



# FARNHAM TOWN COUNCIL



## Notes

### Planning & Licensing Consultative Working Group

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#### Time and date

9.30 am on Monday 11th November, 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 Roger Blishen  
Councillor Alan Earwaker  
Councillor John "Scotty" Fraser  
Councillor Michaela Gray  
Councillor Michaela Martin  
Councillor John Neale

Officers: Jenny de Quervain

#### 1. Apologies for Absence

Apologies received from Councillors Beaman and Hesse.

#### 2. Disclosure of Interests

None were received.

#### 3. Applications for larger developments

##### **Farnham Moor Park**

##### **WA/2019/0063 Farnham Moor Park**

Erection of 9 dwellings including amended access, garages, landscaping, amenity space and play area together with the erection of a Commercial building Use Class A1 with associated office, service yard, parking and associated works, following demolition of the existing commercial buildings.

ANIMAL SNACK AND TACK, GUILDFORD ROAD, RUNFOLD

**Farnham Town Council maintains its objections to the erection of 9 dwellings at Animal Snack and Tack, Guildford Road, Runfold. The location is outside the**

**Farnham Neighbourhood Plan Built Up Area Boundary, not an approved development site within the Farnham Neighbourhood Plan, contrary to Policy FNPI and would have a negative impact on the adjacent Biodiversity Opportunity Area (BOA) Policy FNPI3. The sustainability of development is questionable given the isolated location with very limited public transportation. There will be a significant increase in vehicle movement with 9 dwellings and a commercial business. The access on Guildford Road is not sufficient for residents, staff and customer parking and deliveries.**

#### **4. Applications Considered**

##### **Farnham Bourne**

###### **WA/2019/1676 Farnham Bourne**

Officer: Carl Housden

Erection of a car port together with conversion of the existing car port to provide an ancillary residential outbuilding.

25A VICARAGE HILL, FARNHAM GU10 3QS

**Farnham Town Council has no objections subject to the conversion being confirmed compliant with the Farnham Design Statement and Farnham Neighbourhood Plan Policy FNPI6, no negative impact on the neighbours' amenity and it being Conditioned ancillary to 25A Vicarage Hill.**

###### **WA/2019/1706 Farnham Bourne**

Officer: Mr Chris Turner

Erection of dwelling with associated drive and parking (revision of WA/2018/1932).

SPRINGFIELD, 30 FRENHAM VALE, LOWER BOURNE GU10 3HT

**Farnham Town Council maintains its objection to the erection of a dwelling known as Plot 3, this is not an approved development site. The application is not compliant with the Farnham Design Statement and Farnham Neighbourhood Plan Policy FNPI, outside the built up area boundary and the entrance to the site is in flood zone 3.**

###### **WA/2019/1639 Farnham Bourne**

Officer: Philippa Staddon

Certificate of Lawfulness under Section 192 for erection of a single storey extension.

61 MIDDLE BOURNE LANE, LOWER BOURNE GU10 3NJ

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

###### **WA/2019/1649 Farnham Bourne**

Officer: Philippa Staddon

Erection of extensions and alterations including roof lights and 4 dormer windows (revision of WA/2019/0518).

SELWORTHY, 1 SWINGATE ROAD, FARNHAM GU9 8JJ

**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 materials be in keeping with existing.**

Granted 06/11/19

###### **NMA/2019/0161 Farnham Bourne**

Officer: Amy Willson

Amendment to WA/2019/0408 for change of roof.

JACARANDA, LATCHWOOD LANE, FARNHAM GU10 3HA

**No comments required.**

**TM/2019/0175 Farnham Bourne**

Officer: Steve Tester

APPLICATION FOR REMOVAL OF TREES SUBJECT OF TREE PRESERVATION ORDER 07/09  
25 GONG HILL DRIVE FARNHAM GU10 3HQ

**Farnham Town Council leaves to the Arboricultural Officer.**

**TM/2019/0178 Farnham Bourne**

Officer: Steve Tester

APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER FAR107  
5A AVELEY LANE, FARNHAM GU9 8PN

