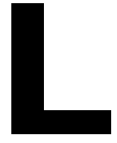




# FARNHAM TOWN COUNCIL



## Notes

### Planning & Licensing Consultative Working Group

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#### Time and date

9.30 am on Monday 17th 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 George Hesse  
Councillor John Neale  
Councillor Tony Fairclough  
Councillor George Murray  
Councillor Alan Earwaker (Ex-officio)

Officers: Jenny de Quervain

#### 1. Apologies for Absence

Apologies were received from Councillors Fraser, Martin and Wicks.

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

#### 2. Disclosure of Interests

The Officer declared a non pecuniary interest to WA/2023/00758. Comments were formulated by Councillors.

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

##### **Farnham Bourne**

##### **WA/2023/00824 Farnham Bourne**

Officer: Planning Officer (01)

EDGEBOROUGH SCHOOL, FRENHAM ROAD, FARNHAM GU10 3AH

Widening of Hillside Road at the junction with Frensham Road and widening of the entrance to the main car park within the school site.

**Farnham Town Council notes the requirement for the widening of the access to allow for two lanes at the exit on to Frensham Road and safer drop-off/pick-up at the main car park. The proposed widening of the junction must be approved by Surrey Highways.**

## **Farnham Castle**

### **WA/2023/00723 Farnham Castle**

Officer: Philippa Smyth

KINGSDOWN, CASTLE HILL, FARNHAM GU9 0AD

Application under Section 73 to vary conditions 1, 2, 7, 9, 10, 11, 12, 13 & 25 of WA/2021/02776 (approved plans, external materials, construction management plan, tree protection, construction details, drainage details, landscape & landscape layout) to allow alterations to design and layout.

**No comment.**

### **WA/2023/00758 Farnham Castle**

Officer: Philippa Smyth

TINDLE HOUSE, HARTS YARD, WEST STREET, FARNHAM GU9 7GZ

Application under Section 73 to vary Condition 1 of WA/2020/0995 (approved plans) to allow alterations to design, layout, parking layout and alterations to elevations for Units 01, 02, 03, 04, 05, 06, 07 and 08.

**It was noted that character features have being removed from the dwellings across the scheme. The proposed parking space in front of the commercial unit (fitness gym) will cause obstruction to footpath 85 and have a negative visual impact on the character of the footway section of Harts Yard when viewed from West Street.**

## **Farnham Wrecclesham and Rowledge**

### **NMA/2023/00732 Farnham Wrecclesham and Rowledge**

Officer: Philippa Smyth

LAND TO THE SOUTH OF WRECCLESHAM HILL, WRECCLESHAM GU10 4JX

Amendment to WA/2022/00061 - Wording of Condition 1 as set out in the attached Cover Letter - changes to equipment locations/orientation on site. Better organisation of the equipment approved within the compound.

**No comment.**

## **4. Applications Considered**

### **Farnham Bourne**

#### **CA/2023/00728 Farnham Bourne**

Officer: Theo Dyer

COLCROFT, 6 MAVINS ROAD, FARNHAM GU9 8JT

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

#### **NMA/2023/00730 Farnham Bourne**

Officer: Sam Wallis

12 LITTLE AUSTINS ROAD, FARNHAM GU9 8JR

Amendment to WA/2022/03198 - Removal of one window on the proposed east side elevation. Amend door style and position on the proposed rear elevation.

**No comment.**

#### **NMA/2023/00735 Farnham Bourne**

Officer: Tracy Farthing  
GOLDHILL GROVE, GOLD HILL, LOWER BOURNE, FARNHAM GU10 3JH  
Amendment to WA/2022/00407 for erection of extension and alterations to roofing and cladding

**Farnham Town Council objects to this application as non-material due to the type of the proposed amendments.**

**PRA/2023/00767 Farnham Bourne**

Officer: Sam Wallis

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

Erection of a single storey rear extension which would extend 5.52 m beyond the rear wall of the original house by for which the height would be 3.20 m and for which the height of the eaves would be 3.20 m.

**Farnham Town Council raises objections to the negative impact on the neighbour with overlooking from the additional side windows against the boundary of no. 42.**

**WA/2023/00784 Farnham Bourne**

Officer: Planning Officer (01)

KILN FARM COTTAGE, 3A WINSTON WALK, LOWER BOURNE, FARNHAM GU10 3LX

Alterations to existing outbuilding to provide a garage and separate store outbuilding.

