



FARNHAM TOWN COUNCIL



Notes

Planning & Licensing Consultative Working Group

Time and date

9.30 am on Monday 20th June, 2022

Place

Council Chamber - Farnham Town Hall

Planning & Licensing Consultative Working Group Members Present:

Councillor John "Scotty" Fraser (Lead Member)

Councillor Michaela Martin

Councillor John Neale

Officers: Iain Lynch (Town Clerk)

1. Apologies for Absence

Apologies were received from Councillor Blishen and Councillor Hesse.

2. Disclosure of Interests

None were received.

3. Applications Considered for Key/Larger Developments

Key/Larger Applications

Farnham Castle

Amendments received – previous comments included – to be reviewed

Revised extension and parking Layout

WA/2021/01400 Farnham Castle

Officer: James Kidger

THE BISHOPS TABLE, BISHOPS TABLE HOTEL, 27 WEST STREET, FARNHAM GU9 7DR

Erection of extension and alterations to existing Hotel to create 7 dwellings, associated parking and amenity space.

Farnham Town Council strongly objects to the proposed change of use from hotel to residential and extensions and alterations to The Bishops Table to create 7 dwellings.

The loss of the business is unacceptable with its unique offering as a boutique hotel in the town centre. The application has not sufficiently demonstrated that the business is no longer viable as a hotel. In line with LPP1 polices EE1 and EE2, Farnham Town Council requests that Waverley Borough Council's Economic Development department review this application.

An additional 7 dwellings is overdevelopment with the existing 4 dwellings to the rear of the hotel, not compliant with the Farnham Design Statement and Farnham Neighbourhood Plan polices FNPI New Development and Conservation, FNP2 Town Centre Conservation Area and FNPI6 Extensions. The proposed development will cause overlooking of both existing and new dwellings, have a negative impact on the neighbours' amenity and the listed building and its setting.

The shared vehicle and pedestrian access is very narrow and unsuitable for the additional vehicle movement. The parking provision of double bays are inaccessible with no space for vehicles to turn within the site, not compliant with Farnham Neighbourhood Plan FNP30.

Amendments received – previous comments included – to be reviewed
Revised extension and parking Layout

WA/2021/01401 Farnham Castle

Officer: James Kidger

THE BISHOPS TABLE, BISHOPS TABLE HOTEL, 27 WEST STREET, FARNHAM GU9 7DR
Listed building consent for the erection of extension and alterations to existing Hotel to create 7 dwellings.

Farnham Town Council strongly objects to the proposed change of use from hotel to residential and extensions and alterations to The Bishops Table to create 7 dwellings.

The loss of the business is unacceptable with its unique offering as a boutique hotel in the town centre. The application has not sufficiently demonstrated that the business is no longer viable as a hotel. In line with LPP1 polices EE1 and EE2, Farnham Town Council requests that Waverley Borough Council's Economic Development department review this application.

An additional 7 dwellings is overdevelopment with the existing 4 dwellings to the rear of the hotel, not compliant with the Farnham Design Statement and Farnham Neighbourhood Plan polices FNPI New Development and Conservation, FNP2 Town Centre Conservation Area and FNPI6 Extensions. The proposed development will cause overlooking of both existing and new dwellings, have a negative impact on the neighbours' amenity and the listed building and its setting.

The shared vehicle and pedestrian access is very narrow and unsuitable for the additional vehicle movement. The parking provision of double bays are inaccessible with no space for vehicles to turn within the site, not compliant with Farnham Neighbourhood Plan FNP30.

Farnham Moor Park

WA/2022/01524 Farnham Moor Park

Officer: Carl Housden

UNITS WITHIN BUILDINGS D1 AND D8, BRIGHTWELLS DEVELOPMENT, FARNHAM

Use of land outside units within buildings D1 and D8 of the Brightwells Development for outdoor tables and chairs.

Although Farnham Town Council has no objection to the use of the areas outside the units for outdoor tables and chairs, the description within the application is incomplete. It should read 'Building D1 Unit 9a, and Building D8 Units RU3, RU4, RU5, RU6, RU8 of the Brightwells Development for outdoor tables and chairs' as per the Application Form.

WA/2022/01549 Farnham Moor Park

Officer: Carl Housden

THE ABBEY SCHOOL, MENIN WAY, FARNHAM GU9 8DY

Consultation under Regulation 3 for details of a Remediation Strategy submitted pursuant to Condition 16 of planning permission ref: WA/2021/02235 dated 17 February 2022.

