



# FARNHAM TOWN COUNCIL



## Notes

### Planning & Licensing Consultative Working Group

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#### Time and date

9.30 am on Monday 20th March, 2023

#### Place

Byworth Room, Farnham Town Hall, South Street, Farnham GU9 7RN

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

Councillor George Hesse  
Councillor John Neale  
Councillor Tony Fairclough  
Councillor George Murray  
Councillor Alan Earwaker (ex-Officio), left at 10.10am

Officers: Jenny de Quervain

#### 1. Apologies for Absence

Apologies were received from Councillors Fraser, Martin and Wicks.

In Councillor Fraser absence, Councillor Neale was nominated as Chair by Council Fairclough and seconded by Councillor Murray.

#### 2. Disclosure of Interests

Councillor Hesse declared a non pecuniary interest due to vicinity to WA/2023/00546 and WA/2023/00547.

Councillor Fairclough declared a non pecuniary interest due to vicinity to WA/202300482.

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

##### **WA/2023/00491 Farnham Castle**

Officer: James Kidger

THE BISHOPS TABLE, BISHOPS TABLE HOTEL, 27 WEST STREET, FARNHAM GU9 7DR

Application under Section 19 to vary condition 1 of WA/2021/01401 (approved plans) to allow alterations to fenestration of Coach House, hotel building and revised layout of flat 5.

**Farnham Town Council raises objection unless alterations are approved by the Heritage Officer.**

#### **WA/2023/00538 Farnham Castle**

Officer: James Kidger

THE BISHOPS TABLE, BISHOPS TABLE HOTEL, 27 WEST STREET, FARNHAM GU9 7DR  
Application under Section 73 to vary condition 1 of WA/2021/01400 (approved plans) to allow alterations to fenestration of Coach House, hotel building and revised layout of flat 5.

**Farnham Town Council raises objection unless alterations are approved by the Heritage Officer.**

#### **Farnham Upper Hale**

#### **PRA/2023/00468 Farnham Upper Hale**

Officer: Dylan Campbell

HEATHYFIELDS YARD, HEATHYFIELDS ROAD, FARNHAM

General Permitted Development Order 2015, Schedule 2 Part 3 Class R - Prior Notification

Application for change of use of agricultural land to a flexible use within commercial/business/service (Use Class E) dog park/dog training.

**Farnham Town Council strongly objects to the inappropriate proposed change of use from agricultural land to dogpark/dog training in a location close to the Thames Basin Heath Special Protection Area and the intensification of the use of the bridleway for vehicle access. Natural England must be consulted.**

#### **4. Applications Considered**

#### **Farnham Bourne**

#### **CA/2023/00498 Farnham Bourne**

Officer: Theo Dyer

2 LITTLE AUSTINS ROAD, FARNHAM GU9 8JR

GREAT AUSTINS 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, especially in a Conservation Area covered by Farnham Neighbourhood Plan policy FNP5 Great Austins Conservation Area and its setting. 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/2023/00481 Farnham Bourne**

Officer: Sam Wallis

REEVE HOUSE, FRENHAM ROAD, LOWER BOURNE, FARNHAM GU10 3HJ

Erection of a garage/ancillary building following demolition of existing garage and outbuildings.

**Farnham Town Council raises objection to this application unless the garage and ancillary building 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. The outbuilding must be conditioned ancillary to the dwellinghouse.**

#### **WA/2023/00490 Farnham Bourne**

Officer: Sam Wallis

AVELEY END, 71 AVELEY LANE, FARNHAM GU9 8PS

Erection of boundary retaining wall and piers and connecting wall from house to garage following demolition of existing piers.

