



FARNHAM TOWN COUNCIL



Notes

Planning & Licensing Consultative Working Group

Time and date

9.30 am on Monday 12th December, 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 John Neale

Officers: Jenny de Quervain

1. Apologies for Absence

Apologies were received from Councillors Martin and Wicks.

2. Disclosure of Interests

None were received.

3. Applications Considered for Key/Larger Developments

Farnham Castle

WA/2022/02935 Farnham Castle

Officer: Dylan Campbell

75 CASTLE STREET, FARNHAM GU9 7LT

Change of use from bank (Use Class E) to mixed use restaurant, bar and 7 room hotel (Sui Generis); alterations to elevations and creation of roof terrace following removal of rooflights; installation of plant and machinery.

Farnham Town Council has no objections to the proposed change of use subject to the roof terrace access being reviewed for DDA compliance and that procedures are put in place through Conditions to monitor potential noise disturbance. The alterations must be confirmed compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNP2 Town Centre Conservation Area and its setting and approved by the Heritage Officer.

WA/2022/02936 Farnham Castle

Officer: Dylan Campbell

75 CASTLE STREET, FARNHAM GU9 7LT

Listed Building consent for internal and external alterations.

Farnham Town Council has no objections to the proposed change of use subject to the roof terrace access being reviewed for DDA compliance and that procedures are put in place through Conditions to monitor potential noise disturbance. The alterations must be confirmed compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNP2 Town Centre Conservation Area and its setting and approved by the Heritage Officer.

Farnham Moor Park

WA/2022/02996 Farnham Moor Park

Officer: Dylan Campbell

UNIT 12 GUILDFORD ROAD TRADING ESTATE, FARNHAM

Change of use from alternative use depot (Sui Generis), light industrial (Use Class E) and storage (Use Class B8) to members only retail warehouse (Sui Generis) and alterations to elevation.

Farnham Town Council has no objections to the members only retail club for the Plymouth Brethren Christian Church (PBCC) members in the Farnham area. It will serve approximately 125 households and have no wider public access.

Amendments received

Amendments to colour palette and further detail provided.

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.

Following Farnham Town Council's previous comments, amendments including the RAL number for the colour green and corrections of some of the names/directions have been made. Farnham Town Council is working with Crest Nicholson, Waverley Borough Council, Farnham Public Art Trust and Farnham Theatre Association to agree interpretation board text and replacement commemorative plaque.

4. Applications Considered

Farnham Bourne

TM/2022/02959 Farnham Bourne

Officer: Theo Dyer

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

APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 20/22

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/2022/02954 Farnham Bourne

Officer: Sam Wallis

6 MIDDLE AVENUE, FARNHAM GU9 8JL

Erection of entrance and pedestrian gates.

Farnham Town Council objects to the proposed vehicle access. Insufficient space is shown on the plans for a vehicle to be positioned off the highway. The access must be approved by Surrey Highways and the Heritage Officer.

Farnham Castle

WA/2022/03009 Farnham Castle

Officer: Lauren Kitson

5 LARKFIELD ROAD, FARNHAM GU9 7DB

Erection of a single storey extension and alterations to existing garage to provide habitable accommodation and alterations including decking area following demolition of existing extension.

Farnham Town Council raises objection to this application unless the extension, Alterations and decking 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. 3.

Farnham Firgrove

WA/2022/02925 Farnham Firgrove

Officer: Lauren Kitson

108 WEYDON HILL ROAD, FARNHAM GU9 8NZ

Erection of extensions following demolition of existing side extension, conservatory and rear 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, FNPI6 Extensions, Residential Extensions SPD and LPPI policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction.

WA/2022/02975 Farnham Firgrove

Officer: Wanda Jarnecki

1A WEYDON LANE, FARNHAM GU9 8QQ

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

WA/2022/02990 Farnham Firgrove

Officer: Wanda Jarnecki

23 LONGLEY ROAD, FARNHAM GU9 8LZ

Construction of a vehicle cross over and a dropped kerb

Farnham Town Council has no objection subject to the access being approved by Surrey Highways.

