



# FARNHAM TOWN COUNCIL



## Notes

### Planning & Licensing Consultative Working Group

---

#### Time and date

9.30 am on Monday 17th October, 2022

#### Place

Council Chamber - Farnham Town Hall and via Zoom

---

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

Councillor John "Scotty" Fraser (Lead Member)  
Councillor George Hesse  
Councillor Michaela Martin  
Councillor John Neale

Officers: Jenny de Quervain

#### 1. Apologies for Absence

Apologies were received from Councillors Blishen and Wicks.

#### 2. Disclosure of Interests

Councillor Martin declared an interest due to vicinity to NMA/2022/02554 and left the room during the discussion of this application.

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

There were none for this meeting.

#### 4. Applications Considered

##### **Farnham Bourne**

##### **CA/2022/02549 Farnham Bourne**

Officer: Theo Dyer

FAREKNOWE, 1A GREENHILL ROAD, FARNHAM GU9 8JN

GREAT AUSTINS CONSERVATION AREA REMOVAL OF TREE

Note. Fir situated in the garden of 1A Greenhill road/ felled to ground level. Causes excessive shading. It has outgrown the area it is situated.

**Farnham Town Council strongly objects to the removal of trees, especially in a Conversation Area covered by Farnham Neighbourhood Plan policy FNP5 and asked the Arboricultural Officer to visit the site. 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, a replacement tree must be planted.**

**NMA/2022/02505 Farnham Bourne**

Officer: Daniel Holmes

FARTHINGS, DENE LANE WEST, LOWER BOURNE, FARNHAM GU10 3PS

Amendment to WA/2021/01107 to amend roof materials; colours of windows as well as the addition of velux windows and sun tunnel.

**No comments.**

**TM/2022/02494 Farnham Bourne**

Officer: Theo Dyer

8 ANNANDALE DRIVE, LOWER BOURNE, FARNHAM GU10 3JD

APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 26/03

**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.**

**WA/2022/02463 Farnham Bourne**

Officer: Doug Wright

25 LONGDOWN ROAD, LOWER BOURNE, FARNHAM GU10 3JL

Alterations to dwelling including solar panels, cladding and windows together with removal of door openings and chimney.

**Farnham Town Council raises objection to this application unless the 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/2022/02473 Farnham Bourne**

Officer: Sam Wallis

32 BURNT HILL ROAD, LOWER BOURNE, FARNHAM GU10 3LZ

Erection of extensions following demolition of existing extension.

**Farnham Town Council raises objection to this application unless the extensions 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 and has no negative impact on the neighbour's amenity at no.34.**

**WA/2022/02474 Farnham Bourne**

Officer: Lauren Kitson

24 VALE CLOSE, LOWER BOURNE, FARNHAM GU10 3HR

Erection of extensions and alterations to elevations; hip to gable and dormer extensions together with alterations to attached garage to provide additional habitable accommodations.

**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 has no negative impact on the neighbour's amenity at no. 23 being close to the boundary.**

**WA/2022/02502 Farnham Bourne**

Officer: Sam Wallis

32 BURNT HILL ROAD, LOWER BOURNE, FARNHAM GU10 3LZ

Erection of extension and alterations.

**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, 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/2022/02503 Farnham Bourne**

Officer: Lauren Kitson

LITTLE GABLES, 13 GONG HILL DRIVE, LOWER BOURNE, FARNHAM GU10 3HQ

Erection of single storey extension and alterations.

**Farnham Town Council strongly objects to the inappropriate materials and design proposed for the single storey extension, not being 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.**

**WA/2022/02546 Farnham Bourne**

Officer: Sam Wallis

30 BURNT HILL ROAD, LOWER BOURNE, FARNHAM GU10 3LZ

Erection of extensions and alterations to provide a two storey dwelling; erection of a detached garage; erection of a detached outbuilding for ancillary use and associated hard landscaping following demolition of existing detached garage.

**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. The outbuilding must be Conditioned ancillary to the dwellinghouse.**

**Farnham Castle**

**CA/2022/02477 Farnham Castle**

Officer: Theo Dyer

75A WEST STREET, FARNHAM GU9 7EH

FARNHAM CONSERVATION AREA WORKS TO TREE

**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.**

**CA/2022/02478 Farnham Castle**

Officer: Theo Dyer

CRAVEN HOUSE, 98 WEST STREET, FARNHAM GU9 7EN

FARNHAM CONSERVATION AREA WORKS TO TREES

**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.**

**WA/2022/02483 Farnham Castle**

Officer: Carl Housden

AGRICULTURAL BARN, GROVERS FARM, RUNWICK LANE, FARNHAM

Erection of a detached garage, entrance piers and gates with associated works.