Farnham Town Council has no objections.

Farnham Weybourne and Badshot Lea

WA/2022/01528 Farnham Weybourne and Badshot Lea

Officer: James Kidger

THORNFIELDS, BADSHOT FARM LANE, BADSHOT LEA, FARNHAM GU9 9HY

Change of use of land to mixed use to provide 6 gypsy pitches for static caravans and the erection of 2 day rooms together with associated parking and landscaping.

Farnham Town Council Objects to this application which would represent an overdevelopment of the site. The Waverley Local Plan has allocated three units in this area and there is no justification for a higher number. The site lies in Countryside beyond the Greenbelt and the development would have an adverse impact on the landscape (Policy RE3).

4. Applications Considered

Farnham Bourne

WA/2022/01484 Farnham Bourne

Officer: James Kidger

61 FRENHAM ROAD, LOWER BOURNE, FARNHAM GU10 3HL

Change of use of ground floor restaurant (Use Class E) to combine with first floor flat together with extensions and alterations to form a two storey dwelling.

<http://planning360.waverley.gov.uk/planning/planning-documents?SDescription=WVA/2022/01484>

Farnham Town Council raises objection to this application unless the extensions and alterations are confirmed compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNPI6 Extensions, Residential Extensions SPD and LPPI policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction. Space must be available on-site for construction vehicles and materials and conditioned that no vehicles associated with the site be parked along the A287.

WA/2022/01515 Farnham Bourne

Officer: Sam Wallis

THE TUDOR HOUSE, 8 GREAT AUSTINS, FARNHAM GU9 8JG

Erection of 1.65 metre high boundary wall.

<http://planning360.waverley.gov.uk/planning/planning-documents?SDescription=WVA/2022/01515>

Farnham Town Council strongly objects to the proposed 1.65m high wall running 21m in front of 'The Tudor House'. The majority of the streetscape on the west side is green boundary hedging and this application would impact on the character of the area and streetscene. The boundary wall on the east side of Great Austins is

lower than the proposed and softened with hedging. A replacement hedge would be more appropriate to maintain the character of the area and maintain wildlife habitats. This application is not compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNP5 Great Austins Conservation Area and LPP1 policy TDI Townscape and Design, being out of character with the streetscene and having a negative impact on the Great Austins Conservation Area. The Heritage Officer must be consulted.

WA/2022/01554 Farnham Bourne

Officer: Lauren Kitson

1 WINSTON WALK, LOWER BOURNE, FARNHAM GU10 3LX

Erection of a two storey extension.

<http://planning360.waverley.gov.uk/planning/planning-documents?SDescription=WA/2022/01554>

Farnham Town Council objects to the inappropriate materials and design of the two-storey extension, not being compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNPI6 Extensions, Residential Extensions SPD and LPP1 policy TDI Townscape and Design, and out of character with the streetscene.

Farnham Castle

NMA/2022/01465 Farnham Castle

Officer: Carl Housden

3 VICTORIA ROAD, FARNHAM GU9 7RB

Amendment to WA/2021/01983 to re-instate the existing small central rear window on the ground floor of the rear elevation; alterations to all ground floor rear windows; one additional small rear window to the first floor of the rear elevation; alterations to external finish to elevations; alterations to external windows colour.

<http://planning360.waverley.gov.uk/planning/planning-documents?SDescription=NMA/2022/01465>

Farnham Town Council objects to this application. It is also considered that this is not a 'non-material' change. The extent of the proposals will materially change the appearance and potentially cause overlooking with the additional windows to the rear.

Farnham Wrecclesham and Rowledge

WA/2022/01529 Farnham Wrecclesham and Rowledge

Officer: Tracy Farthing

HINDFIELD, THE AVENUE, ROWLEDGE, FARNHAM GU10 4BD

Erection of 2 dwellings and associated works; extensions and alterations to existing dwelling following demolition of eastern section.

Michael Conoley Associates

<http://planning360.waverley.gov.uk/planning/planning-documents?SDescription=WA/2022/01529>

Farnham Town Council objects to this application and considers that it is overdevelopment of the site, impacting on biodiversity and important trees. The biodiversity check list needs to be reviewed as the development site contains a pond and is well wooded with mature trees. The map included in the Arboricultural Assessment shows the pond to the rear boundary and states 'All trees subject to the tree preservation order will be retained'. Farnham Town Council is concerned about the loss of biodiversity and the impact on the significant trees which are subject to Tree Preservation Orders and on other trees which are important but not listed separately.