WA/2022/02994 Farnham Firgrove

Officer: Dylan Campbell

MUNCASTER LODGE, 3 HILLARY CLOSE, FARNHAM GU9 8QZ

Erection of a dwelling following demolition of existing dwelling.

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

Farnham Moor Park

NMA/2022/02997 Farnham Moor Park

Officer: Ruth Dovey

LAND ADJACENT TO 44 CROOKSBURY ROAD, FARNHAM

Amendment to WA/2017/0111 - chimney to be removed. A balcony is to be removed. The central link is to have the flat roof removed and replaced with a pitched roof. Second floor balcony to be replaced with pitched roof. Roof covering to match existing approved materials.

No comment.

WA/2022/02961 Farnham Moor Park

Officer: Lauren Kitson

43 STOKE HILLS, FARNHAM GU9 7TE

Erection of extensions and alterations (revision of WA/2022/02130).

The bulk and mass has been reduced from in refused application WA/2022/02130. 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 and has no negative impact on the street scene or the neighbour's amenity at no. 42.

WA/2022/02968 Farnham Moor Park

Officer: Lauren Kitson

11 MONKSHANGER, FARNHAM GU9 8BU

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

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, FNP16 Extensions, Residential Extensions SPD and LPP1 policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction.

WA/2022/02988 Farnham Moor Park

Officer: Lauren Kitson

SYLVANS, TILFORD ROAD, FARNHAM GU9 8JA

Erection of a single storey extension and 3 dormer windows.

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, FNP10 Protect and Enhance the Countryside, FNP16 Extensions, Residential Extensions SPD and LPP1 policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction.

WA/2022/02995 Farnham Moor Park

Officer: Daniel Holmes

KILNSIDE FARMHOUSE, MOOR PARK LANE, FARNHAM GU10 1NS

Creation two parking spaces with associated works.

Farnham Town Council raising concern over the proposed parking spaces. Bridleway 124 must not be obstructed, and the access arrangements must be approved by Surrey Highways.

Farnham Shortheath and Boundstone

NMA/2022/02998 Farnham Shortheath and Boundstone

Officer: Sam Wallis

37 GREEN LANE, FARNHAM GU9 8QD

Amendment to WA/2017/2116 for Single storey rear extension roof change from pitch to crown roof. Materials to be the same.

Application number WA/201/2116 is incorrect, WA/2021/0198 was the original application. The description needs to be amended.

PRA/2022/03006 Farnham Shortheath and Boundstone

Officer: Sam Wallis

31 PILGRIMS CLOSE, FARNHAM GU9 8QP

Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 4.50 M for which the height would be 3.70 M and for which the height of the eaves would be 2.50 M following demolition of existing single storey rear extension.

No comment.

TM/2022/02976 Farnham Shortheath and Boundstone

Officer: Theo Dyer

BROAD HA'PENNY, WRECCLESHAM, FARNHAM GU10 4TF

APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 18/99

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 LPP1 policy CCI Climate Change and NE2 Green and Blue Infrastructure.

WA/2022/02991 Farnham Shortheath and Boundstone

Officer: Sam Wallis

4 BOURNE DENE, WRECCLESHAM, FARNHAM GU10 4RF

Alterations and extension to existing garage to provide an annexe.

Farnham Town Council raises objection to the proposed annex unless Conditioned ancillary to the dwellinghouse 4 Bourne Dene.

Farnham Upper Hale

WA/2022/02942 Farnham Upper Hale

Officer: Sam Wallis

8 ULLSWATER CLOSE, FARNHAM GU9 0RY

Erection of extensions and associated works.

Farnham Town Council objects to the two-storey extension too close to the boundary of no. 7, 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.

WA/2022/03005 Farnham Upper Hale

Officer: Susie Blackwood

15 LAWDAY PLACE LANE, FARNHAM GU9 0BT

Erection of detached garage with ancillary accommodation above (revision of WA/2022/00464).

Farnham Town Council raises objection to this application unless the garage with accommodation above 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 and conditioned ancillary to the dwellinghouse.

Farnham Weybourne and Badshot Lea

WA/2022/02924 Farnham Weybourne and Badshot Lea

Officer: Lauren Kitson

5 WOODLANDS AVENUE, FARNHAM GU9 9EY

Certificate of Lawfulness under Section 192 for hip to gable and dormer extensions with installation of rooflights and alterations to roof space to provide habitable accommodation.

