



# FARNHAM TOWN COUNCIL

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## Notes

### Planning & Licensing Consultative Working Group

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#### Time and date

9.30 am on Monday 5th September, 2022

#### Place

Council Chamber, Farnham Town Council, South Street, Farnham GU9 7RN or via Zoom

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

Councillor John "Scotty" Fraser (Lead Member)

Councillor Roger Blishen

Councillor John Neale

Councillor Alan Earwaker (Ex-officio)

Officers: Jenny de Quervain

#### 1. Apologies for Absence

Apologies were received from Councillors Edmonds, Hesse, Martin and Wicks.

#### 2. Disclosure of Interests

None were received.

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

##### **Farnham Castle**

##### **WA/2022/02148 Farnham Castle**

Officer: Tracy Farthing

LAND WEST OF THE OLD EXCHANGE, WEST STREET, FARNHAM

Construction of a new temporary vehicular access off West Street to facilitate the installation of a new water main.

**Farnham Town Council has no objections to the temporary vehicular access off West Street to facilitate the installation of a new water supply main pipeline. As detailed in the Planning Support Statement, the temporary access will be through an existing gap in the hedgerow and, upon completion of the water main and associated pipework construction, a hedgerow will be either planted at the Site to fill this gap or planted elsewhere within the land parcel, subject to confirmation from the developer.**

**WA/2022/02149 Farnham Castle**

Officer: Tracy Farthing

LAND OFF RUNWICK LANE, RUNWICK, FARNHAM

Construction of a new temporary vehicular access off Runwick Lane to facilitate the installation of a new water main.

**Farnham Town Council has no objections to the temporary vehicular access off Runwick Lane to facilitate the installation of a new water supply main pipeline. As detailed in the Planning Support Statement, the single tree being removed at the Site will be replanted following the works and will maintain a 3m distance from the proposed water main. The section of hedgerow removed at the Site will be replanted with broadleaved native species and the post-and-rail fence reinstated.**

**Farnham Moor Park**

**WA/2022/01997 Farnham Moor Park**

Officer: Ruth Dovey

BUILDING D21, UNIT 07, LAND CENTRED COORDINATES 484270 146934, EAST STREET, FARNHAM

Display of 3 non-illuminated fascia signs.

**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, FNP21 East Street, South Street and Dogflud Way and Shopfront Design Guide SPD.**

**Farnham Town Council has no objections to the non-illuminated fascia signs.**

**WA/2022/02015 Farnham Moor Park**

Officer: Ruth Dovey

BUILDING D8 UNIT L1, LAND CENTRED COORDINATES 484270 146934, EAST STREET, FARNHAM

Display of 2 illuminated fascia signs, 3 LCD screens and 8 poster frames.

**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, FNP21 East Street, South Street and Dogflud Way and Shopfront Design Guide SPD.**

**Although internally illuminated signage is discouraged in the Town Centre and not permitted in the Conservation Area, the cinema signage is simplistic in design and limited to 500 candela/sqm. The static illuminated displays are contained within the development site and limited to 350 candela/sqm.**

**WA/2022/02036 Farnham Moor Park**

Officer: Ruth Dovey

(UNIT 8, BUILDING D1, EAST STREET) 19 OLD MARKET PLACE, FARNHAM GU9 7SF

Display of 1 illuminated fascia sign and 1 wall sign.

**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, FNP21 East Street, South Street and Dogflud Way and Shopfront Design Guide SPD.**

**Farnham Town Council has no objections to the externally illuminated fascia sign and wall sign.**

**WA/2022/02037 Farnham Moor Park**

Officer: Ruth Dovey

(UNIT 8, BUILDING D1, EAST STREET) 19 OLD MARKET PLACE, FARNHAM GU9 7SF

Installation of shop fronts for Building D1 unit 8 in relation to details required for Condition 10 of planning permission WA/2016/0268.