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

**TM/2019/0182 Farnham Bourne**

Officer: Steve Tester

APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER FAR 17  
22 VICARAGE HILL FARNHAM GU9 8HJ

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

**TM/2019/0183 Farnham Bourne**

Officer: Steve Tester

APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 24/18  
62A, MIDDLE BOURNE LANE, FARNHAM GU10 3NJ

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

**CA/2019/0162 Farnham Bourne**

Officer: Mr A Clout

OLD CHURCH LANE CONSERVATION AREA  
REMOVAL OF TREE

LAKE COTTAGE, 7 VICARAGE LANE FARNHAM GU9 8HN

**Farnham Town Council, subject to the Arboricultural Officer's comments, objects to the removal of trees especially in the Old Church Lane Conservation Area covered by Farnham Neighbourhood Plan Policy FNP7.**

**Farnham Castle**

Comments provided 11/11/19

**WA/2018/2160 Farnham Castle**

Officer: Philippa Staddon

Erection of extensions and alterations following part demolition of existing extensions together with alterations to parking layout and associated works.

Amended plans, an amended Heritage Statement and amended Design and Access Statement have been received. The amended plans look to alter the design of the proposed scheme.

FARNHAM UNITED REFORM CHURCH, SOUTH STREET, FARNHAM

**Farnham Town Council welcomes the amendments to the application and the retention of the stonework to the south entrance. Farnham Town Council objects to the loss of the heritage assets to the north entrance of the church and the design not being in keeping with the Town Centre Conservation Area covered by Farnham Neighbourhood Plan Policy FNP2 and the Farnham Design Statement.**

**WA/2019/1659 Farnham Castle**

Officer: Philippa Staddon

Erection of a new dwelling following demolition of existing outbuilding.

LAND TO THE REAR, 1 FOX YARD, FARNHAM GU9 7EX

**Farnham Town Council objects to the overdevelopment of a restrictive site not being compliant with the Farnham Design Statement, Farnham Conservation Area Management Plan SPD, Farnham Neighbourhood Plan Policies FNPI and FNP2. The new dwelling would have a negative impact of the neighbour's amenity with overlooking. The access is off an unmade narrow roadway with informal parking for cottages to the east side of Fox Yard, the parking provision in this application for the host dwelling and proposed dwelling, is insufficient.**

#### **WA/2019/1665 Farnham Castle**

Officer: Olivia Gorham

Listed Building consent for internal alterations.

ORTHODONTIC PRACTICE, 69 WEST STREET, FARNHAM GU9 7EH

**Farnham Town Council has no objections subject to the alterations being confirmed compliant with the Farnham Design Statement and Farnham Neighbourhood Plan Policy FNPI6 and materials be in keeping with existing**

#### **WA/2019/1689 Farnham Castle**

Officer: John Bennett

Application under Section 73 to vary Condition 1 of WA/2019/0607 (approved plan numbers) to allow alterations to design and elevations.

CORNMONGERS, RUNWICK LANE, RUNWICK GU10 5EE

**Farnham Town Council has no objections subject to the variations being confirmed compliant with the Farnham Design Statement and Farnham Neighbourhood Plan Policy FNPI6 and materials be in keeping with existing.**

#### **WA/2019/1704 Farnham Castle**

Officer: Ruth Dovey

Erection of extensions and alterations to elevations.

28 CRONDALL LANE, FARNHAM GU9 7BQ

**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, materials be in keeping with existing and no negative impact on the neighbours' amenity.**

#### **Farnham Firgrove**

#### **WA/2019/1645 Farnham Firgrove**

Officer: Louise Fuller

Erection of extensions following demolition of existing extension.

10 BRIDGEFIELD, FARNHAM GU9 8AN

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

#### **WA/2019/1710 Farnham Firgrove**

Officer: Carl Housden

Erection of outbuilding.

11 LANGHAM COURT, FARNHAM GU9 8FL

**Farnham Town Council has no objections.**

Councillor Earwaker left the meeting 10.30.

## **Farnham Hale and Heath End**

### **WA/2019/1668 Farnham Hale and Heath End**

Officer: Louise Fuller

Erection of a single storey side extension following demolition of existing garage.

