



FARNHAM TOWN COUNCIL

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Notes

Planning & Licensing Consultative Working Group

Time and date

9.30 am on Monday 6th March, 2023

Place

Council Chamber, Farnham Town Hall, South Street, Farnham GU9 7RN

Planning & Licensing Consultative Working Group Members Present:

Councillor George Hesse
Councillor Michaela Martin
Councillor John Neale
Councillor Alan Earwaker (ex-Officio)

Officers: Jenny de Quervain

1. Apologies for Absence

Apologies were received from Councillors Fairclough, Fraser, Murray and Wicks.

In Councillor Fraser's absence, Councillor Neale was nominated Chair by Councillor Hesse, seconded by Councillor Martin.

2. Disclosure of Interests

None were received.

3. Applications Considered for Key/Larger Developments

Farnham Castle

NMA/2023/00427 Farnham Castle

Officer: Simon Brooksbank

THE BUSH HOTEL, THE BOROUGH, FARNHAM GU9 7NN

Amendment to WA/2020/1984 for internal alterations to the Bar and Kitchen Area, expansion of the Courtyard Pergola and minor non material amendments to proposed courtyard elevation.

No comment.

WA/2023/00433 Farnham Castle

Officer: Simon Brooksbank

THE BUSH HOTEL, THE BOROUGH, FARNHAM GU9 7NN

Application under Section 19 to vary Condition 1 of WA/2020/1985 (approved plans) to allow alterations to seating canopy and elevations, internal alterations to the bar and kitchen area.

No comment

Farnham Moor Park

WA/2023/00385 Farnham Moor Park

Officer: Michael Eastham

BRIGHTWELLS YARD, LAND AT EAST STREET, FARNHAM

Change of use of units 1-24 to Use Class E (a,b,c,d,e), units RU1-RU8 to Use Class E (b) (commercial, business and service) and unit L1 from Use Class D2 to Sui Generis (cinema). This application is accompanied by an Environmental Statement.

Farnham Town Council has no objections to the change of use to Class E for units 1-24 and unit L1 to Sui Generis.

WA/2023/00395 Farnham Moor Park

Officer: Michael Eastham

LAND AT EAST STREET, FARNHAM

Application under Section 106 of the Town & Country Planning Act to modify the legal agreement relating to WA/2016/0268 to allow amendment to the layout of the highway along East Street.

Farnham Town Council strongly objects to the proposed scheme in this application. Discussions have taken place between the Town Council, Surrey Highways, Waverley Borough Council and the Farnham Infrastructure Programme for alternative layouts in this section of East Street – changes to the location of the bus stops and pedestrian crossing in particular – superseding these plans. The aspiration is to have a scheme with access for buses and taxis only, as detailed in the early proposals.

Farnham Wrecclesham and Rowledge

WA/2023/00375 Farnham Wrecclesham and Rowledge

Officer: Simon Brooksbank

LAND CENTRED COORDINATES 481930 143953, WRECCLESHAM HILL, WRECCLESHAM, FARNHAM

Change of Use of land to storage (Use Class B8) and siting of up to 154 storage containers with associated works.

Farnham Town Council raises objection to the intensification of the use of the land in this location Outside the Built-up Area Boundary of the Farnham Neighbourhood Plan contrary to policy FNPI0 protect and Enhance the Countryside and LPP1 policies RE1 and RE3. This is a retrospective planning application with 58 containers storage containers already in use and a further expansion of 96 containers. The site adjoins the hazardous battery storage facility. Farnham Town Council raises objection to the increased vehicle movement to the site with access to 154 storage units 24 hours a day, 365 days a year. The safety of road users on the A325 and pedestrians on the footway and FP22 must also be considered as proposed improvements to the access and the public footpath were removed through WA/2022/00061.

4. Applications Considered

Farnham Bourne

TM/2023/00392 Farnham Bourne

Officer: Theo Dyer

ACORN COTTAGE, 28 AVELEY LANE, FARNHAM GU9 8PR

APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER FAR107

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.

TM/2023/00412 Farnham Bourne

Officer: Theo Dyer

3 BOURNE FIRS, LOWER BOURNE, FARNHAM GU10 3QD

APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 02/00

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.

WA/2023/00314 Farnham Bourne

Officer: Matt Ayscough

FOXCOMBE COTTAGE, 13 UNDERHILL LANE, FARNHAM GU10 3NF

Erection of extension to provide a two storey dwelling with alterations to elevations and fenestration; installation of solar panels and burner flue to roof; widening of existing vehicular access and associated landscaping (revision of WA/2022/03179).