**Character must be considered against Farnham Design Statement guidelines and material in keeping with existing.**

## **Farnham Castle**

### **CA/2023/00530 Farnham Castle**

Officer: Theo Dyer

CEDAR COURT, CASTLE HILL, FARNHAM GU9 7JF

FARNHAM CONSERVATION AREA WORKS TO AND REMOVAL OF 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 LPPI policy CCI Climate Change and NE2 Green and Blue Infrastructure.**

### **CA/2023/00543 Farnham Castle**

Officer: Theo Dyer

20 LONG GARDEN WALK EAST, FARNHAM GU9 7HX

FARNHAM CONSERVATION AREA REMOVAL OF 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. A replacement tree should be planted in a suitable location.**

### Amendments received

**Addition of mansard style roof with changes to parapet roof on side elevation.**

### **WA/2023/00124 Farnham Castle**

Officer: Sam Wallis

1 CASTLE COURT, CASTLE HILL, FARNHAM GU9 7JE

Erection extensions and alterations together with installation of solar panels on dwelling and garage.

**Farnham Town Council maintains its objections to the proportions and poor architectural detailing, not creating an authentic reproduction façade in such a prominent location on Castle Street.**

### **WA/2023/00483 Farnham Castle**

Officer: Matt Ayscough

16 LOWER CHURCH LANE, FARNHAM GU9 7PS

Listed Building Consent for alteration to elevation.

**Farnham Town Council raises objection to the application unless approved by the Heritage Officer.**

### **WA/2023/00486 Farnham Castle**

Officer: Tracy Farthing

SITE OF 42 TO 48 LONG GARDEN WALK, FARNHAM

Erection of a dwelling with vehicular access and parking.

**Farnham Town Council notes that the built form has been reduced in this application compared to refused WA/2021/0176. New dwellings must be compliant with Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNP2 Town Centre Conservation Area and its setting, LPPI 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 parking provision must be approved by the Surrey Highways and have access in forward gear on to Long Garden Walk to ensure the safety of pedestrians and road users, especially in an area with no footway and part of Scholars Way cycle route.**

**WA/2023/00504 Farnham Castle**

Officer: Philippa Smyth

114-115 WEST STREET, FARNHAM GU9 7HL

Listed building consent for internal and external alterations.

**Farnham Town Council raises objection to this application unless the alterations to the Grade II Listed building are approved by the Heritage Officer and confirmed compliant with Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNP2 Town Centre Conservation Area and its setting, 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/2023/00505 Farnham Castle**

Officer: Philippa Smyth

114-115 WEST STREET, FARNHAM GU9 7HL

Part change of use from mixed use newspaper offices to form 2 flats (use class c3) including provision of a balcony.

**Farnham Town Council raises objection to this application unless the change of use is approved by the Heritage Officer and alterations to the Grade II Listed building are confirmed compliant with Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNP2 Town Centre Conservation Area and its setting, 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/2023/00546 Farnham Castle**

Officer: Wanda Jarnecki

34 WEST STREET, FARNHAM GU9 7DR

Construction of dormer extension.

**Farnham Town Council raises objection to the potential for overlooking of the neighbour at no. 32 from the proposed new dormers in this two-bedroom Grade II Listed cottage. Alterations must be approved by the Heritage Officer and be compliant with Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNP 2 Town Centre Conservation Area and its setting, FNPI6 Extensions, Residential Extensions SPD, LPP1 policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction and Climate Change and Sustainability SPD and have no negative impact on the neighbour. Character must be considered against Farnham Design Statement guidelines.**

**WA/2023/00547 Farnham Castle**

Officer: Wanda Jarnecki

34 WEST STREET, FARNHAM GU9 7DR

Listed Building Consent for construction of a dormer window.