61 FARNBOROUGH ROAD, FARNHAM GU9 9AJ

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

## **Farnham Moor Park**

Comments provided 15/11/19

### **WA/2019/1610 Farnham Moor Park**

Officer: Louise Fuller

Erection of a new dwelling (revision of WA/2019/0001).

LAND AT 18 MOOR PARK LANE, FARNHAM GU9 9JB

**Farnham Town Council objects to the proposed erection of a new dwelling and the extensive excavation at the site. The application has gone beyond the previous permission and this application is not compliant with Farnham Neighbourhood Plan Policy FNPI in size and scale, not respecting the contours of the site and having a negative impact on the public realm (highways, bridleways and footpath). Farnham Town Council would like to see the results of enforcement action prior to any decisions being made on this application.**

### **WA/2019/1685 Farnham Moor Park**

Officer: Daniel Holmes

Change of use of part of existing building from retail (A1) to residential (C3) and alterations.

39 - 43 BOURNE MILL, GUILDFORD ROAD, FARNHAM GU9 9PY

**Farnham Town Council has no objections subject to the change of use to residential being compliant with the Farnham Design Statement and Farnham Neighbourhood Plan Policy FNPI6 and approval of the Waverley Borough Council Heritage Officer. The residential element must be restricted to 39 Guildford and not impact the retail business in 40-43 Guildford Road.**

### **WA/2019/1686 Farnham Moor Park**

Officer: Daniel Holmes

Listed building consent for internal and external alterations.

39 - 43 BOURNE MILL, GUILDFORD ROAD, FARNHAM GU9 9PY

**Farnham Town Council has no objections subject to the change of use to residential being compliant with the Farnham Design Statement and Farnham Neighbourhood Plan Policy FNPI6 and approval of the Waverley Borough Council Heritage Officer. The residential element must be restricted to 39 Guildford and not impact the retail business in 40-43 Guildford Road.**

### **WA/2019/1694 Farnham Moor Park**

Officer: Carl Housden

Erection of single storey extension following demolition of existing detached garage.

17 HIGH PARK ROAD, FARNHAM GU9 7JJ

**Farnham Town Council has no objections subject to the extension being compliant with the Farnham Design Statement and Farnham Neighbourhood Plan Policy FNPI6 and sufficient parking being retained within the boundary of the property. On-street parking must not be impacted by the loss of the garage.**

### **WA/2019/1698 Farnham Moor Park**

Officer: Ruth Dovey

Change of use from car showroom (Sui Generis) to alternative uses of retail (Use Class A1) or financial and professional services (Use Class A2) or business (B1) or non-residential institution (D1).

74 – 84 EAST STREET, FARNHAM

**Farnham Town Council has no objections to the change of use subject to it being restricted to 75 East Street, as indicated on the block plan.**

### **Farnham Shortheath and Boundstone**

#### **WA/2019/1693 Farnham Shortheath and Boundstone**

Officer: Mr Chris Turner

Application under Section 73 to vary Condition 1 of WA/2019/0032 (approved plan numbers) to allow changes to design and materials.

5 APPLELANDS CLOSE, WRECCLESHAM GU10 4TL

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

#### **WA/2019/1667 Farnham Shortheath and Boundstone**

Officer: Philippa Staddon

Erection of an extension.

3 GLYNSWOOD, WRECCLESHAM GU10 4TN

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

#### **TM/2019/0176 Farnham Shortheath and Boundstone**

Officer: Steve Tester

APPLICATION FOR WORKS TO A TREE SUBJECT OF TREE PRESERVATION ORDER WA300

79 BARDSLEY DRIVE, FARNHAM GU9 8UQ

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

#### **TM/2019/0172 Farnham Shortheath and Boundstone**

Officer: Steve Tester

APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 09/99  
11 APPLELANDS CLOSE, FARNHAM GU10 4TL

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

### **Farnham Upper Hale**

#### **WA/2019/1658 Farnham Upper Hale**

Officer: Louise Fuller

Erection of a fence (revision of WA/2018/2229).