**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, FNP21 East Street, South Street and Dogflud Way and Shopfront Design Guide SPD.**

**Farnham Town Council has no objections to the externally illuminated fascia sign and wall sign.**

**WA/2022/02116 Farnham Moor Park**

Officer: Ruth Dovey

LAND AT EAST STREET, FARNHAM

Application under Section 73 for variation of condition 2 of WA/2016/0268 (approved plans) to allow change of use of the consented units 1-24 to Use Class E (a,b,c,d,e) and the consented units RUI-RU8 to Use Class E (b).

**Farnham Town council has no objections to units being Use Class E.**

**WA/2022/02117 Farnham Moor Park**

Officer: Ruth Dovey

BRIGHTWELLS, EAST STREET, FARNHAM

Display and installation of 6 wayfinding totems, 2 illuminated digital totems, 5 finger posts, 3 illuminated projecting signs, 5 wall mounted signs, 2 overhead signs, 1 interpretation lectern, 3 interpretation plaques and 1 high level wall sign across the Brightwells development site.

**Farnham Town Council objects to the lack of prior consultation on the content of the wayfinding totems, interpretation lecterns and plaques. The Town has a wealth of local knowledge and would welcome the opportunity to provide input.**

**Historical information about the site must be introduced to record the locations connection with Florence Nightingale – as referenced with a street within the development named 'Nightingale Walk' – and the addition of a plaque commemorating The Redgrave Theatre being part of Brightwell House.**

**Further amendments are required:**

**Farnham Town Council objects to 'Brightwells Park' this must be changed to 'Brightwell Garden' (the name of the greenspace to the south of Brightwell House)**

- Additional Plans - BRIGHTWELLS\_WALLSIGN\_locations\_revA\_\_2.pdf
- Additional Plans - BRIGHTWELLS\_WALLSIGN\_locations\_revA\_\_4.pdf
- Additional Plans - BRIGHTWELLS\_WALLSIGN\_locations\_revA\_\_5.pdf
- Accompanying Papers – 60615\_BRIGHTWELLS\_rev2\_3.pdf
- Proposed Plans – 60615\_BRIGHTWELLS\_rev2\_4.pdf
- Proposed Plans – 60615\_BRIGHTWELLS\_rev2\_12.pdf

**Brightwell House not Brightwells House (WA/2022/02174 has correct spelling)**

- Accompanying Papers – 60615\_BRIGHTWELLS\_rev2\_3.pdf
- Proposed Plans – 60615\_BRIGHTWELLS\_rev2\_4.pdf
- Proposed Plans – 60615\_BRIGHTWELLS\_rev2\_6.pdf

**Brightwells Rd North is incorrect as has been renamed to Threadneedle Road**

- Additional Plans - BRIGHTWELLS\_WALLSIGN\_locations\_revA\_\_4.pdf

### **Marks & Spencer is now obsolete**

- Additional Plans - BRIGHTWELLS\_WALLSIGN\_locations\_revA\_\_2.pdf
- Additional Plans - BRIGHTWELLS\_WALLSIGN\_locations\_revA\_\_4.pdf
- Additional Plans - BRIGHTWELLS\_WALLSIGN\_locations\_revA\_\_5.pdf
- Accompanying Papers – 60615\_BRIGHTWELLS\_rev2\_3.pdf
- Proposed Plans – 60615\_BRIGHTWELLS\_rev2\_4.pdf
- Proposed Plans – 60615\_BRIGHTWELLS\_rev2\_12.pdf

**A town centre wayfinding project is underway with the Farnham Infrastructure Programme and funded by the Brightwells development. A standardisation of the green colour is important for the integration of the site, please use RAL 6016.**

**The installation of ‘The Farnham Flame’ public art sculpture, retained from the Woolmead building, has been agreed with all parties. This is to be install on D20 adjacent to the ‘High Level Site ID’ referenced as 9A on the Site Plan, facing South Street. Clarification is being sought if Waverley Borough Council will be submitting a planning application for its installation.**

- Accompanying Photographs-60615\_BRIGHTWELLS\_rev2\_14.pdf

### **WA/2022/02174 Farnham Moor Park**

Officer: Ruth Dovey

BRIGHTWELL HOUSE, OLD MARKET PLACE, FARNHAM

Display and installation of four illuminated hanging projecting signs; one brass plate fascia sign; one illuminated brass menu holder; five brass colour window vinyl logo signs; one free standing sign and hand painting of three fascia signs on the existing fascia in antique gold paint.

