



# FARNHAM TOWN COUNCIL

# P

## Notes

### Planning & Licensing Consultative Working Group

---

#### Time and date

9.30 am on Monday 12th April, 2021

#### Place

Via Zoom video conferencing

---

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

Councillor Brian Edmonds (Lead Member)  
Councillor Roger Blishen  
Councillor Alan Earwaker  
Councillor John "Scotty" Fraser  
Councillor George Hesse  
Councillor John Neale

Officers: Jenny de Quervain

#### 1. Apologies for Absence

Apologies were received from Councillors Martin and Wicks.

#### 2. Disclosure of Interests

WA/2021/0520 Officer declared a non-pecuniary interest due to vicinity of the application, Councillors formulated comments made.

#### 3. Applications Considered for Key/Larger Developments

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

##### **SO/2021/0003 Farnham Hale and Heath End**

Officer: Chris French

Request for Screening Opinion for approximately 2.6km long 400mm diameter underground pipeline which starts at a connection onto existing water infrastructure at the junction of Sunny Hill Road and Farnborough Road, Aldershot, crosses in a general north-east to south-west alignment through the Bourley and Long Valley Site of Special Scientific Interest (also part of the Thames Basin Heath Special Protection Area) before exiting onto Sandy Hill Road in Upper Hale, Surrey and continuing along the alignment of the road in a westerly direction to the

junction with Upper Hale Road where it terminates at a connection to the existing water infrastructure.

MOD LAND AT WELLESLEY NARS 5862 OFFSITE, SANDY HILL ROAD, FARNHAM

**Farnham Town Council have been made aware of some potential pre-commencement works along the perimeter fence line of Sandy Hill Road, Andrew McGarrity of Dalcour Maclaren has been asked to make enquiries with South East Water.**

**Farnham Town Council requests that any works take place outside of the bird nesting season and replacement trees are planted if removal cannot be avoided. In response to a climate emergency, it is vital to maintain and enhance green infrastructure in line with Local Plan Part 1 policy CCI Climate Change, NE1 Biodiversity and Geological Conservation and NE2 Green and Blue Infrastructure.**

#### **Farnham Wrecclesham and Rowledge**

##### **NMA/2021/0046 Farnham Wrecclesham and Rowledge**

Officer: Amy Willson

Amendment to WA/2017/2223 for amending the wording to Condition 6.

LAND CENTRED COORDINATES 481930 143953 SOUTH OF BUILDINGS KNOWN AS EVERSHEDES,

WRECCLESHAM HILL, WRECCLESHAM

**Farnham Town Council strongly objects to any works taking place onsite prior to the widening of the access on the A325 at Wrecclesham Hill and to this application to amend Condition 6 as a Non-Material Amendment. Given the disruption caused by the COVID-19 pandemic, an extension to the permission can be applied for without any change to Conditions. This would be more appropriate and allow for access works to be completed prior to development commencing onsite.**

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

##### **Farnham Bourne**

##### **WA/2021/0492 Farnham Bourne**

Officer: Lara Davison

Erection of single storey side extension.

1 NEW HORIZON, PINE GROVE, LOWER BOURNE GU10 3RG

**Provided that the extension strictly adheres to the Farnham Design Statement and Farnham Neighbourhood Plan policy FNPI6 Extensions, Residential Extensions SPD and LPPI policy CCI Climate Change and CC2 Sustainable Construction and Design and materials match existing, Farnham Town Council has no objections. Space must be available on-site for construction vehicles and materials, COVID-19 Site Operating Procedures must be followed and WBC approved construction hours adhered to.**

##### **WA/2021/0494 Farnham Bourne**

Officer: Daniel Holmes

Erection of first floor extension to provide a two storey dwelling including dormer windows; erection of single storey extension and front porch extension including erection of an attached garage/store.

