



FARNHAM TOWN COUNCIL



Notes

Planning & Licensing Consultative Working Group

Time and date

9.30 am on Monday 21st August, 2023

Place

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

Planning & Licensing Consultative Working Group Members Present:

Councillor Tony Fairclough
Councillor Brodie Mauluka
Councillor Graham White
Councillor Alan Earwaker (ex-Officio)

Officers: Jenny de Quervain

1. Apologies for Absence

Apologies were received from Councillors Hesse, Loughton, Merryweather, Murray and Woodhouse.

In the absence of the Lead Member Councillor Loughton, Councillor Fairclough was nominated as Chair for this meeting by Councillor White and seconded by Councillor Mauluka.

2. Disclosure of Interests

Councillor Fairclough declared a non pecuniary interest to WA/2023/01767 due to being a season ticket holder.

3. Applications Considered for Key/Larger Developments

Farnham Castle

HRA/2023/01611 Farnham Castle

Officer: Simon Brooksbank

THE COURTYARD, 17 AND 16B WEST STREET, FARNHAM Application under Regulation 77 of The Conservation of Habitats and Species Regulations 2017 for assessment of the proposal's effect on the integrity of the Special Protection site.

The application relates to PRA/2023/01116 General Permitted Development Order 2015, Schedule 2 Part 3 Class MA - Prior Notification application for change of use of commercial, business and service uses (Use Class E) to 23 dwellinghouses (Use Class C3).

No comment.

WA/2023/01640 Farnham Castle

Officer: Omar Sharif

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

Application under Section 73A to vary condition 1 of WA/2021/01400 (approved plans) to allow alterations to the roofspace with dormer windows to provide an additional bedroom and study.

No comment.

WA/2023/01703 Farnham Castle

Officer: Simon Brooksbank

6 TOWN HALL BUILDINGS, THE BOROUGH, FARNHAM GU9 7ND

Change of use from retail (use class E) to Public House (use class sui generis).

Farnham Town Council has no objection to the change of use from retail to Public House. The detail of opening times, etc. will be reviewed through a new licensing application in due course.

WA/2023/01767 Farnham Castle

Officer: Simon Brooksbank

FARNHAM TOWN FOOTBALL CLUB, MEAD LANE, FARNHAM GU9 7DY

Erection of detached spectator stand.

Farnham Town Council supports facilities to allow the safe attendance of additional spectators at Farnham Town Football Club.

Farnham Moor Park

NMA/2023/01726 Farnham Moor Park

Officer: Tracy Farthing

PHYLLIS TUCKWELL MEMORIAL HOSPICE, WAVERLEY LANE, FARNHAM GU9 8BL

Amendment to WA/2022/03102 to amend wording to conditions 4, 13, and 23.

No comment.

PRA/2023/01604 Farnham Moor Park

Officer: David Hung

KINETROL MANUFACTURING, 17A FARNHAM TRADING ESTATE, FARNHAM GU9 9NZ

General Permitted Development Order 2015, Schedule 2 Part 14 Class J - Prior Approval for installation of PV solar panels measuring 81 kWp on roof.

Farnham Town Council welcomes the introduction of energy generation technologies utilising the roof space at 17A Farnham Trading Estate for PV panels.

WA/2023/01705 Farnham Moor Park

Officer: David Hung

SOUTH FARNHAM SCHOOL ACADEMY TRUST, SOUTH FARNHAM SCHOOL, MENIN WAY, FARNHAM GU9 8DY

Erection of extension to the main school building to provide a new sports hall and equipment store; alterations to existing games court.

Farnham Town Council welcomes the improvement to the school's facilities and would like to see the expansive flat roof utilised for energy generation such as PV panels. The Climate Change and Sustainability checklist, under 'renewable and/or low carbon energy generation technologies', states that PV panels will be considered at building regulations stage.

Farnham North West

PRA/2023/01638 Farnham North West

Officer: David Hung

UNIVERSITY FOR THE CREATIVE ARTS, FALKNER ROAD, FARNHAM GU9 7DS
General Permitted Development Order 2015, Schedule 2 Part 14 Class J - Prior Approval for installation of 1430 x 570 kWp solar PV panels onto the roofspace of campus.

Farnham Town Council welcomes the introduction of energy generation technologies utilising the roof space across the campus for PV panels.

Farnham Weybourne

PRA/2023/01553 Farnham Weybourne

Officer: David Hung

DAVID LLOYD LEISURE CLUB, WILKINSON WAY, FARNHAM GU9 9ND
General Permitted Development Order 2015, Schedule 2 Part 14 Class J - Prior Approval for installation of 666 x 500W PV solar roof top panels.

Farnham Town Council welcomes the introduction of energy generation technologies utilising the roof space at the club for PV panels.