POTTINGER HOUSE, ODIHAM ROAD, FARNHAM GU10 5AD

**Farnham Town Council welcomes the reduction in the height, from 2.5m to 1.83m, and length, from 73m to 34m, of the proposed fencing and the addition of hedging to softening the built form and attract wildlife. Further consideration must be made for access for wildlife under the fencing panels for example, no kickboard or bedding the panels into the ground.**

**WA/2019/1648 Farnham Upper Hale**

Officer: Louise Fuller

Erection of an extension and alterations following demolition of existing extension.  
15 FOLLY HILL, FARNHAM GU9 0AZ

**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, materials be in keeping with existing and no negative impact on the neighbours' amenity.**

**TM/2019/0180 Farnham Upper Hale**

Officer: Steve Tester

APPLICATION FOR REMOVAL OF TREE SUBJECT OF TREE PRESERVATION ORDER 16/99  
FOXGREYDEN, 10 PARKSIDE, FARNHAM GU9 0JP

**Farnham Town Council leaves to the Arboricultural Officer.**

**Farnham Wrecclesham and Rowledge**

Information being clarified with WBC officer

**WA/2019/1644 Farnham Wrecclesham and Rowledge**

Officer: Mr Chris Turner

Application under Section 73A to vary Conditions 1 and 4 of WA/2019/0307 (approved plan numbers and restriction on additional windows) to allow 2 additional roof lights.  
WORKSHOP, 38 THE STREET, WRECCLESHAM GU10 4PR

**WA/2019/1655 Farnham Wrecclesham and Rowledge**

Officer: Louise Fuller

Erection of a dormer window and alterations to elevations.  
TALLAND, FERNBRAE CLOSE, ROWLEDGE GU10 4ED

**Farnham Town Council objects to the flat roof dormer being contrary to Waverley Borough Council's Residential Extensions Supplementary Planning Document and not being compliant with the Farnham Design Statement and Farnham Neighbourhood Plan Policy FNPI6.**

**WA/2019/1682 Farnham Wrecclesham and Rowledge**

Officer: Olivia Gorham

Erection of a retaining wall to form a parking bay together with associated landscaping.  
51 THE STREET, WRECCLESHAM GU10 4QS

**Farnham Town Council objects to the proposed retaining walling and parking bay. The parking provision does not have sufficient access on and off the A road and will cause a danger to road users and pedestrians.**

**TM/2019/0177 Farnham Wrecclesham and Rowledge**

Officer: Steve Tester

APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER WA339  
BAYFORD END, CHAPEL ROAD, FARNHAM GU10 4AN

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

**5. Surrey County Council mineral, waste, or Other Applications/Consultations**

**Farnham Moor Park**

**WA/2019/1681 Farnham Moor Park**

Officer: Daniel Holmes

Consultation on a County Matter; The continued use of the temporary haul road to access Area C without compliance with Condition 3 of planning permission ref. WA/2012/1651 dated 17 December 2012, to allow the use of the haul road for a further period until  
LAND AT RUNFOLD SOUTH QUARRY (AREA C), GUILDFORD ROAD, RUNFOLD  
SUEZ

**Farnham Town Council defers to the Runfold Quarry Community Liaison Group.**

**WA/2019/1678 Farnham Moor Park**

Officer: Daniel Holmes

Consultation on a County Matter; The continued restoration of the land to agriculture by infilling with non-hazardous waste materials and temporary diversion of public footpath 121, without compliance with Condition 3 of planning permission ref: WA/2018/2  
LAND AT RUNFOLD SOUTH QUARRY (AREA C), GUILDFORD ROAD, RUNFOLD  
SUEZ

**Farnham Town Council defers to the Runfold Quarry Community Liaison Group.**

**Farnham Weybourne and Badshot Lea**

Representations to Traffic Regulation Orders Team, Surrey County Council, Hazel House, Merrow Lane, Guildford GU4 7BQ.

**See attached response.**

**6. Date of next meeting**

25<sup>th</sup> November 2019.

The meeting ended at 10.58 am

Notes written by Jenny de Quervain