Further representations have been received by the Council. Farnham Town Council supports the objections to the unneighbourly dominant extension and loss of privacy with the addition of the first floor. The distance between the proposed extension and no. 15 is not compliant with Residential Extensions SPD.

WA/2023/00356 Farnham Bourne

Officer: Tracy Farthing

1 GROVELANDS, LOWER BOURNE, FARNHAM GU10 3RQ

Erection of a detached dwelling with associated works.

Farnham Town Council maintains its strong objection to an in-fill dwelling in this location, with a history of refusals and dismissals (WA/2020/0764, WA/2021/0416 and attached WA/2021/02277) for an additional dwelling, following the granting of a large residential extension to 1 Grovelands under WA/2019/1295.

This proposed in-fill dwelling has been reduced in size in an attempt to position it away from the boundary with no. 2.

Grovelands is characterised by its larger dwellings with spacious gardens. The proposed dwelling is not being compliant with the Farnham Design Statement and Farnham Neighbourhood Plan FNPI, not respecting the character and the spacing of Grovelands.

A previous Inspector concluded that the proposed dwelling would be contrary to policy TDI of the Local Plan (2018) Part I which seeks, amongst other things, for development to be high quality that responds to the local character of an area. Furthermore, the proposal would not accord with the character and appearance

related sections of policies DI and D4 of the 2002 Local Plan. These include seeking to prevent development that would harm the visual character and distinctiveness of a locality and be appropriate in terms of form and appearance. The proposed dwelling would also not satisfy policies FNPI and FNPI6 of the Farnham Neighbourhood Plan. These seek development to respond to local distinctive character and for spacing between buildings to respect the local character. The proposal would also fail to accord with the Farnham Design Statement. This seeks development that consists of a design that is sympathetic to its surroundings in terms of pattern, scale and form. The same can be said for this application.

WA/2023/00366 Farnham Bourne

Officer: Lauren Kitson

CHERRY CORNER, 88 MIDDLE BOURNE LANE, LOWER BOURNE, FARNHAM GU10 3NJ

Erection of a single storey outbuilding to provide ancillary accommodation (retrospective).

Farnham Town Council objects to retrospective planning applications. The cabin must be conditioned ancillary to the dwellinghouse.

WA/2023/00367 Farnham Bourne

Officer: Sam Wallis

RICHMOND, LONGDOWN ROAD, LOWER BOURNE, FARNHAM GU10 3JS

Application under Section 73 to vary condition 1 of WA/2022/01274 (approved plans) to allow an alteration to the design.

No comment.

WA/2023/00376 Farnham Bourne

Officer: Sam Wallis

WHITELADIES, 2 BEECH AVENUE, LOWER BOURNE, FARNHAM GU10 3JY

Erection of extensions and alterations to dwelling and erection of an outbuilding for ancillary residential use; installation of solar panels on roof of dwelling and outbuilding.

Farnham Town Council raises objection to this application unless the extensions and alterations and the outbuilding are confirmed compliant with Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNPI6 Extensions, Residential Extensions SPD, LPP1 policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction and Climate Change and Sustainability SPD. Character must be considered against Farnham Design Statement guidelines. The outbuilding must be conditioned ancillary to the dwellinghouse.

PRA/2023/00400 Farnham Bourne

Officer: Sam Wallis

30 FOX ROAD, LOWER BOURNE, FARNHAM GU10 3NZ

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 2.95 M and for which the height of the eaves would be 2.95 M.

Farnham Town Council notes that an application for a Certification of Lawfulness under Section 192, WA/2023/00401, has been submitted for erection of porch extension and alterations to roof to provide additional habitable accommodation including dormer extension, rooflights and Juliet balcony.

WA/2023/00401 Farnham Bourne

Officer: Wanda Jarnecki

30 FOX ROAD, LOWER BOURNE, FARNHAM GU10 3NZ

Certificate of Lawfulness under Section 192 for erection of porch extension and alterations to roof to provide additional habitable accommodation including dormer extension, rooflights and Juliet balcony.

Farnham Town Council notes that an application for a Certification of Lawfulness under Section 192 will be assessed against a checklist with no opportunity for local policies and neighbours' comments to be considered. An application for prior approval, PRA/2023/00400, for erection of a single storey rear extension which would extend beyond the rear wall of the original house by 4.50m for which the height would be 2.95m and for which the height of the eaves would be 2.95m has also been submitted.

WA/2023/00411 Farnham Bourne

Officer: Matt Ayscough

14A SCHOOL LANE, LOWER BOURNE, FARNHAM GU10 3PF

Certificate of Lawfulness under Section 192 for alterations to roof space to provide additional habitable accommodation; installation of rooflights; alteration to elevation and removal of chimney.

