



# FARNHAM TOWN COUNCIL

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## Notes

### Planning & Licensing Consultative Working Group

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#### Time and date

9.30 am on Monday 3rd April, 2023

#### Place

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

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

Councillor Michaela Martin

Councillor John Neale

Councillor Tony Fairclough

Councillor George Murray

Officers: Jenny de Quervain

#### 1. Apologies for Absence

Apologies were received from Councillors Fraser and Wicks.

In the absence of Councillor Fraser, Councillor Murray was nominated Chair by Councillor Neale and seconded by Councillor Martin.

#### 2. Disclosure of Interests

Councillor Fairclough declared a non pecuniary interest due to knowing the applicant of WA/2023/00691.

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

##### **Farnham Moor Park**

##### **WA/2023/00558 Farnham Moor Park**

Officer: Michael Eastham

BUILDING D20 LAND CENTRED COORDINATES 484270 146934, EAST STREET,  
FARNHAM

Installation of shopfront in relation to details required for Condition 10 of planning permission WA/2016/0268.

**No comment.**

##### **WA/2018/1678/DRI Farnham Moor Park**

Officer: Ruth Dovey

WA/2018/1678/DRI-Conditions 3, 6 and 7 Application under Section 73A to vary Condition 5 and remove Condition 11 of WA/2018/0544 (Condition 5 limits works that can be done prior to construction of access bridge and Condition 11 limits lane closure times on the A31) to allow for the demolition of Brightwell Cottage and the tennis pavillion and the provision and collection of welfare facilities prior to the completion of the temporary construction bridge and to allow for the temporary 24 hour closure of a lane of the A31, to enable the construction of the bridge. SITE B, EAST STREET REGENERATION, EAST STREET, FARNHAM

The relevant condition(s) shown below:

*Condition 3*

*On completion of the development permitted under WA/2012/0912 or WA/2016/0268 the temporary construction access/bridge shall be removed and replaced with the permanent footbridge in accordance with details to be submitted to and approved in writing by the Local Planning Authority. Such details shall include reinstatement of the land to a condition that is first agreed in writing by the Local Planning Authority.*

*The development shall be carried out in strict accordance with the approved details.*

*Condition 6*

*The proposed access road including its junction with the A31 Farnham by-pass shall be closed and all kerbing, verges, replacement trees, landscaping and highway margins shall be fully reinstated by the applicant, in a manner to be agreed in writing by the Local Planning Authority, by 30th November 2022 or an alternative date to be agreed in writing by the Local Planning Authority.*

*Condition 7*

*The proposed South Street (Borelli Walk) access shall be closed and fully reinstated and all kerbing, verges, replacement trees, landscaping and highway margins shall be fully reinstated by the applicant in a manner to be agreed in writing by the Local Planning Authority, prior to occupation of the development approved by WA/2012/0912 or WA/2016/0268.*

- 1) Farnham Town Council objects to the discharge of Condition 3 as the requirements have not been met. The development has not been completed and despite many requests for an early discussion on the design and nature of the replacement footbridge (since before construction of the scheme commenced) there has been no agreement on a suitable footbridge for approval by the Local Planning Authority. The initial (inadequate drawings) do not include the details of the reinstatement of the land as required.**
- 2) Farnham Town Council objects to the premature removal of the construction bridge due to the number of deliveries still required to complete dwellings and larger commercial units (cinema and Brightwell House). It is unacceptable to have site deliveries via the town centre and the AQMA. The avoidance of construction traffic in the town centre was a key requirement of the application when the construction bridge was approved and there are no reasons to remove this requirement prematurely.**
- 3) Farnham Town Council strongly objects to the proposed replacement bridge. The width of the proposed bridge needs to meet updated standards and the requirements set out in LTP4.**
- 4) Farnham Town Council strongly objects to the proposed ramp, constructed with gabions, being bulky and out of character with the setting of Borelli Walk which will be returned to a landscaped greenspace following**