4. Applications Considered

Farnham Bourne

CA/2023/01535 Farnham Bourne

Officer: Theo Dyer

11A GREENHILL ROAD, FARNHAM GU9 8JW
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.

TM/2023/01576 Farnham Bourne

Officer: Theo Dyer

TATTINGSTONE CLOSE, LOWER BOURNE, FARNHAM GU10 3QY
APPLICATION FOR REMOVAL OF TREES SUBJECT OF TREE PRESERVATION ORDER 17/05

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, NE1 Biodiversity and Geological Conservation and NE2 Green and Blue Infrastructure.

TM/2023/01577 Farnham Bourne

Officer: Theo Dyer

OAK APPLE, 2 TATTINGSTONE CLOSE, LOWER BOURNE, FARNHAM GU10 3QY
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, NE1 Biodiversity and Geological Conservation and NE2 Green and Blue Infrastructure.

TM/2023/01728 Farnham Bourne

Officer: Theo Dyer

PINEWOOD, GOLD HILL, LOWER BOURNE, FARNHAM GU10 3JH
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 LPPI policy CCI Climate Change, NE1 Biodiversity and Geological Conservation and NE2 Green and Blue Infrastructure.

WA/2023/01554 Farnham Bourne

Officer: Michael Eastham

33 AVELEY LANE, FARNHAM GU9 8PR

Application under Section 73 to vary condition 1 of WA/2023/00101 (approved plans) to allow alterations to roof pitch/ridge height.

No comment.

Farnham Castle

CA/2023/01713 Farnham Castle

Officer: Theo Dyer

4 BISHOPS MEAD, FARNHAM GU9 7DU

FARNHAM 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 FNP2 Town Centre 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.

WA/2023/01596 Farnham Castle

Officer: Anna Whitty

37 RED LION LANE, FARNHAM GU9 7QN

Construction of 3 dormer windows and installation of window to rear elevation.

Farnham Town Council has no objections to the character dormers proposed to the front and rear of this Building of Local Merit located in the Town Centre Conservation Area of the Farnham Neighbourhood Plan, respecting policy FNP2 and guidance in the Farnham Design Statement.

Farnham Firgrove

TM/2023/01625 Farnham Firgrove

Officer: Theo Dyer

64 RIDGWAY ROAD, FARNHAM GU9 8NS

APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION 29/05

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 FNP2 Town Centre 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.

WA/2023/01685 Farnham Firgrove

Officer: Matt Ayscough

1 HILLARY CLOSE, FARNHAM GU9 8QZ

Erection of single storey extension together with alterations to roof, elevations and associated works.

No comment.

WA/2023/01564 Farnham Firgrove

Officer: Anna Whitty

9 MORLEY ROAD, FARNHAM GU9 8LX

Erection of a single storey extension following demolition of lean-to and chimney stack (revision of WA/2022/03082).

No comment.

WA/2023/01700 Farnham Firgrove

Officer: Anna Whitty

26 EDWARD ROAD, FARNHAM GU9 8NP

Erection of extensions following demolition of existing detached garage.

No comment.

Farnham Heath End

TM/2023/01536 Farnham Heath End

Officer: Theo Dyer

THE GLEN, NUTSHELL LANE, FARNHAM GU9 0FF

APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 10/10

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 FNP2 Town Centre 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.

Farnham Moor Park

WA/2023/01598 Farnham Moor Park

Officer: Anna Whitty

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 (revision of WA/2023/00821).

No comment.

WA/2023/01599 Farnham Moor Park

Officer: Anna Whitty

26 ABBOTS RIDE, FARNHAM GU9 8HY

Erection of extensions and alterations following demolition of existing attached garage and associated works.

No comment.

WA/2023/01605 Farnham Moor Park

Officer: Anna Whitty

42 BROOMLEAF ROAD, FARNHAM GU9 8DQ

Erection of a garage and alterations to existing attached garage to provide habitable accommodation.

No comment.

WA/2023/01688 Farnham Moor Park

Officer: Matt Ayscough

4 ORCHARD CLOSE, BADSHOT LEA, FARNHAM GU9 9LJ

Change of use of existing ancillary outbuilding (Class C3) to commercial use (Class E).

Provided sufficient parking is available within the boundary of the property, Farnham Town Council has no objection to the commercial use of the ancillary outbuilding for pre-booked appointments.

WA/2023/01693 Farnham Moor Park

Officer: Dana Nickson

2 BROOMLEAF ROAD, FARNHAM GU9 8DG

Erection of single storey extension and alterations to elevations following demolition of existing conservatory.

No comment.

WA/2023/01704 Farnham Moor Park

Officer: Dana Nickson

145 LOWER WEYBOURNE LANE, BADSHOT LEA, FARNHAM GU9 9LL

Certificate of lawfulness under section 192 for dormer extension to provide habitable accommodation in roof space including installation of rooflights.