Farnham Town Council notes that an application for a Certification of Lawfulness under Section 192 will be assessed against a checklist with no opportunity for local policies and neighbours' comments to be considered.

WA/2023/00424 Farnham Bourne

Officer: Simon Brooksbank

SPRINGFIELD, 30 FRENHAM VALE, LOWER BOURNE, FARNHAM GU10 3HT

Application under Section 73 to vary Condition 1 (approved plans) of WA/2022/00906 with specific reference to the removal of the detached garage approved to plot A and associated re-alignment of Plot A; and to vary Conditions 2, 4, 6, 7, 8, 9, 12 and 13 to allow for revised phrasing of conditions.

Farnham Town Council objects to insufficient parking being provided with the removal of the garage. The plan shows two car parking spaces whereas the previous plan showed a double garage and two car parking spaces.

WA/2023/00451 Farnham Bourne

Officer: Matthew Roberts

LAND SOUTH OF BILBERRY DENE, GOLD HILL, LOWER BOURNE, FARNHAM GU10 3JH

Erection of a dwelling with carport and associated parking and vehicular access following demolition of existing garage.

Farnham Town Council objects to the eroding of the character of the area with the subdivision of gardens and the overdevelopment of the site, not being compliant with the Farnham Design Statement, Farnham Neighbourhood plan policy FNPI New Development and Conservation, FNP8 South Farnham Arcadian Areas and LPPI policy TDI. The southern boundary appears to consist of a wavy line, this cannot be acceptable as a redline boundary.

WA/2023/00452 Farnham Bourne

Officer: Simon Brooksbank

WOODLARCS CAMP SITE TRUST, WOODLARCS CAMPSITE, TILFORD ROAD, FARNHAM GU10 3RN

Erection of a single storey outbuilding to provide cookhouse and store following demolition of existing cookhouse and store.

Farnham Town Council has no objections to the replacement facilities. Consideration must be given to Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNP8 South Farnham Arcadian Areas, LPP1 policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction and Climate Change and Sustainability SPD. Character must be considered against Farnham Design Statement guidelines.

Farnham Castle

Amendments received

Removal of the first floor rear roof terrace area with the addition of a timber lantern rooflight on the existing rear flat roof.

WA/2022/02222 Farnham Castle

Officer: Sam Wallis

PUMPHOUSE COTTAGE, 7 VICARAGE LANE, FARNHAM GU9 7PR

Erection of extension and alterations to elevations and fenestrations; creation of roof terrace and associated landscaping.

Farnham Town Council has no objections to the removal of the first floor rear roof terrace area with the addition of a timber lantern rooflight on the existing rear flat roof to address the issue of overlooking.

WA/2022/02223 Farnham Castle

Officer: Sam Wallis

PUMPHOUSE COTTAGE, 7 VICARAGE LANE, FARNHAM GU9 7PR

Listed Building consent for internal and external alterations.

Farnham Town Council has no objections to the removal of the first floor rear roof terrace area with the addition of a timber lantern rooflight on the existing rear flat roof to address the issue of overlooking.

WA/2023/00404 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 and screening following demolition of existing extension (revision of WA/2022/03009).

Farnham Town Council notes that a similar scheme was granted under WA/2022/03009 on 10 February. The Officer concluded that the proposals would not have a negative impact on no. 3. Extensions and alterations must be confirmed compliant with Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNPI6 Extensions, Residential Extensions SPD, LPP1 policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction and Climate Change and Sustainability SPD. Character must be considered against Farnham Design Statement guidelines.

WA/2023/00432 Farnham Castle

Officer: Lauren Kitson

FLAT 1 KEEP HOUSE, 32 CASTLE STREET, FARNHAM GU9 7JB

Listed Building Consent for waterproof protection to existing cellar and associated works.

Farnham Town Council has no objection subject to the approval of the Heritage Officer.

Farnham Firgrove

WA/2023/00415 Farnham Firgrove

Officer: Wanda Jarnecki

BLLENHEIM HOUSE, TILFORD ROAD, FARNHAM GU9 8DL

Erection of a single detached dwelling together with alterations to existing vehicular access and parking, new pedestrian access and associated works.

Farnham Town Council notes that a similar scheme was granted under WA/2019/1518 though the distance between the host and proposed dwelling has been reduced. New dwellings must be compliant with Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNPI6 Extensions, Residential Extensions SPD, LPP1 policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction and Climate Change and Sustainability SPD. Character must be considered against Farnham Design Statement guidelines.

Farnham Hale and Heath End

WA/2023/00408 Farnham Hale and Heath End

Officer: Lauren Kitson

37 BROOKLANDS ROAD, FARNHAM GU9 9BS

Certificate of Lawfulness under Section 192 for the erection of an outbuilding.