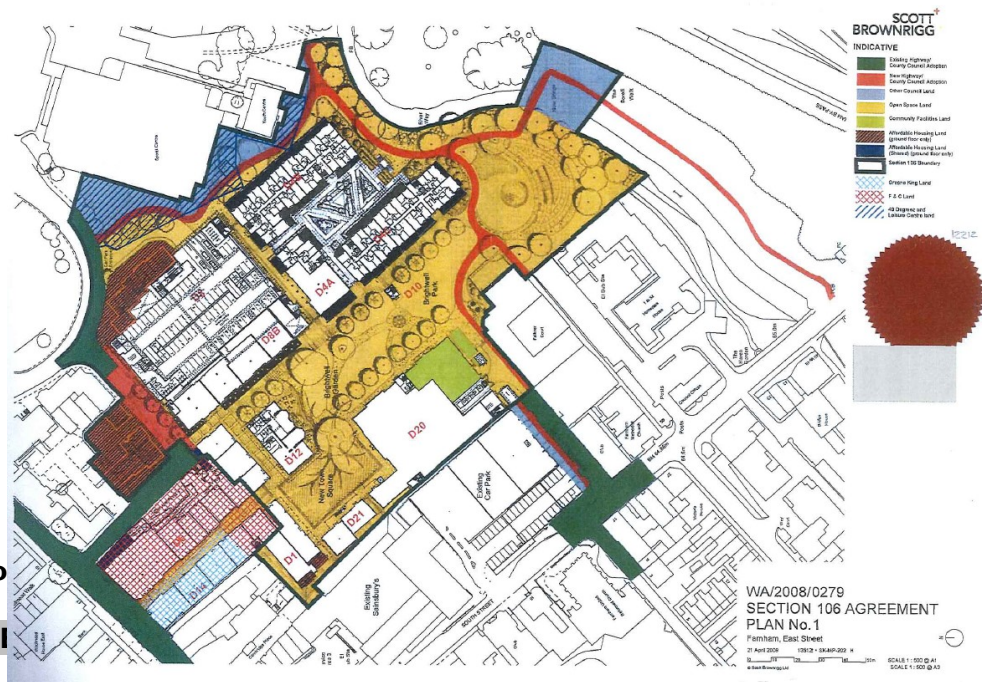
completion of the development. The width of any ramp needs to meet updated standards and the requirements set out in LTP4. Its impact and scale needs to be appropriate to the setting.

- 5) Drawings of an alternative sweeping path off the bridge have been shared with the developers indicating how the reinstatement of the pathway levels and the appropriate gradients can be met. Landscaping natural gradients with the use of GeoGrow type materials, acceptable to the Environment Agency, would be more appropriate and feasible with the cooperation of all parties.
- 6) The details below specify a shared cycle and pedestrian bridge to Borelli Walk from the site. Farnham Town Council has attempted to engage with Crest Nicholson on the design and installation of the new bridge consistently over several years but this has never been progressed as a priority. It would be wholly unsatisfactory to have a substandard bridge with a negative impact on the local area as a lasting legacy of Crest Nicholson's development. Although the aspirations of a Coronation-worthy bridge may not be a planning matter, the aesthetics and design of the bridge, the access on and off it, need to be suitable for users, fit for purpose and appropriate for the setting.
- 7) Farnham Town Council has not been consulted on the details pursuant to Condition 7, yet it has been previously discussing with Waverley Borough Council future responsibility for Borelli Walk.

As referred to above, the S106 details a footway/cycleway bridge and path.

