



FARNHAM TOWN COUNCIL

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Notes

Planning & Licensing Consultative Working Group

Time and date

9.30 am on Monday 31st 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 by Councillors Blishen and Neale.

2. Disclosure of Interests

The Officer declared a non-pecuniary interest due to vicinity to WA/2022/02651.

3. Applications for Key/Larger Developments

There were none for this meeting.

4. Applications Considered

Farnham Bourne

NMA/2022/02673 Farnham Bourne

Officer: Sam Wallis

22 VICARAGE HILL, FARNHAM GU9 8HJ

Amendment to WA/2022/01455 - Change of material and revised design to the patio door openings

No comment.

WA/2022/02606 Farnham Bourne

Officer: Lauren Kitson

LAMBSWOOD, 108 LODGE HILL ROAD, LOWER BOURNE, FARNHAM GU10 3RB
Erection of extension to dwelling and alterations to part of detached garage to provide additional habitable accommodation and store.

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

WA/2022/02615 Farnham Bourne

Officer: Doug Wright

LAND CENTRED COORDINATES 485117145597, LEIGH LANE FARNHAM

Erection of a detached dwelling with a detached garage and home office building; associated works including creating new vehicular access onto Packway.

Farnham Town Council raises objection to this application, the built form is excessive for the heavily wooded site. A new dwelling, detached garage and home office building must be compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNP8 South Farnham Arcadian Areas and LPPI policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction. Trees must be protected including the green boundaries. This is a very sensitive location bounded by Footpath 71 and Paradise Wood, a local nature reserve with pedestrian access only.

WA/2022/02649 Farnham Bourne

Officer: Tracy Farthing

SPRINGFIELD LODGE, 28 LONGDOWN ROAD, LOWER BOURNE, FARNHAM GU10 3JL

Erection of a detached garage and associated works following demolition of existing garage.

Farnham Town Council raises objection to this application unless the detached garage is 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.

WA/2022/02655 Farnham Bourne

Officer: Lauren Kitson

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

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, FNPI6 Extensions, Residential Extensions SPD and LPPI policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction.

Farnham Castle

CA/2022/02633 Farnham Castle

Officer: Theo Dyer

THE FARNHAM MALTINGS, BRIDGE SQUARE, FARNHAM GU9 7QR

FARNHAM CONSERVATION AREA WORKS TO TREES

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

especially in the Town Centre Conservation Area covered by Farnham Neighbourhood Plan Policy FNP2. 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.

PRA/2022/02626 Farnham Castle

Officer: Sam Wallis

WOODLANDS, 1 ELKINS GROVE, HAZELL ROAD, FARNHAM GU9 7XH

Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 8 m for which the height would be 3.55 M and for which the height of the eaves would be 3.48 m.

No comment.

TM/2022/02668 Farnham Castle

Officer: Theo Dyer

HAMILTON HOUSE, CASTLE HILL, FARNHAM GU9 7JG

Farnham Town Council, subject to the Arboricultural Officer's comments, welcomes the maintenance of trees to extend their life and associated amenity, especially in the Town Centre Conservation Area covered by Farnham Neighbourhood Plan Policy FNP2. 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/2022/02574 Farnham Castle

Officer: Lauren Kitson

13 CASCADE WAY, FARNHAM GU9 7GQ

Certificate of Lawfulness under Section 192 for alterations to roofspace to provide habitable accommodation including installation of rear dormer and 3 rooflights.

An application for a Certification of Lawfulness under Section 192 will be assessed against a checklist with no opportunity for local policies or neighbours' comments to be considered. Farnham Town Council acknowledges the good design and appropriate materials used for these alterations, in keeping with the character of the dwelling and, if reviewed against policy, perfectly compliant.

WA/2022/02651 Farnham Castle

Officer: Tracy Farthing

THE END HOUSE, 12 OLD PARK LANE, FARNHAM GU9 0AH

Certificate of Lawfulness under Section 192 for rear dormer extension with Juliette balcony and installation of rooflights to front roof slope.

An application for a Certification of Lawfulness under Section 192 will be assessed against a checklist with no opportunity for local policies or neighbours' comments to be considered. Farnham Town Council is disappointed by the gross lack of heritage style materials (rooflights, size and lack of symmetry - conservation rooflights would be more in keeping - and doors/windows to the rear) and consideration to the character of the area and of the overlooking of the adjoining neighbour. Another Certificate of Lawfulness for accommodation in a roofspace with dormers, WA/2022/02574, should be applauded for its consideration of character of the property and surroundings dwellings.