**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, FNP21 East Street, South Street and Dogflud Way and Shopfront Design Guide SPD.**

**Farnham Town Council has no objections to the Coppa Club signage at Brightwell House.**

## **4. Applications Considered**

Appeals Considered

**Application Reference:** APP/R3650/W/22/3299393

WA/2021/01172 LAND WEST OF FORMER CHERRY TREE INN, SCHOOL ROAD, ROWLEDGE, FARNHAM

Erection of a new dwelling and detached garage with associated work.

Appellant’s Name: Mr M Hurley

Representations submitted to PINS quoting the appeal reference 3299393 via <https://acp.planninginspectorate.gov.uk>.

### **WA/2021/01172 Farnham Wrecclesham and Rowledge**

Officer: Daniel Holmes

LAND WEST OF FORMER CHERRY TREE INN, CHERRY TREE ROAD, ROWLEDGE GU10 4AB

Erection of a new dwelling and detached garage with associated work.

**The Town and Country Planning (Development Management Procedure) Order 2015, Article 22 (4) states: The information to be provided to the consultee for the purposes of the consultation, pursuant to section 54(5)(b) of the 2004 Act, is such information as will enable that person to provide a substantive response. This application appeared on the weekly list, unhelpfully labelled as Binsted Parish in the ward of Binsted and Bentley. Given it is registered with WBC as the LPA, Farnham's details should come first.**

**The History and Constraints document is not included on the planning portal for this application. Given the planning history of the site, it is vital this information is available to those reviewing and determining this application.**

**Farnham Town Council strongly objects to the proposed new dwelling and detached garage in the former car park of The Cherry Tree, converted to residential through change of use application WA/2017/1770 granted 18 December 2017, not being compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, being overdevelopment of the site, dominant in what is currently an open corner with the Rowledge War Memorial and out of character with the street scene and having a negative impact on the host dwelling - a Building of Local Merit.**

**Local Plan Part I (LLPI) policy TDI Townscape and Design states: account will be taken of design guidance adopted by the Council including design and development briefs, Conservation Area Appraisals and associated Management Plans, town and village design statements and other design policies and guidance produced within subsequent Development Plan Documents, Supplementary Planning Documents and Neighbourhood Plans. To enable those reviewing and determining this application, Farnham Town Council's comments must appear in full on the planning portal and in the Officer's report.**

**In accordance with the provisions of the Town and Country Planning (Development Management Procedure) Order 2015, Article 25: Representation by parish councils before determination of application; the LPA must take into account any representations received from the council of the parish; the appropriate authority must notify the council of the parish the terms of the decision.**

## **5. Appeals Considered**

**Application Reference: APP/R3650/W/22/3299393**

**WA/2021/01172 LAND WEST OF FORMER CHERRY TREE INN, SCHOOL ROAD, ROWLEDGE, FARNHAM**

**Erection of a new dwelling and detached garage with associated work.**

**Appellant's Name: Mr M Hurley**

**Representations submitted to PINS quoting the appeal reference 3299393 via**

**<https://acp.planninginspectorate.gov.uk>**

**WA/2021/01172 Farnham Wrecclesham and Rowledge**

**Officer: Daniel Holmes**

**LAND WEST OF FORMER CHERRY TREE INN, CHERRY TREE ROAD, ROWLEDGE GU10 4AB**

**Erection of a new dwelling and detached garage with associated work.**

**The Town and Country Planning (Development Management Procedure) Order 2015, Article 22 (4) states: The information to be provided to the consultee for the**

purposes of the consultation, pursuant to section 54(5)(b) of the 2004 Act, is such information as will enable that person to provide a substantive response. This application appeared on the weekly list, unhelpfully labelled as Binsted Parish in the ward of Binsted and Bentley. Given it is registered with WBC as the LPA, Farnham's details should come first.