- 8 A shared cycleway/footway through the Site linking Dogflud Way to South Street via Brightwells Road (south western arm) and the southern side of the bowling green, as shown generally on drawing number JNY4420/50F attached to this Agreement.
- 13 A shared cycle and pedestrian bridge to Borelli Walk in accordance with the Planning Permission

4. Application  
Farnham I



**CA/2023/00646 Farnham Bourne**

Officer: Theo Dyer

8 GREENHILL ROAD, FARNHAM, GU9 8JW  
GREAT AUSTINS 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 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 LPPI policy CCI Climate Change and NE2 Green and Blue Infrastructure.**

**NMA/2023/00716 Farnham Bourne**

Officer: Sam Wallis

34 SCHOOL LANE, LOWER BOURNE, FARNHAM GU10 3PF

Amendment to WA/2022/01623 existing render finish is sand and cement. Proposal to finish the existing building and extensions in a K Rend monocouche finish. Existing building underpinned during the course of the extension works. The existing traditional sand and cement render is cracked. K Rend is lightweight, reinforced and flexible and more suitable for the longevity of the external of the building.

**No comment.**

**PRA/2023/00586 Farnham Bourne**

Officer: Sam Wallis

40 LODGE HILL ROAD, LOWER BOURNE, FARNHAM GU10 3RF

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

**Class AA is not appropriate for dwellings built pre-1948. It is believed this dwelling was built between the wars. Farnham Town Council strongly objects to this application and its negative impact on the street scene and adjoining neighbour.**

**WA/2023/00670 Farnham Bourne**

Officer: Gillian Fensome

WAVERLEY ABBEY HOUSE, WAVERLEY LANE, FARNHAM GU9 8EP

Listed Building Consent for a partition wall, replacement of 2 exterior doors and install lead hood to protect external stone cornice.

**Farnham Town Council raises objection to this application unless the alterations to this Grade II\* Listed building are approved by the Heritage Officer. Character must be considered against Waverley Abbey Conservation Area policies and Farnham Design Statement guidelines.**

**WA/2023/00704 Farnham Bourne**

Officer: Michael Eastham

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

Erection of extensions and alterations including raising of the ridge height together with alterations to existing garage.

**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, FNP16 Extensions, Residential Extensions SPD, 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.**

**Farnham Castle**

**WA/2023/00575 Farnham Castle**

Officer: Michael Eastham

LAND AT 11 OLD PARK LANE, FARNHAM

Erection of a dwelling and associated swimming pool, parking and landscaping.

**A similar scheme was granted under WA/2022/00757 in October 2022, this application increases the proposal by 21.5m2. Farnham Town Council raises objection to this application unless the new dwelling is confirmed compliant with Farnham Neighbourhood Plan policy FNPI New Development and Conservation, LPP1 policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction and Climate Change and Sustainability SPD. Character and materials must be considered against Farnham Design Statement guidelines.**

**WA/2023/00650 Farnham Castle**

Officer: Tracy Farthing

NORTH BARN, LION AND LAMB WAY, FARNHAM

Change of use from Use Class E (yoga studio) to student accommodation Use class C1.

**Farnham Town Council seeks clarification from the Planning Officer Tracy Farthing as the History and Constraints document shows no application/permission granted for the first-floor apartment noted as being 'retained'. Farnham Town Council raises objection to the limited natural light and ventilation in fully self-contained rooms.**

**WA/2023/00653 Farnham Castle**

Officer: Simon Brooksbank

27 VICTORIA ROAD, FARNHAM GU9 7RB

Erection of a single storey extension and alterations to existing porch.

**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, FNP16 Extensions, Residential Extensions SPD, LPP1 policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction and Climate Change and Sustainability SPD. Character and materials must be considered against Farnham Neighbourhood Plan policy FNP2 Town Centre Conservation Area and its setting and Farnham Design Statement guidelines.**

**WA/2023/00658 Farnham Castle**

Officer: Gillian Fensome

LOWER FARM, DIPPENHALL ROAD, DIPPENHALL, FARNHAM GU10 5ED

Certificate of Lawfulness under Section 192 alterations to elevations including installation of rooflights and dormer windows and repairs to the slate roofing.

**No comment.**

**Farnham Firgrove**

**WA/2023/00576 Farnham Firgrove**

Officer: Michael Eastham

REAR OF 2 - 4 STATION HILL, FARNHAM GU9 8AA

Change of use of existing flat (Use Code C3) with extensions and alterations to provide HMO (House in Multiple Occupation) (Use Class C4) following demolition works.