Farnham Firgrove

WA/2022/02619 Farnham Firgrove

Officer: Sam Wallis

20 HILLARY ROAD, FARNHAM GU9 8QX

Erection of extensions and alterations to provide 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 LPPI policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction.

WA/2022/02639 Farnham Firgrove

Officer: Sam Wallis

9 BRAMBLETON AVENUE, FARNHAM GU9 8QU

Installation of an air source heat pump.

The previous NMA application has been withdrawn. The NMA introduced an entirely new piece of development, instead of seeking to nonmaterially amend the permitted scheme. This full application needs to assess the impact of noise pollution on the neighbour at no.7 as position close to the boundary.

Farnham Hale and Heath End

WA/2022/02608 Farnham Hale and Heath End

Officer: Doug Wright

SHAHIBAGH, OAST HOUSE LANE, FARNHAM GU9 0NW

Erection of part single storey part two storey 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. 5 with being close to the boundary.

WA/2022/02672 Farnham Hale and Heath End

Officer: Doug Wright

21 HALE REEDS, FARNHAM GU9 9BN

Erection of single storey extension; alterations to roof height including dormer extension to form 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, FNP16 Extensions, Residential Extensions SPD and LPPI policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction.

Farnham Moor Park

PRA/2022/02614 Farnham Moor Park

Officer: Dylan Campbell

ST STEPHENS HOUSE, DOGFLUD WAY, FARNHAM General Permitted Development Order 2015, Schedule 2 Part 3 Class MA - Prior Notification application for change of use of second floor from commercial, business and service (Use Class E) to 3 dwellinghouses (Use Class C3).

This application should be considered with the proposed change of use of the ground floor to 3 dwellings under PRA/2022/02704 – if the ground floor and second floor are changing to residential, the first floor is likely to come forward next.

Farnham Town Council seeks clarification as to what parking provision is included; the block plan shows parking spaces within the site boundary. Communal outside

greenspace should be included for those limited to this flatted accommodation, offering minimum standards of space and light.

WA/2022/02596 Farnham Moor Park

Officer: Wanda Jarnecki

22 OSBORN ROAD, FARNHAM GU9 9QT

Erection of an outbuilding.

Farnham Town Council objects to retrospective planning applications. The impact on the Heritage Asset of Farnham Park must be assessed.

WA/2022/02603 Farnham Moor Park

Officer: Susie Blackwood

25 BROOMLEAF ROAD, FARNHAM GU9 8DG

Erection of an increased height boundary fence with a raised swimming pool and pool house.

Farnham Town Council objects to retrospective planning applications. The impact on the neighbours' amenity must be considered.

WA/2022/02620 Farnham Moor Park

Officer: Sam Wallis

19 ALLINGTON CLOSE, FARNHAM GU9 9EJ

Erection of single storey extension.

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.

WA/2022/02644 Farnham Moor Park

Officer: Sam Wallis

67 BROOMLEAF ROAD, FARNHAM GU9 8DQ

Erection of two storey extension.

The proposed two storey extension appears to go beyond the parameters of the Residential Extensions SPD. 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, FNPI 6 Extensions, Residential Extensions SPD and LPPI policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction.

WA/2022/02659 Farnham Moor Park

Officer: Sam Wallis

54 ABBOTS RIDE, FARNHAM GU9 8HZ

Application under Section 73 to vary condition 1 of WA/2022/00887 (approved plans) to allow alterations to second floor internal and external design.

No comment.

Councillor Martin left the meeting at 11.00am.

Farnham Shortheath and Boundstone

TM/2022/02637 Farnham Shortheath and Boundstone

Officer: Theo Dyer

1 GLYNSWOOD, WRECCLESHAM, FARNHAM GU10 4TN

APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 45/99

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.

WA/2022/02586 Farnham Shortheath and Boundstone

Officer: Sam Wallis

13 GORSE LANE, WRECCLESHAM, FARNHAM GU10 4SD

Erection of extensions, alterations to elevations and fenestrations and installation of rooflight.

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/2022/02648 Farnham Shortheath and Boundstone

Officer: Sam Wallis

67 GREENFIELD ROAD, FARNHAM GU9 8TQ

Erection of single storey extensions and alterations following demolition of detached garage.