The proposal is to remove forty-one trees from the site, with the applicant's view that only 'nine being moderate quality, the rest are of low/poor quality'. The Arboricultural Officer must review this assessment.

Farnham Town Council seeks confirmation that the proposed development is compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, LPP1 policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction. All TPO trees and tree roots must be protected.

Farnham Bourne

TM/2022/01567 Farnham Bourne

Officer: Theo Dyer

SYLVAN COTTAGE, LONGDOWN ROAD, LOWER BOURNE, FARNHAM GU10 3JL
APPLICATION FOR WORKS TO AND REMOVAL OF TREES SUBJECT OF TREE
PRESERVATION ORDER 15/15

This site is subject to planning application WA/2022/01054, this must be reviewed in conjunction with this application.

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. If removal is necessary, replacement trees must be planted. Though more relevant to hedge cutting, the bird nesting season is generally March to August – checking for active nests is essential, prior to cutting and pruning during this period.

TM/2022/01570 Farnham Bourne

Officer: Theo Dyer

1 LITTLE AUSTINS ROAD, FARNHAM GU9 8JR
APPLICATION FOR REMOVAL OF TREE SUBJECT OF TREE PRESERVATION ORDER
WA218

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. Though more relevant to hedge cutting, the bird nesting season is generally March to August – checking for active nests is essential, prior to cutting and pruning during this period.

WA/2022/01484 Farnham Bourne

Officer: James Kidger

61 FRENHAM ROAD, LOWER BOURNE, FARNHAM GU10 3HL

Change of use of ground floor restaurant (Use Class E) to combine with first floor flat together with extensions and alterations to form a two storey dwelling.

Farnham Town Council raises objection to this application unless the extensions and alterations are confirmed compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNP16 Extensions, Residential Extensions SPD and LPP1 policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction. Space must be available on-site for construction vehicles and materials and conditioned that no vehicles associated with the site be parked along the A287.

WA/2022/01490 Farnham Bourne

Officer: Sam Wallis

AVELEY END, 71 AVELEY LANE, FARNHAM GU9 8PS

Certificate of Lawfulness under Section 192 for erection of boundary retaining wall.

No comments required.

WA/2022/01514 Farnham Bourne

Officer: Sam Wallis

68 MIDDLE BOURNE LANE, LOWER BOURNE, FARNHAM GU10 3NJ

Erection of extensions and alterations including attached garage and associated works following demolition of existing attached garage and utility room.

Farnham Town Council raises objection to this application unless the extensions and alterations are confirmed compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNP8 South Farnham Arcadian Areas, FNPI6 Extensions, Residential Extensions SPD and LPP1 policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction.

WA/2022/01515 Farnham Bourne

Officer: Sam Wallis

THE TUDOR HOUSE, 8 GREAT AUSTINS, FARNHAM GU9 8JG

Erection of 1.65 metre high boundary wall.

Farnham Town Council strongly objects to the proposed 1.65m high wall running 21m in front of 'The Tudor House'. The majority of the streetscape on the west side is green boundary hedging. The boundary wall on the east side of Great Austins is lower than the proposed and softened with hedging. A replacement hedge would be more appropriate to maintain the character of the area. This application is not compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNP5 Great Austins Conservation Area and LPP1 policy TDI Townscape and Design, being out of character with the streetscene and having a negative impact on the Great Austins Conservation Area. The Heritage Officer must be consulted.

WA/2022/01554 Farnham Bourne

Officer: Lauren Kitson

1 WINSTON WALK, LOWER BOURNE, FARNHAM GU10 3LX

Erection of a two storey extension.

Farnham Town Council objects to the inappropriate materials and design of the two-storey extension, not being compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNPI6 Extensions, Residential Extensions SPD and LPP1 policy TDI Townscape and Design, and out of character with the streetscene.

Farnham Castle

NMA/2022/01465 Farnham Castle

Officer: Carl Housden

3 VICTORIA ROAD, FARNHAM GU9 7RB

Amendment to WA/2021/01983 to re-instate the existing small central rear window on the ground floor of the rear elevation; alterations to all ground floor rear windows; one additional small rear window to the first floor of the rear elevation; alterations to external finish to elevations; alterations to external windows colour.