TOUCHWOOD, 10 VALE CLOSE, LOWER BOURNE GU10 3HR

**Farnham Town Council objects to proposed two storey extension against the boundary of no. 11 Vale Close, 300mm is not sufficient space for construction or maintenance of the extension and will have a negative impact on the neighbour's**

amenity. The space between the dwellings is only afforded by the driveway of no. 11, this reduction in space between properties will have a negative impact on the street scene. The proposal is not compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNP16 Extensions, Residential Extensions SPD or LPP1 policy TDI.

**WA/2021/0495 Farnham Bourne**

Officer: Lara Davison

Alterations to boundary with 2.4m high fencing (as amended by plan received 25/03/2021).  
25 GONG HILL DRIVE, LOWER BOURNE GU10 3HQ

**Loss of green infrastructure is not acceptable in an area covered by Farnham Neighbourhood Plan policy FNP8 South Farnham Arcadian Areas, characterised by its sylvan nature. Provided that the acoustic fencing is within the existing boundary and does not result in any loss of green boundary and is compliant with by Farnham Neighbourhood Plan policy FNP8 South Farnham Arcadian Areas and LPP1 policy CCI Climate Change and NE2 Green and Blue Infrastructure, Farnham Town Council has no objections.**

**WA/2021/0500 Farnham Bourne**

Officer: Jess Sullivan

Erection of detached open bay double garage.

WAVERLEY COURT LODGE, MONKS WALK, FARNHAM GU9 8HT

**Provided that the detached garage strictly adheres to the Farnham Design Statement and Farnham Neighbourhood Plan policy FNP10 Protect and Enhance the Countryside, FNP16 Extensions, Residential Extensions SPD and is conditioned ancillary, Farnham Town Council has no objections. Space must be available on-site for construction vehicles and materials, COVID-19 Site Operating Procedures must be followed and WBC approved construction hours adhered to.**

**WA/2021/0526 Farnham Bourne**

Officer: Lara Davison

Erection of extensions and alterations to elevations.

40 LODGE HILL ROAD, LOWER BOURNE GU10 3RF

**Farnham Town Council objects to the proposed extensions not being compliant with the Farnham Design Statement and Farnham Neighbourhood Plan policy FNP16 Extensions, Residential Extensions SPD and LPP1 policy TDI, the size and scale of the proposed extensions will be overbearing and cause overlooking. Insufficient off-street parking is included within the boundary of the property for the increased number of bedrooms.**

**WA/2021/0546 Farnham Bourne**

Officer: Olivia Gorham

Application under Section 73 to vary Condition 2 of WA/2019/1215 (approved plan numbers) to allow changes to building materials, footprint, ridge height, roof pitch, ground floor level, windows and garage.

LAND AT 8, KILN LANE, LOWER BOURNE

**Farnham Town Council strongly objects to the application to vary Condition 2, to allow changes to building materials, footprint, ridge height, roof pitch, ground floor level, windows and garage. These variations will substantially change the proposal approved at Appeal. A full application must be submitted to allow the changes to be properly assessed.**

**CA/2021/0052 Farnham Bourne**

Officer: Mr A Clout

GREAT AUSTINS CONSERVATION AREA  
WORKS TO TREE

FARLANDS CROFT, 20 GREAT AUSTINS, FARNHAM GU9 8JQ

**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.**

**TM/2021/0075 Farnham Bourne**

Officer: Mr A Clout

APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 09/09  
OAK TREE COTTAGE, 7 KILN LANE, FARNHAM GU10 3LR

**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 Castle**

Officer declared a non-pecuniary interest due to vicinity, Councillors formulated comments made.

**WA/2021/0520 Farnham Castle**

Officer: Jess Sullivan

Application under Section 73 to vary Conditions 1 and 3 of WA/2020/0943 (approved plan numbers and tree protection measures) to allow amendments to footprint, layout, design and trees.