**The access must be approved by the County Highways Authority and the gates be positioned far enough back to allow sufficient space for a vehicle to be off the highway.**

**WA/2022/02515 Farnham Castle**

Officer: Wanda Jarnecki

FARNHAM LODGE, UNION ROAD, FARNHAM GU9 7PT

Installation of solar panels on roof and associated works.

**Farnham Town Council questions if solar panels are acceptable on a Listed building in a Conservation Area. Panels visible from the street scene should be discouraged. The Heritage Officer must be consulted.**

**WA/2022/02516 Farnham Castle**

Officer: Wanda Jarnecki

FARNHAM LODGE, UNION ROAD, FARNHAM GU9 7PT

Listed Building Consent for installation of solar panels on roof and associated works.

**Farnham Town Council questions if solar panels are acceptable on a Listed building in a Conservation Area. Panels visible from the street scene should be discouraged. The Heritage Officer must be consulted.**

**WA/2022/02525 Farnham Castle**

Officer: Sam Wallis

JOLLY SAILOR PUBLIC HOUSE, 64 WEST STREET, FARNHAM GU9 7EH

Application under Section 73A to vary condition 1 of WA/2020/1784 (approved plans) to allow for two rear facing ground floor windows to replace the 6 small windows to the existing toilets.

**Farnham Town Council objects to the proposed windows proportions, size and materials, being out of character and inappropriate for a Building of Local Merit in the Conservation Area covered by Farnham Neighbourhood Plan FNP2 Town Centre Conservation Area and its setting and the Farnham Design Statement.**

**Farnham Moor Park**

Councillor Martin left the room during the discussion.

**NMA/2022/02554 Farnham Moor Park**

Officer: Philippa Smyth

KILNSIDE FARMHOUSE, MOOR PARK LANE, FARNHAM

Amendment to WA/2020/1108 - Remove roof lights on the southern elevation and widen existing bedroom windows. Remove staircase window on the northern elevation and replace with two roof lights. South elevation to retain the clean roof line with no loss of light to the two bedrooms. North elevation to retain the privacy on the staircase.

**Farnham Town Council requests that the glazing be Conditioned obscured of the additional two roof lights, as shown in the drawings within this application.**

**WA/2022/02482 Farnham Moor Park**

Officer: Sam Wallis

BUSH COTTAGE, 31 CROOKSBURY ROAD, FARNHAM GU10 1QD

Alterations to roofspace including additional dormer and alterations to existing dormers.

**Farnham Town Council raises objection to this application unless the alterations are confirmed compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNP10 Protect and Enhance the Countryside, FNPI6 Extensions, Residential Extensions SPD and LPPI policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction.**

#### **WA/2022/02514 Farnham Moor Park**

Officer: Daniel Holmes

LAND AT MONASTERY CLOCK, OLD COMPTON LANE, FARNHAM GU9 8EG

Erection of a dwelling and detached garage with new vehicular access.

**Farnham Town Council raises objection to the subdivision of plots in an area characterised by its spacious feel. New development must strictly adhere to the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation and LPPI policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction. The location of the access is dangerous close to the junction with Moor Park Way and must be reviewed by the County Highways Authority. Trees and the green boundary must be protected in this semi-rural location.**

#### **WA/2022/02517 Farnham Moor Park**

Officer: Doug Wright

HOMEFIELD SANDPIT, LAND FORMERLY WHITEWAYS FARM, GUILDFORD ROAD, FARNHAM GU10 1PG

Erection of storage building following demolition of existing building.

**Farnham Town Council relies on Surrey County Council to ensure this application is appropriate for the site.**

Councillor Martin left the meeting at 11.20am.

### **Farnham Shortheath and Boundstone**

#### **TM/2022/02493 Farnham Shortheath and Boundstone**

Officer: Theo Dyer

23 LONGHOPE DRIVE, WRECCLESHAM, FARNHAM GU10 4SN

APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 06/99

**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.**

### **Farnham Upper Hale**

#### **WA/2022/02520 Farnham Upper Hale**

Officer: Carl Housden

17 & 19 HOPE LANE, FARNHAM GU9 0HZ

Erection of 4 dwellings with new vehicular access following demolition of 2 dwellings garages and outbuildings.

**Farnham Town Council strongly objects to the overdevelopment of this restrictive site in an already congested area, with a pattern of development out of character with the street scene, not being compliant with the Farnham Design Statement and**

**Farnham Neighbourhood Plan policy FNPI New Development and Conservation and LPPI policy TDI Townscape and Design.**

**WA/2022/02532 Farnham Upper Hale**

Officer: Lauren Kitson

8 BECK GARDENS, FARNHAM GU9 0SE

Erection of a single storey extension and alterations to existing integral garage to provide additional habitable accommodation.