Applications must be 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. Farnham Town Council objects to this misleading application which shows the proposed 'outbuilding' joining and accessible from the proposed extension. Rather than being an outbuilding, this is effectively an L-shaped extension. The addition of the 2m fence around the perimeter is not shown on the elevation drawings. The proposals include rendering the entire dwelling, the materials are not in keeping, having a negative impact both on the adjoining neighbour and the street scene.

Farnham Weybourne and Badshot Lea

WA/2022/02577 Farnham Weybourne and Badshot Lea

Officer: Sam Wallis

12 NEWCOME ROAD, FARNHAM GU9 9DJ

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

Farnham Town Council raises objection to this application unless the extensions and alterations and detached garaged 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/2022/02610 Farnham Weybourne and Badshot Lea

Officer: Lauren Kitson

59 WEYBOURNE ROAD, FARNHAM GU9 9EU

Erection of a shed.

Farnham Town Council objects to retrospective planning applications. The shed must be assessed against Residential Extensions SPD.

Farnham Wrecclesham and Rowledge

NMA/2022/02560 Farnham Wrecclesham and Rowledge

Officer: Philippa Smyth

HOP BARN, HOLT POUND FARM, WRECCLESHAM HILL, WRECCLESHAM

Amendment to WA/2020/1429 - Alteration to ground floor door and window openings.

No comments.

WA/2022/02576 Farnham Wrecclesham and Rowledge

Officer: Lauren Kitson

44 GREENFIELD ROAD, FARNHAM GU9 8TJ

Certificate of Lawfulness Under Section 192 for alterations to roof space to include rear dormer with two windows to front and two to rear elevation to form habitable accommodation.

No comment.

WA/2022/02609 Farnham Wrecclesham and Rowledge

Officer: Sam Wallis

30 WRECCLESHAM HILL, WRECCLESHAM GU10 4JW

Application under Section 73 to vary condition 1 of WA/2021/01352 (approved plans) to allow change to pitch of roof.

No comments.

WA/2022/02630 Farnham Wrecclesham and Rowledge

Officer: Lauren Kitson

ROSEBARTON, CHERRY TREE WALK, ROWLEDGE, FARNHAM GU10 4AD

Erection of extensions and alterations to elevations following demolition of existing conservatory.

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.

5. Appeals Considered

There were none for this meeting.

6. Licensing Applications Considered

New

The Bourne Club, 12 Frensham Road, Farnham, GU9 8HB

The Bourne Club Ltd

An (amended) application has been received for a new premises licence. The application is for Live Music 18:00-00:00 Friday and Saturday (New Year's Eve: As per Fridays and Saturdays - from the end of permitted hours to the start of permitted hours the following day). Recorded Music 18:00-00:00 Friday and Saturday (New Year's Eve: As per Fridays and Saturdays - from the end of permitted hours to the start of permitted hours the following day.); On and Off sales of alcohol 10:00-23:00 Sunday to Thursday and 10:00-00:00 Friday and Saturday (New Year's Eve - from the end of permitted hours to the start of permitted hours the following day.); and Opening Hours 06:30-23:00 Sunday to Thursday and 06:30-00:00 Friday and Saturday (New Year's Eve - from the end of permitted hours to the start of permitted hours the following day.).

Farnham Town Council has no objections to the new premises licence to enable the club to offer the use of their facilities to non-members.

7. Other Applications/Consultations

Consultation on updates to Waverley Borough Council's Affordable Housing SPD

WBC is consulting on some proposed changes to the Affordable Housing SPD to reflect updates to national policy, new evidence and the adopted [Affordable Homes Delivery Strategy](#).

The consultation ran for 6 weeks from 17th October to 28th November 2022.

See the highlighted changes in the [Draft Affordable Housing SPD Consultation Document](#).

Although members of the group were offered until 14th November to provide comments, Councillors felt the proposed changes were mainly reflecting updated National policy therefore had no comments to make.

8. Public Speaking at Waverley's Western Planning Committee

Councillor Mark Merryweather will speak at Waverley's Western Planning Committee meeting being held on Wednesday 9th November against:

WA/2022/01621 Land West of and Opposite Old Compton Lane, Farnham
Outline application for the erection of up to 146 dwellings (with all matters reserved except for access) together with the provision of Suitable Alternative Natural Greenspace (SANG) and other open space, parking, infrastructure and landscaping.

9. Date of next meeting

Monday 14th November at 9.30am.

The meeting ended at 12.10 pm

Notes written by Jenny de Quervain