3 OLD PARK LANE, FARNHAM GU9 0AH

**An application to vary conditions on layout and the removal of trees cannot be decided together. Although Farnham Town Council accepts the reduction of the size of extensions and the removal of the second-floor balcony, objection is raised to the removal of trees, especially where other trees were removed from the application site prior to the original application being submitted, contrary to LPP1 policy CCI Climate Change and NE2 Green and Blue Infrastructure.**

**WA/2021/0541 Farnham Castle**

Officer: Jess Sullivan

Certificate Of Lawfulness Under Section 191 for residential garden with buildings/swimming pool and other domestic structures as shown in the exhibit material.

STAFFORD LODGE, BEAVERS HILL, FARNHAM GU9 7DF

**Farnham Town Council objects to retrospective planning applications. It would have been evident to the owners that the development of the land to include a double garage, swimming pool, etc. required planning permission.**

**WA/2021/0542 Farnham Castle**

Officer: Carl Housden

Change of use from Office (Use Class B1) to 1 dwelling (Use Class C3).

5 UPPER CHURCH LANE, FARNHAM GU9 7PW

**In the absence of parking provision to meet WBC Parking Guidelines, secure covered bicycle storage must be included and appropriate bin storage. Provided that provision is made for cycle and bin storage and the change of use is approved by the Heritage Officer and strictly adheres to the Farnham Design Statement and Farnham Neighbourhood Plan policy FNPI Design of New Development and Conservation, FNPI6 Extensions, Residential Extensions SPD and LPP1 policy CCI**

**Climate Change and CC2 Sustainable Construction and Design, Farnham Town Council has no objections. Construction materials and/or vehicles must not be left in Upper Church Lane as this will cause obstruction to the narrow roadway. COVID-19 Site Operating Procedures must be followed and WBC approved construction hours adhered to.**

#### **WA/2021/0543 Farnham Castle**

Officer: Carl Housden

Listed Building consent for change of use from office (Use Class B1) to 1 dwelling (Use Class C3) with internal alterations.

5 UPPER CHURCH LANE FARNHAM GU9 7PW

**In the absence of parking provision to meet WBC Parking Guidelines, secure covered bicycle storage must be included and appropriate bin storage. Provided that provision is made for cycle and bin storage and the change of use is approved by the Heritage Officer and strictly adheres to the Farnham Design Statement and Farnham Neighbourhood Plan policy FNPI Design of New Development and Conservation, FNPI6 Extensions, Residential Extensions SPD and LPP1 policy CCI Climate Change and CC2 Sustainable Construction and Design, Farnham Town Council has no objections. Construction materials and/or vehicles must not be left in Upper Church Lane as this will cause obstruction to the narrow roadway. COVID-19 Site Operating Procedures must be followed and WBC approved construction hours adhered to.**

#### **NMA/2021/0043 Farnham Castle**

Officer: Amy Willson

Amendment to WA/2018/1405 for increasing the roof height of the new extension.

WILLEY PLACE LODGE, CHAMBER LANE, FARNHAM GU10 5ES

**Provided that the amendments are approved by the Heritage Officer and strictly adhere to the Farnham Design Statement and Farnham Neighbourhood Plan policy FNPI6 Extensions, Residential Extensions SPD and LPP1 policy CCI and CC2, Farnham Town Council has no objections.**

#### **Farnham Firgrove**

Amendments received

**Increase in the privacy screening height**

#### **WA/2021/0194 Farnham Firgrove**

Officer: Carl Housden

Alterations to elevations including dormer and roof lights.

123 WEYDON HILL ROAD, FARNHAM GU9 8NZ

**Concern is still raised regarding overlooking and if the extensions and alterations are appropriate and in keeping. Provided that the second-floor balcony screening is conditioned to be permanently fixed and the neighbours' amenity spaces cannot be overlooked, and the alterations strictly adhere to the Farnham Design Statement and Farnham Neighbourhood Plan policy FNPI6 Extensions and Residential Extensions SPD, Farnham Town Council has no objections.**

#### **WA/2021/0493 Farnham Firgrove**

Officer: Carl Housden

Alterations to elevations including balcony and part rendered walls.

