeting would be helpful, otherwise I look forward to receiving the Town Council's decision on whether or not you wish to maintain your objection.

Kind regards  
Anne Woods  
Countryside Access Officer  
Whitebeam Lodge, Merrow Depot, Merrow Lane, Guildford GU4 7BQ

From: Planning [mailto:Planning@farnham.gov.uk]  
Sent: 04 September 2019 13:04  
To: Anne Woods <anne.woods@surreycc.gov.uk>  
Subject: RE: Public Footpath 300

Dear Anne

Farnham Town Council has reviewed the proposed diversion documents supplied and has concerns over the safety of a public footpath taking a route through the new housing development.

Further concerns were raised over the future residents' of a privately owned and maintained road and pavements being happy with a stream on non-residents passing close to front of their properties.

It was concluded that the public footpath would be better to follow the original route on the map A, B, C outside of the housing development

Councillor Fraser has made his own additional representation.

Thank you for consulting Farnham Town Councillor, please do update us of the outcome of the consultation.

Kind regards

Jenny de Quervain  
Planning & Civic Administrative Officer

## **5. Date of next meeting**

30 September 2019 with a presentation of The Bush Hotel future plans by John Chesterman, The Bush Hotel, and Julian Bohling, OSP Architects. Presentation and questions to be limited to 30 minutes – all Councillors welcome to attend at 9.30am.

The meeting ended at 11.15 am

Notes written by Jenny de Quervain