**Farnham Town Council raises objection to this retrospective 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.**

**WA/2023/00785 Farnham Bourne**

Officer: Planning Officer (01)

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

Alterations to garage to form habitable accommodation and erection of an outbuilding.

**The proposed outbuilding is positioned only half a metre from the south and southeast boundaries. Farnham Town Council raises objection to this application unless the outbuilding is confirmed compliant with Residential Extensions SPD, LPP1 policy TDI Townscape and Design, Character CCI Climate Change and CC2 Sustainable Construction and Climate Change and Sustainability SPD.**

**WA/2023/00830 Farnham Bourne**

Officer: Planning Officer (01)

WAVERLEY FARM, WAVERLEY LANE, FARNHAM

Erection of a sanitary building; alterations to elevation to provide a storeroom; installation of solar panels on roof.

**Farnham Town Council raises objection to this application unless the facilities are confirmed compliant with Farnham Neighbourhood Plan policy FNPI0 Protect and Enhance the Countryside with being Outside the Built-up Area Boundary, LPP1 policy TDI Townscape and Design, RE2 Green Belt, RE3 Landscape (AONB and AGLV), CCI Climate Change and CC2 Sustainable Construction and Climate Change and Sustainability SPD.**

**Farnham Castle**

Amendments received

**Addition of 2.2m timber screening**

**WA/2022/02881 Farnham Castle**

Officer: Sam Wallis

121 WEST STREET, FARNHAM GU9 7HH

Listed Building consent for construction of roof garden including installation of new internal staircase from ground floor to roof level together with associated works.

**The Heritage Officer must be consulted. Farnham Town Council maintains its previous concerns over accessibility to the proposed new roof garden, with access being via a new internal staircase only. Installation of a stairlift must be included to allow all customers access to the new roof garden.**

Amendments received

**Addition of 2.2m timber screening**

**WA/2022/02882 Farnham Castle**

Officer: Sam Wallis

121 WEST STREET, FARNHAM GU9 7HH

Construction of roof garden including installation of new internal staircase from ground floor to roof level and 3 parasols together with associated works.

**The Heritage Officer must be consulted. Farnham Town Council maintains its previous concerns over accessibility to the proposed new roof garden, with access being via a new internal staircase only. Installation of a stairlift must be included to allow all customers access to the new roof garden.**

**WA/2023/00775 Farnham Castle**

Officer: Planning Officer (01)

37 TOR ROAD, FARNHAM GU9 7BY

Certificate of lawfulness under section 192 for alterations to roof space to provide habitable accommodation including dormer to the rear roof and roof lights to the front roof together with two windows at the side of the gable wall.

**No comment.**

**WA/2023/00799 Farnham Castle**

Officer: Planning Officer (01)

BIFFA, 3 COXBRIDGE BUSINESS PARK, ALTON ROAD, FARNHAM GU10 5EH

Erection of bin container repair building and alterations to site access together with relocation of car parking and container storage.

**No comment.**

**WA/2023/00808 Farnham Castle**

Officer: Planning Officer (01)

BARN, 11 OLD PARK LANE, FARNHAM

Erection of a dwelling with vehicular access following demolition of existing barn and ancillary building.

**Farnham Town Council notes that the Design and Access Statement incorrectly labels the west side as 'east'. As with the previously allowed scheme and subsequent granted scheme, objection is still raised to the overlooking of the host dwelling from windows in the west elevation.**

**WA/2023/00826 Farnham Castle**

Officer: Planning Officer (01)

RANDALLS COTTAGE, CRONDALL LANE, DIPPENHALL, FARNHAM GU10 5DL

Erection of a link extension and alterations to elevations together with raised decking and associated works.