24A HILLARY ROAD, FARNHAM GU9 8QX

**Provided that the alterations strictly adhere to the Farnham Design Statement and**

**Farnham Neighbourhood Plan policy FNPI 6 Extensions, Residential Extensions SPD, materials match existing and has no negative impact on the neighbours' amenity with overlooking, Farnham Town Council has no objections. Space must be available on-site for construction vehicles and materials, COVID-19 Site Operating Procedures must be followed and WBC approved construction hours adhered to.**

**WA/2021/0498 Farnham Firgrove**

Officer: Jess Sullivan

Alterations to elevations with pitched roof to front porch.

44 WEYDON HILL ROAD, FARNHAM GU9 8NY

**Provided that the alterations strictly adhere to the Farnham Design Statement and Farnham Neighbourhood Plan policy FNPI 6 Extensions, Residential Extensions SPD and materials match existing, Farnham Town Council has no objections. Space must be available on-site for construction vehicles and materials, COVID-19 Site Operating Procedures must be followed and WBC approved construction hours adhered to.**

**WA/2021/0503 Farnham Firgrove**

Officer: Daniel Holmes

Alterations to vehicular access and associated works.

21 RIDGWAY ROAD, FARNHAM GU9 8NN

**Provided that the Surrey County Highways approves the extension to the dropped kerb, Farnham Town Council has no objections.**

**WA/2021/0525 Farnham Firgrove**

Officer: Daniel Holmes

Erection of single storey side extension.

95 WEYDON HILL ROAD, FARNHAM GU9 8NY

**Provided that the extension strictly adheres to the Farnham Design Statement and Farnham Neighbourhood Plan policy FNPI 6 Extensions, Residential Extensions SPD and LPP1 policy CC1 Climate Change and CC2 Sustainable Construction and Design and materials match existing, Farnham Town Council has no objections. Space must be available on-site for construction vehicles and materials, COVID-19 Site Operating Procedures must be followed and WBC approved construction hours adhered to.**

**WA/2021/0527 Farnham Firgrove**

Officer: Carl Housden

Erection of extension and alterations to elevations with new window and door.

32 BRIDGEFIELD, FARNHAM GU9 8AW

**Provided that the extensions and alterations strictly adhere to the Farnham Design Statement and Farnham Neighbourhood Plan policy FNPI 6 Extensions, Residential Extensions SPD and LPP1 policy CC1 Climate Change and CC2 Sustainable Construction and Design, has no negative impact on the neighbours' amenity and materials match existing, Farnham Town Council has no objections. Space must be available on-site for construction vehicles and materials, COVID-19 Site Operating Procedures must be followed and WBC approved construction hours adhered to.**

**Farnham Hale and Heath End**

**PRA/2021/0009 Farnham Hale and Heath End**

Officer: Daniel Holmes

General Permitted Development Order 2015, Schedule 2, Part 3, Class M - Prior Notification Application for change of use from retail (Class A1) to 2 dwellinghouses (Class C3) and for building operations reasonably necessary for the conversion.

123 FARNBOROUGH ROAD, FARNHAM GU9 9AW

**Provided that provision is made for cycles and bin storage and the change of use strictly adheres to the Farnham Design Statement and Farnham Neighbourhood Plan policy FNPI Design of New Development and Conservation, FNPI6 Extensions, Residential Extensions SPD and LPPI policy CCI Climate Change and CC2 Sustainable Construction and Design, Farnham Town Council has no objections. Space must be available on-site for construction vehicles and materials, COVID-19 Site Operating Procedures must be followed and WBC approved construction hours adhered to.**

#### **WA/2021/0490 Farnham Hale and Heath End**

Officer: Lara Davison

Erection of extensions.