**Farnham Town Council raises objection to the potential for overlooking of the neighbour at no. 32 from the proposed new dormers in this two-bedroom Grade II Listed cottage. Alterations must be approved by the Heritage Officer and be compliant with Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNP 2 Town Centre Conservation Area and its setting, FNPI6 Extensions, Residential Extensions SPD, LPP1 policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction and Climate Change and Sustainability SPD and have no negative impact on the neighbour. Character must be considered against Farnham Design Statement guidelines.**

## **Farnham Firgrove**

### **WA/2023/00482 Farnham Firgrove**

Officer: Lauren Kitson

32 BRIDGEFIELD, FARNHAM GU9 8AW

Erection of extensions and alterations to elevations and fenestration; 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 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 and has no negative impact on no. 30 with the further extensions to the rear of the property. Character must be considered against Farnham Design Statement guidelines.**

## **Farnham Hale and Heath End**

### **TM/2023/00510 Farnham Hale and Heath End**

Officer: Theo Dyer

4 & 6 UPPER HALE ROAD, FARNHAM GU9 0NJ

APPLICATION FOR REMOVAL OF TREES SUBJECT OF TREE PRESERVATION ORDER 15/10

**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/2023/00475 Farnham Hale and Heath End**

Officer: Sam Wallis

BALI HAI, ALMA LANE, FARNHAM GU9 0LJ

Certificate of Lawfulness under Section 191 for erection of a side extension.

**No comment.**

### **WA/2023/00548 Farnham Hale and Heath End**

Officer: Sam Wallis

36 BETHEL LANE, FARNHAM GU9 0QB

Erection of extension, alterations to elevations and associated landscaping; alterations to roof, including dormer extension to provide habitable accommodation in roof space.

**Farnham Town Council raises objection to this application unless the extension 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.**

## **Farnham Moor Park**

### **TM/2023/00545 Farnham Moor Park**

Officer: Theo Dyer

DEERFIELD HOUSE, OLD COMPTON LANE, FARNHAM GU9 8EH

APPLICATION FOR WORKS TO AND REMOVAL OF TREES SUBJECT OF TREE PRESERVATION ORDER

**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/2023/00473 Farnham Moor Park**

Officer: Tracy Farthing

LANE END, 5 MONKSHANGER, FARNHAM GU9 8BU

Erection of a linked garage and store following demolition of existing garage, store and greenhouse.

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

**Farnham Wrecclesham and Rowledge**

**TM/2023/00492 Farnham Wrecclesham and Rowledge**

Officer: Theo Dyer

ACORNS, 3 CHAPEL ROAD, ROWLEDGE, FARNHAM GU10 4AP

APPLICATION FOR REMOVAL OF TREE SUBJECT OF TREE PRESERVATION ORDER 20/11

**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.**

**TM/2023/00553 Farnham Wrecclesham and Rowledge**

Officer:

5 GREYSTEAD PARK, WRECCLESHAM, FARNHAM GU10 4NB

APPLICATION FOR REMOVAL OF TREES SUBJECT OF TREE PRESERVATION ORDER 09/01

**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/2023/00493 Farnham Wrecclesham and Rowledge**

Officer: Wanda Jarnecki

7 GARDENIA DRIVE, WRECCLESHAM, FARNHAM GU10 4BL

Alterations to roof space to provide additional habitable accommodation and installation of rooflights to front and rear.

**Farnham Town Council raises objection to this application unless the 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/2023/00521 Farnham Wrecclesham and Rowledge**

Officer: Sam Wallis

LAND CENTRED COORDINATES 482582 145188, THE STREET, WRECCLESHAM, FARNHAM

Change of use of land and erection of a dwelling with solar panels and associated works (revision of WA/2022/02816).

**Farnham Town Council notes that objections were made by Surrey Highways to withdrawn WA/2022/02816. WA/2022/00404 for just an outbuilding on the site was also withdrawn. This application for change of use and a new dwelling must be compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNP6 Wrecclesham Conservation Area and its setting and LPP1 policy TDI Townscape and Design, CCI**

**Climate Change and CC2 Sustainable Construction and have no negative impact of the surrounding dwellings. The new access must be suitable for vehicles to egress the site safely and adhere to Surrey Highways visibility splays requirements.**

**5. Appeals Considered**

**APP/R3650/W/23/3316848**

WA/2022/00978 LAND AT GREEN LANE FARM, GREEN LANE, BADSHOT LEA, FARNHAM Outline planning application with all matters reserved, except for access, for the erection of up to 38 no. dwellings (including 75% affordable housing and 4 no. self build dwellings) with vehicular and pedestrian access, public open space, car parking and landscaping.