**Farnham Town Council objects to the poor standard of accommodation proposed with cramped bedroom accommodation for future occupants.**

**WA/2023/00655 Farnham Firgrove**

Officer: Sam Wallis

TAMARISK, WEYDON FARM LANE, FARNHAM GU9 8QJ

Erection of a first floor 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, FNP16 Extensions, Residential Extensions SPD, 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.**

**WA/2023/00693 Farnham Firgrove**

Officer: Sam Wallis

26 UPPER WAY, FARNHAM GU9 8RG

Erection of extensions and alterations (revision of WA/2022/02287).

**Farnham Town Council notes that the previous application was refused as overdevelopment, this application has been marginally reduced. Extension and alterations must be confirmed compliant with Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNP16 Extensions, Residential Extensions SPD, 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.**

**Farnham Hale and Heath End**

**WA/2023/00671 Farnham Hale and Heath End**

Officer: Tom French

42 ALMA LANE, FARNHAM GU9 0LH

Erection of an extension and alterations.

**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, FNP16 Extensions, Residential Extensions SPD, 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 and materials match existing.**

**Farnham Moor Park**

**WA/2023/00571 Farnham Moor Park**

Officer: Tom French

58 LYNCH ROAD, FARNHAM GU9 8BX

Certificate of Lawfulness under Section 192 for erection of a single storey side extension.

**No comment.**

**Farnham Shortheath and Boundstone**

**NMA/2023/00593 Farnham Shortheath and Boundstone**

Officer: Sam Wallis

106 SHORTHEATH ROAD, FARNHAM GU9 8SE

Amendment to WA/2021/03072 - permission for the extension plans to be amended to continue to match the existing materials of the house, which at the time of construction will be a lighter render (drawing attached). I want the extension to match the render on the rest of the house.

**No comment.**

**WA/2023/00705 Farnham Shortheath and Boundstone**

Officer: Gillian Fensome

38 GREEN LANE, FARNHAM GU9 8PY

Certificate of Lawfulness under Section 192 for erection of single storey side and rear extensions.

**No comment.**

**Farnham Upper Hale**

**WA/2023/00689 Farnham Upper Hale**

Officer: Wanda Jarnecki

116 UPPER HALE ROAD, FARNHAM GU9 0JH

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

**No comment.**

**WA/2023/00690 Farnham Upper Hale**

Officer: Rachel Lawrence

IVY HOUSE, THE GREEN, FARNHAM GU9 0HJ

Alterations and extensions to existing squash court building to provide a new dwelling.

**This site has a history of being refused and dismissed at appeal. Farnham Town Council raises objection to the alterations and extensions to the squash court building unless confirmed compliant with Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNPI6 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. Trees and tree roots must be protected.**

**Farnham Weybourne and Badshot Lea**

**WA/2023/00580 Farnham Weybourne and Badshot Lea**

Officer: Matthew Roberts

HALE FARM HOUSE, MONKTON LANE, FARNHAM GU9 9AA

Repair works to sashes and glazing on front elevation windows.

**Works must be approved by the Heritage Officer.**

**WA/2023/00581 Farnham Weybourne and Badshot Lea**

Officer: Matthew Roberts

HALE FARM HOUSE, MONKTON LANE, FARNHAM GU9 9AA

Listed Building consent for repair works to sashes and glazing on front elevation windows.

**Works must be approved by the Heritage Officer.**

**WA/2023/00686 Farnham Weybourne and Badshot Lea**

Officer: Matthew Roberts

23 NEWCOME ROAD, FARNHAM GU9 9DJ

Erection of two storey and single storey extensions and alterations.

**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 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.**

**WA/2023/00708 Farnham Weybourne and Badshot Lea**

Officer: Matthew Roberts

LONGBARROW NURSERIES, BADSHOT FARM LANE, BADSHOT LEA, FARNHAM GU9 9HY

Certificate of Lawfulness under Section 192 for erection of single storey side and rear extensions.