Farnham Town Council objects to this application as non-material. The extent of the proposals will materially change the appearance and potentially cause overlooking with the additional windows to the rear.

WA/2022/01470 Farnham Castle

Officer: Lara Davison

4 WEST STREET, FARNHAM GU9 7DN

Display of 1 externally illuminated fascia sign and 1 externally illuminated projecting sign.
To be compliant with LPP1 policy TDI, local policies for Farnham's town centre must be considered, including the Farnham Design Statement, Farnham Neighbourhood Plan policy FNP2 Town Centre Conservation Area and its setting, FNP4 Advertisement Control and Shopfront Design Guide SPD.

- i) **Farnham Town Council has no objections to the externally illuminated fascia sign.**
- ii) **Farnham Town Council objects to the externally illuminated projecting sign as being inappropriate for the Conservation Area.**

WA/2022/01471 Farnham Castle

Officer: Lara Davison

4 WEST STREET, FARNHAM GU9 7DN

Listed Building consent for internal alterations and installation of 3 air conditioning condenser units together with painting of shop front.

Farnham Town Council has no objections subject to the alterations being approved by the Heritage Officer and being compliant with local policies for Farnham's town centre, including the Farnham Design Statement, Farnham Neighbourhood Plan policy FNP2 Town Centre Conservation Area and its setting, FNP4 Advertisement Control and Shopfront Design Guide SPD.

WA/2022/01477 Farnham Castle

Officer: Lara Davison

4 WEST STREET, FARNHAM GU9 7DN

Installation of 3 air conditioning condenser units.

Farnham Town Council has no objections subject to the alterations being approved by the Heritage Officer and being compliant with local policies for Farnham's town centre, including the Farnham Design Statement, Farnham Neighbourhood Plan policy FNP2 Town Centre Conservation Area and its setting.

Farnham Firgrove

WA/2022/01522 Farnham Firgrove

Officer: Sam Wallis

97 WEYDON HILL ROAD, FARNHAM GU9 8NZ

Certificate of Lawfulness under Section 192 for alterations to roof with dormer extension and rooflights to provide additional habitable accommodation.

No comments required.

WA/2022/01566 Farnham Firgrove

Officer: Sam Wallis

64 RIDGWAY ROAD, FARNHAM GU9 8NS

Erection of a first floor side extension.

Farnham Town Council raises objection to this application unless the extension is confirmed compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNPI6 Extensions, Residential Extensions SPD and LPP1 policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction.

Farnham Hale and Heath End

TM/2022/01541 Farnham Hale and Heath End

Officer: Theo Dyer

22 ALMA LANE, FARNHAM GU9 0LA

APPLICATION FOR REMOVAL OF TREE SUBJECT OF TREE PRESERVATION ORDER
WA123

Farnham Town Council has no objection subject to review by the Waverley 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. Though more relevant to hedge cutting, the bird nesting season is generally March to August – checking for active nests is essential, prior to cutting and pruning during this period.

WA/2022/01509 Farnham Hale and Heath End

Officer: Adam Constantinou
10 WEST CLOSE, FARNHAM GU9 0RF

Erection of extensions and alterations following demolition of existing single storey extensions.
Farnham Town Council raises objection to this application unless the extensions and alterations are confirmed compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNPI6 Extensions, Residential Extensions SPD and LPPI policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction and has no negative impact on the neighbour's amenity at no. 37 West Avenue.

WA/2022/01539 Farnham Hale and Heath End

Officer: Lauren Kitson
PINECROFT, ROWHILLS, FARNHAM GU9 9AT

Erection of a shed.

Farnham Town Council has no objection to the erection of a shed.

Farnham Moor Park

TM/2022/01540 Farnham Moor Park

Officer: Theo Dyer
27 COMPTON WAY, FARNHAM GU10 1QT

APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 11/15
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 LPPI policy CCI Climate Change and NE2 Green and Blue Infrastructure. Though more relevant to hedge cutting, the bird nesting season is generally March to August – checking for active nests is essential, prior to cutting and pruning during this period.

Farnham Shortheath and Boundstone

WA/2022/01512 Farnham Shortheath and Boundstone

Officer: Sam Wallis
1 VINE CLOSE, WRECCLESHAM, FARNHAM GU10 4TE

Erection of single storey extension and alterations to existing garage to provide habitable accommodation; alterations to porch and erection of garden shed with associated landscaping; alterations to driveway parking layout.