Appellant's Name: Simone King

**Farnham Town Council strongly objects to another application for inappropriate development of Land at Green Lane Farm, not being an allocation in Farnham Neighbourhood Plan 2020. Previously refused application WA/2018/2196 was dismissed at appeal in December 2020 with the Inspector concluding 'the proposed development would be in conflict with the development plan and there are no material considerations which justify granting planning permission in this case.'**

Although the previous application was for 50 dwellings, the Inspector's findings are still relevant:

9. **The updated Farnham Neighbourhood Plan (Neighbourhood Plan) was passed at referendum in March 2020 and forms part of the development plan for the area. Policy FNPI0 places priority on protecting the countryside from inappropriate development and shows the site to be outside the defined Built Up Area Boundary (BUAB). The proposal does not fall within the exceptions in FNPI0(a) where development outside the BUAB may be permitted.**
12. **Nevertheless, it plays a role in providing a more localised sense of greenery between the areas of Farnham and Badshot Lea that is reflective of the location at the edge of settlement.**
13. **However, even taking account of the level of visual containment, the introduction of some 50 houses would fundamentally change the character of the site to one that is urban and residential. This would include the visual effects resulting from the extensive changes to the southeast boundary associated with the new access which would contrast starkly with the existing hedgerow that is tight to the boundary on this side of the site and is a strong natural feature. It is noted that Policy FNPI of the Neighbourhood Plan seeks to protect such natural features as part of the design of new development.**
14. **A carefully considered landscaping and layout design agreed as part of reserved matters may assist with assimilating the development into its surroundings and mitigate the loss of the boundary hedgerow to a degree. However, it would not address the fundamental change in character and reduction in greenery which would be an inevitable consequence of green field development of this nature.**
22. **In conclusion, the proposed development would result in harm to the character and appearance of the surroundings, including the relationship between settlements. I find conflict with Policy RE1 and RE3 of the Local Plan, saved Policy C4 Waverley Borough Local Plan, and Policies FNPI, FNPI0 and FNPI1 of the Farnham Neighbourhood Plan which collectively seek to**

safeguard the character of the area, protect the natural features of sites, limit development in the areas outside the BUAB, and prevent coalescence between areas.

The site is outside the Built-up Area Boundary of the Farnham Neighbourhood Plan and in conflict with policies FNPI Design of New Development and Conservation, FNPI0 Protect and Enhance the Countryside, FNPI1 Prevent Coalescence and FNPI4 Housing Site Allocations.

Concern is maintained about the safety of the proposed access with limited visibility caused by the bend to the southwest and railway bridge to the northeast. As the site has no footway, a pedestrian refuge is proposed in the centre of the narrow carriageway, this will be hazardous for pedestrians having to cross at this point.

If the LPA cannot demonstrate a 5YHLS, Local Plans and the Farnham Neighbourhood Plan policies must still be considered, this does not render grants of planning permission automatic.

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.

**6. Licensing Applications Considered**

There were none for this meeting.

**7. Surrey County Council Mineral, Waste, or Other Applications/Consultations**

There were none for this meeting.

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

Councillor Merryweather as ward councillor will speak against application:

**WA/2022/03167 Farnham Weybourne and Badshot Lea**

Outline application with all matters reserved except for access and layout for erection of a detached dwelling (revision of WA/2022/00141).

36 FIELD END FARNHAM GU9 9HZ

**9. Date of next meeting**

Monday 3<sup>rd</sup> April at 9.30am.

The meeting ended at 11.20 am

Notes written by Jenny de Quervain

Date of next meeting 3 April 2023