**Farnham Town Council requests confirmation of the dwelling address to ensure this application is valid.**

**Farnham Wrecclesham and Rowledge**

**PRA/2023/00649 Farnham Wrecclesham and Rowledge**

Officer: Matt Ayscough

THE BAKERY, 94 THE STREET, WRECCLESHAM, FARNHAM GU10 4QR

General Permitted Development Order 2015, Schedule 2 Part 3 Class MA - Prior Notification application for change of use of from commercial, business and service (Use Class E) to 1 dwellinghouse (Use Class C3).

**No comment.**

**WA/2023/00647 Farnham Wrecclesham and Rowledge**

Officer: Michael Eastham

LAND AT THE GRANARY, WRECCLESHAM HILL, WRECCLESHAM, FARNHAM

Erection of a dwelling.

**Farnham Town Council is disappointed in the lack of resources at the Forestry Commission, based in Bucks Horn Oak bordering the same ancient woodland as this application, only providing generic guidance and not specific comment.**

**Confirmation is sought from Planning Officer Michael Eastham as to the conditions previously suggested by the Forestry Commission for refused WA/2021/03198.**

**Although the site is noted at 0.5ha, the majority of the site is in a designated Ancient & Semi-Natural Woodland (ASNW) and its buffer. Farnham Town Council objects to the 'urban creep' previously observed by the Forestry Commission.**

**Restrictions must be put in place to prevent urban creep, protect trees, tree roots and the ASNW and its buffer in this location.**

**WA/2023/00656 Farnham Wrecclesham and Rowledge**

Officer: Planning Officer (01)

CASCINA, THE LONG ROAD, ROWLEDGE, FARNHAM GU10 4EB

Alterations to elevations; erection of an extension to existing single garage.

**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, 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.**

**WA/2023/00691 Farnham Wrecclesham and Rowledge**

Officer: Matthew Roberts

THE PINES, 11 THE AVENUE, ROWLEDGE, FARNHAM GU10 4BD

Erection of extensions and alterations including link extensions and alterations to existing detached garage to provide habitable accommodation; erection of a detached garage.

**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, 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.**



**WA/2023/00664 Farnham Wrecclesham and Rowledge**

Officer: Gillian Fensome

BEAR AND RAGGED STAFF, 48 THE STREET, WRECCLESHAM, FARNHAM GU10 4QR

Listed building consent for internal alterations to ground floor level.

**Farnham Town Council raises objection to this application unless the alterations to this Grade II Listed building are approved by the Heritage Officer and confirmed compliant Farnham Neighbourhood Plan policy FNP6 Wrecclesham Conservation Area and its setting.**

**WA/2023/00707 Farnham Wrecclesham and Rowledge**

Officer: Tom French

BEAR AND RAGGED STAFF, 48 THE STREET, WRECCLESHAM, FARNHAM GU10 4QR

Listed Building Consent for installation of signage and associated lighting; repainting of the exterior building.

**Farnham Town Council raises objection to this application unless the alterations to this Grade II Listed building are approved by the Heritage Officer and confirmed compliant with Farnham Neighbourhood Plan policy FNP6 Wrecclesham Conservation Area and its setting and Farnham Design Statement guidelines.**

**WA/2023/00712 Farnham Wrecclesham and Rowledge**

Officer: Simon Brooksbank

BEAR AND RAGGED STAFF, 48 THE STREET, WRECCLESHAM, FARNHAM GU10 4QR

Display of illuminated signage and associated lighting.

**Located in a Conversation Area, the signage and illumination must be compliant with Farnham Design Statement guidelines, Farnham Neighbourhood Plan policy FNP4 Advertisements and FNP6 Wrecclesham Conservation Area and its setting.**

**5. Appeals Considered**

There were none for this meeting.

**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**

The last meeting for the Western Planning Committee was held on 29<sup>th</sup> March 2023.

**9. Date of next meeting**

Monday 17<sup>th</sup> April at 9.30am.

The meeting ended at 11.05 am

Notes written by Jenny de Quervain