55 ALMA WAY, FARNHAM GU9 0QH

**Provided that the extensions strictly adhere to the Farnham Design Statement and Farnham Neighbourhood Plan policy FNPI6 Extensions, Residential Extensions SPD and LPPI policy CCI Climate Change and CC2 Sustainable Construction and Design, materials match existing and sufficient parking is available within the boundary of the property with the increased number of bedrooms, Farnham Town Council has no objections. Space must be available on-site for construction vehicles and materials, COVID-19 Site Operating Procedures must be followed and WBC approved construction hours adhered to.**

#### **WA/2021/0552 Farnham Hale and Heath End**

Officer: Philippa Smyth

Erection of extensions and alterations.

30 WEST AVENUE, FARNHAM GU9 0RB

**Farnham Town Council notes a reduction in size of the extensions compared with approved application WA/2019/1726. Provided that the extensions and alterations strictly adhere to the Farnham Design Statement and Farnham Neighbourhood Plan policy FNPI6 Extensions, Residential Extensions SPD and LPPI policy CCI Climate Change and CC2 Sustainable Construction and Design and materials match existing, Farnham Town Council has no objections. Space must be available on-site for construction vehicles and materials, COVID-19 Site Operating Procedures must be followed and WBC approved construction hours adhered to.**

#### **Farnham Moor Park**

#### **WA/2021/0534 Farnham Moor Park**

Officer: Jess Sullivan

Erection of two storey rear extension and alterations to elevations.

FOUR SEASONS, UPLANDS ROAD, FARNHAM GU9 8BP

**It would appear that the applicant has attempted to address the issues resulting in the refusal of WA/2020/0056 by stepping in the two-storey extension away from the neighbour's boundary. Provided that the extension and alterations strictly adhere to the Farnham Design Statement and Farnham Neighbourhood Plan policy FNPI6 Extensions, Residential Extensions SPD, materials match existing and has no negative impact on the neighbour's amenity, Farnham Town Council has no objections. Space must be available on-site for construction vehicles and materials, COVID-19 Site Operating Procedures must be followed and WBC approved construction hours adhered to.**

## **Farnham Shortheath and Boundstone**

### Amendments received

**Additional existing and proposed side elevations**  
**Amended front elevation to correspond with floor plans**  
**Amended roof plan to show single storey extension**  
**Amended block plan to show porch**

### **WA/2021/0198 Farnham Shortheath and Boundstone**

Officer: Lara Davison

Erection of extensions and alterations to elevations following demolition of outbuilding, loft conversion to form habitable space with rooflights.

37 GREEN LANE, FARNHAM GU9 8QD

**Further to reviewing amended plans, Farnham Town Council objects to the size and scale of the proposed extensions, having negative impact on the neighbour's amenity at no. 35, not being compliant with the Farnham Design Statement and Farnham Neighbourhood Plan policy FNPI 6 Extensions and Residential Extensions SPD.**

### **WA/2021/0489 Farnham Shortheath and Boundstone**

Officer: Carl Housden

Erection of single storey rear extension.

9 VINE LANE, WRECCLESHAM GU10 4TD

**Provided that the extension strictly adheres to the Farnham Design Statement and Farnham Neighbourhood Plan policy FNPI 6 Extensions, Residential Extensions SPD and LPP1 policy CCI Climate Change and CC2 Sustainable Construction and Design and has no negative impact on no.20 Jubilee Lane to the rear with light pollution from the roof lantern and extensive glazing, Farnham Town Council has no objections. Space must be available on-site for construction vehicles and materials, COVID-19 Site Operating Procedures must be followed and WBC approved construction hours adhered to.**

### **WA/2021/0507 Farnham Shortheath and Boundstone**

Officer: Jess Sullivan

Alterations to side elevation with one new window on Ground Floor.