**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, FNPI 6 Extensions, Residential Extensions SPD and LPPI policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction. Sufficient parking must be available within the boundary of the property with the loss of the garage.**

**Farnham Weybourne and Badshot Lea**

**PRA/2022/02495 Farnham Weybourne and Badshot Lea**

Officer: Carl Housden

OLD BARN, CROWN LANE, BADSHOT LEA, FARNHAM GU9 9JP

Demolition notification: G.P.D.O. Schedule 2, Part 1 I, Class B: Demolition of a brick barn building with extensions.

**Farnham Town Council strongly objects to the proposed demolition of the Old Barn, part of which is a Building of Local Merit. Further comments will be made following consultation with the Ward Councillors.**

**PRA/2022/02509 Farnham Weybourne and Badshot Lea**

Officer: Carl Housden

KINETROL MANUFACTURING, 10A-12 FARNHAM TRADING ESTATE, FARNHAM GU9 9NU

General Permitted Development Order 2015, Schedule 2 Part 14 Class J - Prior Approval for installation of a 240.12 KW roof mounted solar PV system, comprising of 522 JA Solar Holdings Co modules and 4 Ginlong (Solis) Inverters.

**Farnham Town Council has no objection to the proposed installation on the roof.**

**WA/2022/02542 Farnham Weybourne and Badshot Lea**

Officer: Sam Wallis

59 BARTLETT AVENUE, FARNHAM GU9 9GD

Erection of extension and alterations; alterations to detached garage to provide additional habitable accommodation and store.

**Farnham Town Council raises objection to the proposed alterations to the garage to provide habitable accommodation. The new development has been built out with parking provision allocated to driveways and garages, and car parks with the flatted development. The loss of the garage will reduce the off-street and have a negative impact on the parking provision, forcing residents to park inappropriately in the street.**

**Farnham Wrecclesham and Rowledge**

**CA/2022/02552 Farnham Wrecclesham and Rowledge**

Officer: Theo Dyer

FLAT 4, THE OLD VICARAGE, THE STREET, WRECCLESHAM, FARNHAM GU10 4PS  
WRECCLESHAM CONSERVATION AREA WORKS TO TREE

**Farnham Town Council leaves to the 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.**

**WA/2022/02475 Farnham Wrecclesham and Rowledge**

Officer: Sam Wallis

60 ECHO BARN LANE, WRECCLESHAM, FARNHAM GU10 4NF

Erection of extensions and alterations to elevations.

**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 LPPI policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction.**

**WA/2022/02534 Farnham Wrecclesham and Rowledge**

Officer: Sam Wallis

83 RIVERDALE, WRECCLESHAM, FARNHAM GU10 4QT

Erection of extensions and alterations following demolition of existing garage.

**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 LPPI policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction. Sufficient parking must be available within the boundary of the property with the loss of the garage.**

**WA/2022/02544 Farnham Wrecclesham and Rowledge**

Officer: Sam Wallis

18 BROADWELL ROAD, WRECCLESHAM, FARNHAM GU10 4QH

Erection of extensions and alterations.

**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 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. 16.**

**WA/2022/02557 Farnham Wrecclesham and Rowledge**

Officer: Doug Wright

VINERS MEAD, WRECCLESHAM ROAD, WRECCLESHAM, FARNHAM GU10 4PT

Application under Section 19 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to vary Condition 1 of WA/2022/01195 (approved plans) to allow alterations to design to increase number of parking spaces.

**No comments.**

**WA/2022/02558 Farnham Wrecclesham and Rowledge**

Officer: Doug Wright

VINERS MEAD, WRECCLESHAM ROAD, WRECCLESHAM, FARNHAM GU10 4PT

Application under Section 73 to vary condition 1 of WA/2022/01192 (approved plans) to allow alterations to design to increase number of parking spaces.

**No comments.**

**5. Appeals Considered**

The Consultative Group noted the Appeal for WA/2021/03131 at 86A Tilford Road, Farnham had been dismissed.

Two appeal hearings had been notified:

- 1) 17 Frensham Road, Lower Bourne (WA/2020/1797, APP/R3650/W/22/3291680) which would be heard on 1<sup>st</sup> November 2022.
- 2) Old Stone Yard, Tongham Road Runfold (WA/2019/1021, APP/R3650/W/21/3288515) which would be heard on 2<sup>nd</sup> November.

**6. Licensing Applications Considered**

There were none for this meeting.

**7. Waverley Borough Council Street Naming Applications**

A copy of a new Waverley Street naming leaflet was noted..

**8. Public Speaking at Waverley's Western Planning Committee**

There were not for this meeting.

**9. Date of next meeting**

Monday 31<sup>st</sup> October 2022 at 9.30am.

The meeting ended at 12.10 pm

Notes written by Jenny de Quervain