Farnham Town Council raises objection to this application unless the extension and alterations are confirmed compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNPI6 Extensions, Residential Extensions SPD and LPPI policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction.

Farnham Upper Hale

NMA/2022/01467 Farnham Upper Hale

Officer: Clare Woodhatch

18 UPPER OLD PARK LANE, FARNHAM GU9 0AT

Amendment to WA/2021/01426 to change tile type across the extension roof and the original roof from concrete/clay to grey replica slate (fiber cement slate tiles).

This is not a 'non material' amendment. Farnham Town Council raises objection to the proposed change of garage roofing materials, not being in keeping with the property.

TM/2022/01464 Farnham Upper Hale

Officer: Theo Dyer

LAND BETWEEN OLD PARK CLOSE AND 12 HEATHYFIELDS ROAD, FARNHAM GU9 0BN
APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 29/00

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. Though more relevant to hedge cutting, the bird nesting season is generally March to August – checking for active nests is essential, prior to cutting and pruning during this period.

Farnham Weybourne and Badshot Lea

WA/2022/01476 Farnham Weybourne and Badshot Lea

Officer: Tracy Farthing

UNIT 8A, FARNHAM TRADING ESTATE, FARNHAM GU9 9NQ

Consent to display illuminated and non-illuminated signs.

Farnham Town Council has no objections to the proposed signage.

Farnham Wrecclesham and Rowledge

TM/2022/01472 Farnham Wrecclesham and Rowledge

Officer: Theo Dyer

JAYSWOOD, WRECCLESHAM HILL, WRECCLESHAM, FARNHAM GU10 4JN

APPLICATION FOR REMOVAL OF TREES SUBJECT OF TREE PRESERVATION ORDER 21/05

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. If removal is necessary, replacement trees must be planted. Though more relevant to hedge cutting, the bird nesting season is generally March to August – checking for active nests is essential, prior to cutting and pruning during this period.

TM/2022/01527 Farnham Wrecclesham and Rowledge

Officer: Theo Dyer

LUFKINS, 1 PEAR TREE LANE, ROWLEDGE, FARNHAM GU10 4DW

APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 03/06

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. Though more relevant to hedge cutting, the bird nesting season is generally March to August – checking for active nests is essential, prior to cutting and pruning during this period.

WA/2022/01529 Farnham Wrecclesham and Rowledge

Officer: Tracy Farthing

HINDFIELD, THE AVENUE, ROWLEDGE, FARNHAM GU10 4BD

Erection of 2 dwellings and associated works; extensions and alterations to existing dwelling following demolition of eastern section.

The biodiversity check list needs to be reviewed, the development site contains a pond and is well wooded with mature trees. The map included in the Arboricultural Assessment shows the pond to the rear boundary and states 'All trees subject to the tree preservation order will be retained' therefore some mature trees must be located on the site. The proposal is to remove forty-one trees from the site, only 'nine being moderate quality, the rest are of low/poor quality'. The Arboricultural Officer must review.

Farnham Town Council raises objection to this application unless the 2 dwellings are confirmed compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, LPP1 policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction. All TPO trees and tree roots must be protected.

WA/2022/01537 Farnham Wrecclesham and Rowledge

Officer: Sam Wallis

86 RIVERDALE, WRECCLESHAM, FARNHAM GU10 4PJ

Erection of extensions and alterations following demolition of detached garage and workshop (revision of WA/2022/00900).

Farnham Town Council raises objection to this application unless the extensions and alterations are confirmed compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNPI6 Extensions, Residential Extensions SPD and LPP1 policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction and sufficient parking is available within the boundary of the property with the loss of the garage.

5. Appeals Considered

There were none for this meeting.

6. Licensing Applications Considered

There were none for this meeting.

7. Public Speaking at Waverley's Western Planning Committee

Cllr Fraser agreed to attend the Western Planning Meeting on 28th June to speak on behalf of Farnham Town Council on Planning Application WA/2021/02891 (80-84 West Street development of 23 flats and ground floor commercial space).

8. Date of next meeting

4th July 2022 at 9.30am.

The meeting ended at 11.43 am

Notes written by Iain Lynch/Jenny de Quervain