61 WEYDON LANE, FARNHAM GU9 8UW

**Provided that the alterations strictly adhere to the Farnham Design Statement and Farnham Neighbourhood Plan policy FNPI 6 Extensions, Residential Extensions SPD and LPP1 policy CCI Climate Change and CC2 Sustainable Construction and Design, materials match existing and has no negative impact on the neighbour with overlooking, Farnham Town Council has no objections. Space must be available on-site for construction vehicles and materials, COVID-19 Site Operating Procedures must be followed and WBC approved construction hours adhered to.**

## **Farnham Weybourne and Badshot Lea**

### **WA/2021/0502 Farnham Weybourne and Badshot Lea**

Officer: Philippa Smyth

Application under Section 73 to vary Conditions 1, 4 and 8 of WA/2020/0762 (approved plans, restriction on windows/dormer windows or openings in north western elevation, prior to occupation parking space to be laid out to approved plan) to allow alterations to design.



LAND AT 1 WATER LANE, FARNHAM

**Farnham Town Council objects to the application to vary conditions 1, 4 and 8, to allow changes to the built form, including an additional first floor side element, windows and a balcony, to building materials and the access. These substantial changes would be more appropriate as a full application to assess the changes compared to the approved scheme.**

### **Farnham Wrecclesham and Rowledge**

#### **WA/2021/0521 Farnham Wrecclesham and Rowledge**

Officer: Philippa Smyth

Formation of new vehicular and pedestrian access and associated works (revision of WA/2020/0012).

63 DENE LODGE, THE STREET, WRECCLESHAM GU10 4QS

**Farnham Town Council objects to this application. It is not entirely evident from the plans that the concerns of refused application WA/2020/0012 have been fully addressed. Though turning space has been included on the plan, can it be used if another vehicle is on the driveway? The proposal appears to lack visibility splays required to enter the highway, especially on a busy A-road, at a bus stop and close to the junction of Quennels Hill. The proposal must be approved by Surrey County Highways.**

## **5. Licensing Applications Considered**

### **Pavement Licence**

Giggling Squid, 67-68 Castle Street, Farnham, GU9 7LN  
Mr S Gallagher

An application for a pavement licence for 8 tables and 32 chairs, from 10th April to 30th September 2021 for the hours of 11.00 to 22.00 Monday to Sunday, including the suspension of 5 on-street parking bays.

**Farnham Town Council notes that the proposed plan is to host 2 tables directly on the iron stones to the front of the restaurant and a further 6 tables in the 5 suspended on-street parking bays. Suitable barriers must be in place to the roadside and parking bays to protect diners from vehicle movements and no obstructions must be placed directly on the pavement to avoid nuisance and inconvenience to pedestrians. This pavement licence must be limited to the period up to and including 30<sup>th</sup> September 2021.**

### **Variation**

The Elm Tree, 14 Weybourne Road, Farnham, GU9 9ES  
Mr M B Shaw

An application has been received for a variation of a premises licence. The application is for addition of On sales of alcohol 12:00-22:00 Monday to Sunday in the garden (Tiki bar) only.

**Farnham Town Council notes that the proposed outside 'Tiki bar' will close at 22.00 "giving time to wind down". It would appear from the current premises licence that the garden is permitted for night time use with the objective 'the prevention of public nuisance' stating "the garden shall be closed at or before 23.30". Provided that The Elm Tree can ensure the prevention of public nuisance to its neighbours**

**through signage and advising customers, and closing the outside Tiki bar at 22.00, Farnham Town Council has no objections. If noise complaints are made to The Elm Tree or directly to Environmental and Regulatory Services, the use of the outside Tiki bar must be reconsidered.**

**6. Public speaking at Waverley Planning Committee**

Deferred from 23<sup>rd</sup> March 2021.

Councillor Earwaker was nominated to speak at Western Planning on Monday 26<sup>th</sup> April (note change of day) against WA/2020/0558 Farnham Firgrove, THE OLD MISSION HALL, HOOKSTILE LANE, FARNHAM GU9 8LG.

**7. Date of next meeting**

26<sup>th</sup> April 2021.

The meeting ended at 11.28 am

Notes written by Jenny de Quervain