The outbuilding is positioned close to the boundary of no. 83 and no. 87. Farnham Town Council notes that an application for a Certification of Lawfulness under Section 192 will be assessed against a checklist with no opportunity for local policies and neighbours' comments to be considered.

Farnham Moor Park

WA/2023/00381 Farnham Moor Park

Officer: Tom French

56 WAVERLEY LANE, FARNHAM GU9 8BN

Erection of a garage/carport.

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

WA/2023/00382 Farnham Moor Park

Officer: Tom French

WINTON, OLD COMPTON LANE, FARNHAM GU9 8EG

Erection of an extension.

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

WA/2023/00398 Farnham Moor Park

Officer: Tom French

4 LYNCH ROAD, FARNHAM GU9 8BZ

Erection of extensions and alterations including removal of chimney stacks.

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

**CC2 Sustainable Construction and Climate Change and Sustainability SPD.
Character must be considered against Farnham Design Statement guidelines.**

WA/2023/00419 Farnham Moor Park

Officer: Michael Eastham

PACE HOUSE, CAMBRIDGE PLACE, EAST STREET, FARNHAM GU9 7RX

Change of use from Class D2 (assembly and leisure) use as a fitness studio/gym with an ancillary café to Class E(d) Indoor sport, recreation or fitness with ancillary café.

Farnham Town Council has no objections to the change of use having previously been used as a fitness studio and ancillary café.

WA/2023/00420 Farnham Moor Park

Officer: Matt Ayscough

40 HALE ROAD, FARNHAM GU9 9QH

Certification of Lawfulness under Section 191 for an existing use and building works of a single storey extension.

No comment.

Farnham Shortheath and Boundstone

TM/2023/00445 Farnham Shortheath and Boundstone

Officer: Theo Dyer

COPSE BETWEEN BARDSLEY DRIVE AND LYNTON CLOSE, WRECCLESHAM, FARNHAM GU9 8US

APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER WA300

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/2023/00389 Farnham Shortheath and Boundstone

Officer: Tom French

1 CHESTNUT AVENUE, FARNHAM GU9 8UL

Alterations to garage to form ancillary accommodation.

Farnham Town Council raises objection to this application unless the outbuilding must be conditioned ancillary to the dwellinghouse.

Farnham Weybourne and Badshot Lea

TM/2023/00423 Farnham Weybourne and Badshot Lea

Officer: Theo Dyer

20 COPSE AVENUE, FARNHAM GU9 9ED

APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 26/01

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.

Farnham Wrecclesham and Rowledge

PRA/2023/00421 Farnham Wrecclesham and Rowledge

Officer: Sam Wallis

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

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

Farnham Town Council notes that an application for a Certification of Lawfulness under Section 192 will be assessed against a checklist. PRA/2022/02944 for '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' was refused on 23 December 2022 as it was not lawful.

WA/2023/00399 Farnham Wrecclesham and Rowledge

Officer: Matthew Roberts

1 PEACE MEADOW CLOSE, LOWER BOURNE, FARNHAM GU10 3BZ

Certificate of Lawfulness under Section 192 for erection of detached outbuilding for use as a pool house and gym with construction of indoor swimming pool.

No comment.

WA/2023/00426 Farnham Wrecclesham and Rowledge

Officer: Lauren Kitson

1 WRECCLESHAM ROAD, WRECCLESHAM, FARNHAM GU9 8TY

Erection of an outbuilding following demolition of existing outbuilding.

Farnham Town Council raises objection to the size of the proposed replacement outbuilding and its potential negative impact on the neighbours from noise with its vicinity to the boundary. The outbuilding must be conditioned ancillary to the dwellinghouse and confirmed compliant with Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNPI 6 Extensions, Residential Extensions SPD, LPP1 policy TD1 Townscape and Design, CCI Climate Change and CC2 Sustainable Construction and Climate Change and Sustainability SPD. Character must be considered against Farnham Design Statement guidelines.

5. Appeals Considered

APP/R3650/W/22/3292739 Abbey Business Park, Monks Walk, Farnham GU9 8HT

PRA/2021/01769 The development proposed is conversion of office building to 13 residential (C3) units.

The appeal was **dismissed**. The proposal would not provide adequate natural light in all habitable rooms of the dwellinghouses, and for this reason prior approval is not granted in this case.

6. Licensing Applications Considered

There were none for this meeting.

7. Public Speaking at Waverley's Western Planning Committee

There were none for this meeting.

8. Date of next meeting

Monday 20th March 2023 at 9.30am.

The meeting ended at 9.35 am

Notes written by Jenny de Quervain