No comment.

WA/2022/03011 Farnham Weybourne and Badshot Lea

Officer: Wanda Jarnecki

49 LOWER WEYBOURNE LANE, FARNHAM GU9 9HL

Erection of first floor extension and alterations to elevations; alterations to attached garage to provide 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, FNPI6 Extensions, Residential Extensions SPD and LPP1 policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction.

Farnham Wrecclesham and Rowledge

NMA/2022/02999 Farnham Wrecclesham and Rowledge

Officer: Lauren Kitson

3A THE STREET WRECCLESHAM GU10 4PP

Amendment to WA/2021/0083 - retain the existing roof to the main building and extend this forward over the front extension using the same roof pitch and height as exists. The eaves height at the front of the front extension will be slightly lower than that shown on previously submitted drawings. There is no change to the side extension.

No comment.

PRA/2022/02944 Farnham Wrecclesham and Rowledge

Officer: Sam Wallis

MERRYTHOUGHT, 30 GARDENERS HILL ROAD, LOWER BOURNE, FARNHAM GU10 3HZ

Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 6.97 M for which the height would be 3.21 M and for which the height of the eaves would be 3.68 M.

No comment.

PRA/2022/02979 Farnham Wrecclesham and Rowledge

Officer: Sam Wallis

MERRYTHOUGHT, 30 GARDENERS HILL ROAD, LOWER BOURNE, FARNHAM GU10 3HZ

General Permitted Development Order 2015, Schedule 2 Part 1 Class AA - Prior Notification application for enlargement of a dwellinghouse by construction of additional storey.

No comment.

WA/2022/02950 Farnham Wrecclesham and Rowledge

Officer: Lauren Kitson

4 HERON CLOSE, WRECCLESHAM, FARNHAM GU9 8WF

Installation of a roof window and conversion of roof space to form habitable room.

Farnham Town Council has no objections to the proposed loft conversion.

WA/2022/02982 Farnham Wrecclesham and Rowledge

Officer: Lauren Kitson

17 SCHOOL HILL, WRECCLESHAM, FARNHAM GU10 4QD

Erection of extensions and alterations together with alterations to existing garage to form habitable accommodation (revision of WA/2021/02262).

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, FNPI 6 Extensions, Residential Extensions SPD and LPP1 policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction.

WA/2022/02983 Farnham Wrecclesham and Rowledge

Officer: Sam Wallis

LAND AT 22 POTTERY LANE, WRECCLESHAM, FARNHAM GU10 4QJ

Erection of a detached dwelling following demolition of existing detached garage together with a new vehicular access off Cokenor Wood.

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

WA/2022/03007 Farnham Wrecclesham and Rowledge

Officer: Wanda Jarnecki

TWO OAKS, 6 SCHOOL HILL, WRECCLESHAM, FARNHAM GU10 4QA

Erection of detached garage.

Farnham Town Council objects to the proposed garage not being compliant with Residential Extensions SPD.

5. Appeals Considered

Appeal Decision

WA/2021/01172 The Cherry Tree Inn, Cherry Tree Road, Rowledge

Proposed new dwelling on plot of land adjacent to Cherry Tree, Cherry Tree Road.

Appeal Dismissed

6. Licensing Applications Considered

Street Trading Consent Application

The Snack Van, Guildford Trading Estate, Farnham, Surrey, GU9 9PZ

Waverley Borough Council is currently in receipt of an application for a Street Trading Consent for a mobile food unit called 'The Snack Van'. This is an existing business, applying for their first street trading consent.

No comment.

7. Public Speaking at Waverley's Western Planning Committee

Councillor Mark Merryweather will speak at Waverley's Western Planning Committee meeting being held on Wednesday 14th December against:

WA/2022/02902 Land at Monkton House, Monkton Lane, Farnham

Outline application with all matters reserved except access for the erection of up to 56 dwellings (of which 40% are affordable).

8. Date of next meeting

Monday 9th January 2023 at 9.30am.

The meeting ended at 12.05 pm

Notes written by Jenny de Quervain