The History and Constraints document is not included on the planning portal for this application. Given the planning history of the site, it is vital this information is available to those reviewing and determining this application.

Farnham Town Council strongly objects to the proposed new dwelling and detached garage in the former car park of The Cherry Tree, converted to residential through change of use application WA/2017/1770 granted 18 December 2017, not being compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, being overdevelopment of the site, dominant in what is currently an open corner with the Rowledge War Memorial and out of character with the street scene and having a negative impact on the host dwelling - a Building of Local Merit.

Local Plan Part I (LLPI) policy TDI Townscape and Design states: account will be taken of design guidance adopted by the Council including design and development briefs, Conservation Area Appraisals and associated Management Plans, town and village design statements and other design policies and guidance produced within subsequent Development Plan Documents, Supplementary Planning Documents and Neighbourhood Plans. To enable those reviewing and determining this application, Farnham Town Council's comments must appear in full on the planning portal and in the Officer's report.

In accordance with the provisions of the Town and Country Planning (Development Management Procedure) Order 2015, Article 25: Representation by parish councils before determination of application; the LPA must take into account any representations received from the council of the parish; the appropriate authority must notify the council of the parish the terms of the decision.

## 6. Licensing Applications Considered

Street Trading Consent Application Considered

### Stable and Ground

Waverley Borough Council is currently in receipt of an application for a Street Trading Consent for a mobile food unit called 'Stable and Ground'. This is an existing business, applying for a second location in the Farnham area.

The proposed location, days and times of trading are as follows:

Lower Road, off of Hale Road, Farnham (in layby/access road outside *Daniele Sicilian*)

Monday – Friday, 6am-11am

One of two units will be used at this location. These are either:

Converted Horsebox trailer – dimensions 3m in height, 5m long and 2m wide, or

Converted van (currently awaiting conversion and repaint)- dimensions 2.3m in height, 5.4m long and 2m wide.

**Farnham Town Council has no objections. No comments are required to be submitted.**

## 7. Public Speaking at Waverley's Western Planning Committee

Members agreed to rely on Waverley's Western Planning Committee to determine planning applications listed on the agenda on 14<sup>th</sup> September 2022.

See Farnham Town Council's previous objections below.

**Reference:** WA/2022/00705

**Proposal:** Listed Building consent for internal and external alterations

**Location:** 44 BEAVERS ROAD FARNHAM GU9 7BD

Amendments received

**Alterations to roofline to sloped roof. Changes to fenestrations – comments submitted to meet the deadline of 01/07/22.**

**WA/2022/00705 and WA/2022/00706 Farnham Castle**

Officer: Sam Wallis

44 BEAVERS ROAD, FARNHAM GU9 7BD

Listed Building consent for internal and external alterations

**Farnham Town Council maintains its strong objection to the inappropriate development to the rear of the Grade II Listed mid-terrace property, the materials and design are unacceptable, not compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNP2 Farnham Town Centre Conservation Area and its setting, FNPI6 Extensions, Residential Extensions SPD and LPP1 policy TDI Townscape and Design.**

**This application must be reviewed by the WBC Heritage Officer and Historic England.**

**Local Plan Part I (LPP1) policy TDI Townscape and Design states: account will be taken of design guidance adopted by the Council including design and development briefs, Conservation Area Appraisals and associated Management Plans, town and village design statements and other design policies and guidance produced within subsequent Development Plan Documents, Supplementary Planning Documents and Neighbourhood Plans.**

**To enable those reviewing and determining this application, Farnham Town Council's comments must appear in full on the planning portal and in the Officer's report. In accordance with the provisions of the Town and Country Planning (Development Management Procedure) Order 2015, Article 25: Representation by parish councils before determination of application; the LPA must take into account any representations received from the council of the parish; the appropriate authority must notify the council of the parish the terms of the decision.**

Previous comments:

**WA/2022/00705 Farnham Castle**

Officer: Sam Wallis

44 BEAVERS ROAD, FARNHAM GU9 7BD

Listed Building consent for internal and external alterations

**This application must be reviewed by the WBC Heritage Officer and Historic England.**

**Farnham Town Council strongly objects to the inappropriate development to the rear of the Grade II Listed mid-terrace property, the materials and design are unacceptable, not compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNP2 Farnham Town Centre Conservation Area and its setting, FNPI6 Extensions, Residential Extensions SPD and LPP1 policy TDI Townscape and Design.**

**Local Plan Part I (LPP1) policy TDI Townscape and Design states: account will be taken of design guidance adopted by the Council including design and development briefs, Conservation Area Appraisals and associated Management Plans, town and village design statements and other design policies and guidance produced within subsequent Development Plan Documents, Supplementary Planning Documents and Neighbourhood Plans.**

**To enable those reviewing and determining this application, Farnham Town Council's comments must appear in full on the planning portal and in the Officer's report. In accordance with the provisions of the Town and Country Planning (Development Management Procedure) Order 2015, Article 25: Representation by parish councils before determination of application; the LPA must take into account any representations received from the council of the parish; the appropriate authority must notify the council of the parish the terms of the decision.**

**WA/2022/00706 Farnham Castle**

Officer: Sam Wallis

44 BEAVERS ROAD, FARNHAM GU9 7BD

Erection of extensions and alterations and erection of detached garage following demolition of existing garage.

**This application must be reviewed by the WBC Heritage Officer and Historic England.**

**Farnham Town Council strongly objects to the inappropriate development to the rear of the Grade II Listed mid-terrace property, the materials and design are unacceptable, not compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNP2 Farnham Town Centre Conservation Area and its setting, FNPI6 Extensions, Residential Extensions SPD and LPP1 policy TDI Townscape and Design.**

**Local Plan Part I (LPP1) policy TDI Townscape and Design states: account will be taken of design guidance adopted by the Council including design and development briefs, Conservation Area Appraisals and associated Management Plans, town and village design statements and other design policies and guidance produced within subsequent Development Plan Documents, Supplementary Planning Documents and Neighbourhood Plans.**

**To enable those reviewing and determining this application, Farnham Town Council's comments must appear in full on the planning portal and in the Officer's report. In accordance with the provisions of the Town and Country Planning (Development Management Procedure) Order 2015, Article 25: Representation by parish councils before determination of application; the LPA must take into account any representations received from the council of the parish; the appropriate authority must notify the council of the parish the terms of the decision.**

Further notifications have been received for items on Western Planning:

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.**

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.**

**Local Plan Part I (LPPI) policy TDI Townscape and Design states: account will be taken of design guidance adopted by the Council including design and development briefs, Conservation Area Appraisals and associated Management Plans, town and village design statements and other design policies and guidance produced within subsequent Development Plan Documents, Supplementary Planning Documents and Neighbourhood Plans.**

**WA/2022/00256 Farnham Castle**

Officer: James Kidger

Land to the rear of PENNYS, 88B WEST STREET, FARNHAM GU9 7EN

Erection of a three bedroom dwelling.

**Farnham Town Council objects to a second dwelling in the garden land between 88a fronting West Street and 88b to the rear to create 88c West Street.**

**The application does not enhance and protect the Conservation Area, not compliant with the Farnham Design Statement, Farnham Neighbourhood policy FNPI New Development and Conservation, FNP2 Farnham Town Centre Conservation Area and its setting and LPPI policy TDI. The proposed development will be harmful to the amenity of the surrounding dwellings, mainly Listed buildings including with the garden wall to the west, and detrimental to the impressive Limes and the large Yew on the boundary. The Arboricultural Officer must be consulted on the impact to the trees and tree roots. The proposal will increase vehicles movements in an already congested area.**

**Local Plan Part I (LLPI) policy TDI Townscape and Design states: account will be taken of design guidance adopted by the Council including design and development briefs, Conservation Area Appraisals and associated Management Plans, town and village design statements and other design policies and guidance produced within subsequent Development Plan Documents, Supplementary Planning Documents and Neighbourhood Plans.**

**8. Date of next meeting**

Monday 19<sup>th</sup> September at 9.30am.

The meeting ended at 11.50 am

Notes written by Jenny de Quervain