**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, FNP10 Protect and Enhance the Countryside being Outside the Built-up Area Boundary, FNP16 Extensions, Residential Extensions SPD, LPP1 policy TDI Townscape and Design, RE2 Green Belt, RE3 Landscape (AGLV), CCI Climate Change and CC2 Sustainable Construction and Climate Change and Sustainability SPD and has no negative impact on wildlife from the extensive glazing in the proposed link extension. Character must be considered against Farnham Design Statement guidelines.**

#### **Farnham Firgrove**

##### **WA/2023/00752 Farnham Firgrove**

Officer: Planning Officer (01)

81 WEYDON HILL ROAD, FARNHAM GU9 8NY

Erection of extensions and alterations to elevations following part demolition of existing extension.

**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 must be considered against Farnham Design Statement guidelines.**

#### **Farnham Moor Park**

##### **WA/2023/00793 Farnham Moor Park**

Officer: Planning Officer (01)

HIGHFIELD HEIGHTS FARM, GUILDFORD ROAD, RUNFOLD, FARNHAM GU10 1PN

Erection of one dwelling with access and associated works following demolition of an existing building.

**Farnham Town Council notes the History and Constraints document is missing from the application. The planning history on this site must be considered when determining this application. The new dwelling must be compliant with Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNP10 Protect and Enhance the Countryside, LPP1 policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction and Climate Change and Sustainability SPD.**

##### **WA/2023/00797 Farnham Moor Park**

Officer: Planning Officer (01)

44 STOKE HILLS, FARNHAM GU9 7TE

Erection of a single storey extension and alterations together with vehicular access and associated works.

**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, LPP1 policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction and Climate Change and Sustainability SPD. The proposed alterations to the vehicle access must be approved by Surrey Highways.**

##### **WA/2023/00818 Farnham Moor Park**

Officer: Planning Officer (01)

12 WYKEHAM ROAD, FARNHAM GU9 7JR

Erection of 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, FNP16 Extensions, Residential Extensions SPD, LPPI policy TDI Townscape and Design, CCI Climate Change and CC2 Sustainable Construction and Climate Change and Sustainability SPD and the impact on the neighbour at no. 10 is considered. Character must be considered against Farnham Design Statement guidelines.**

**WA/2023/00821 Farnham Moor Park**

Officer: Planning Officer (01)

LAND ADJACENT TO 44 CROOKSBURY ROAD, FARNHAM

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

**No comment.**

**Farnham Shortheath and Boundstone**

**NMA/2023/00727 Farnham Shortheath and Boundstone**

Officer: Matthew Roberts

91A GREENFIELD ROAD, FARNHAM GU9 8TH

Amendment to WA/2022/01181 to replace the external render on the upper floors with cream/stone coloured cement fibre board cladding, with the lower ground floor remaining in a similar colour render, as per the original granted application.

**No comment.**

**TM/2023/00768 Farnham Shortheath and Boundstone**

Officer: Theo Dyer

WINDERMERE, APPLELANDS CLOSE, WRECCLESHAM, FARNHAM GU10 4TL

APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 09/99

**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.**

**Farnham Weybourne and Badshot Lea**

**WA/2023/00722 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 (revision of WA/2022/02577).

**Farnham Town Council notes that the previous scheme was granted permission on 14 December 2022. The extensions, alterations and detached garaged must be 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 Climate Change and Sustainability SPD. Character must be considered against Farnham Design Statement guidelines.**

**WA/2023/00819 Farnham Weybourne and Badshot Lea**

Officer: Planning Officer (01)

89 WEYBOURNE ROAD, FARNHAM GU9 9EX

Erection of a single storey extension following demolition of existing garage and store.

**Farnham Town Council raises objection to this application unless the extension is confirmed compliant with Farnham Neighbourhood Plan policy FNPI New Development and Conservation, FNPI 6 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 Wrecclesham and Rowledge**

#### **TM/2023/00780 Farnham Wrecclesham and Rowledge**

Officer: Theo Dyer

BEECHPOINT, 2 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 LPPI policy CCI Climate Change and NE2 Green and Blue Infrastructure, replanting is necessary with suitable species in an appropriate location.**

#### **WA/2023/00776 Farnham Wrecclesham and Rowledge**

Officer: Planning Officer (01)

4 POTTERS MEWS, WRECCLESHAM, FARNHAM GU10 4EG

Erection of a two storey extension and alterations to elevations.

**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, FNPI 6 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.**

#### **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**

To be confirmed.

The meeting ended at 10.40 am

Notes written by Jenny de Quervain