No comment.

WA/2023/01707 Farnham Moor Park

Officer: Michael Eastham

SWIFT HOUSE, MOOR PARK HOUSE WAY, FARNHAM GU10 1FH

Change of use of existing outbuilding and associated land together with alterations to existing outbuildings; erection of a two storey link extension to provide additional habitable accommodation.

Farnham Town Council notes that the restriction of occupancy to Estate Manager has now been removed under WA/2023/00861. The proposed development must not obstruct the long-distance footpath, Greensand Way, FP122.

Farnham North West

PRA/2023/01549 Farnham North West

Officer: Anna Whitty

163 UPPER HALE ROAD, FARNHAM GU9 0JE

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.

TM/2023/01632 Farnham North West

Officer: Theo Dyer

DIPPENHALL GRANGE, DIPPENHALL ROAD, DIPPENHALL, FARNHAM GU10 5ED
APPLICATION FOR REMOVAL OF TREES SUBJECT OF TREE PRESERVATION ORDER FAR82

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, NE1 Biodiversity and Geological Conservation and NE2 Green and Blue Infrastructure.

WA/2023/01582 Farnham North West

Officer: Dana Nickson

9 UPPER OLD PARK LANE, FARNHAM GU9 0AT

Erection of extensions following demolition of existing extensions including alterations to roofspace to provide habitable accommodation; alterations to fenestration and new vehicular access to provide an in and out driveway.

No comment.

WA/2023/01603 Farnham North West

Officer: Dana Nickson

11 HAZELL ROAD, FARNHAM GU9 7BW

Erection of a replacement porch.

No comment.

WA/2023/01694 Farnham North West

Officer: Dana Nickson

3 HAZELL ROAD, FARNHAM GU9 7BW

Extensions and alterations to existing bungalow to provide a 1.5 storey chalet style dwelling together with the erection of an outbuilding and a detached garage following demolition of existing detached garage.

No comment.

Farnham Rowledge

TM/2023/01733 Farnham Rowledge

Officer: Theo Dyer

ROWLEDGE TENNIS CLUB, TENNIS COURTS AND PAVILION, RECREATION ROAD, FARNHAM GU10 4BN

APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 21/04

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, NE1 Biodiversity and Geological Conservation and NE2 Green and Blue Infrastructure.

TM/2023/01735 Farnham Rowledge

Officer: Theo Dyer

LAND SOUTH OF 38 CLARE MEAD, ROWLEDGE, FARNHAM GU10 4BJ

APPLICATION FOR REMOVAL OF TREE SUBJECT OF TREE PRESERVATION ORDER 12/99

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, NE1 Biodiversity and Geological Conservation and NE2 Green and Blue Infrastructure.

TM/2023/01741 Farnham Rowledge

Officer: Theo Dyer

STABLES, YATESBURY CLOSE, FARNHAM GU9 8UF

APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 07/11

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 FNP2 Town Centre 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.

WA/2023/01570 Farnham Rowledge

Officer: Anna Whitty

GREYCROFT, WRECCLESHAM HILL, WRECCLESHAM, FARNHAM GU10 4JN

Erection of extensions with alterations to elevations and fenestration.
No comment.

WA/2023/01706 Farnham Rowledge

Officer: Anna Whitty

5 POTTERY LANE, WRECCLESHAM, FARNHAM GU10 4QJ

Erection of a single storey extensions.

No comment.

Farnham Weybourne

TM/2023/01746 Farnham Weybourne

Officer: Theo Dyer

HALE PLACE, FARNHAM GU9 9BJ

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, NE1 Biodiversity and Geological Conservation and NE2 Green and Blue Infrastructure.

WA/2023/01593 Farnham Weybourne

Officer: Anna Whitty

94 WEYBOURNE ROAD, FARNHAM GU9 9HE

Certificate of Lawfulness under Section 192 for alterations to elevations and attached garage to form habitable accommodation; alterations to roof to provide rooflights; extension and alterations to existing dormer.

No comment.

Farnham North West

WA/2023/01684 Farnham North West

Officer: Matt Ayscough

30 THREE STILES ROAD FARNHAM GU9 7DE

Erection of extensions including basement and alterations to dwelling and garage together with associated landscaping.

Farnham Town Council notes that although the application is for extensions and alterations to the existing dwelling, the proposed changes, including a basement, effectively create a replacement dwelling. The dwelling must incorporate energy generation technologies and minimise energy and water use.

WA/2023/01687 Farnham North West

Officer: David Hung

RUNWICK HILL, RUNWICK LANE, RUNWICK, FARNHAM GU10 5EE

Erection of a dwelling and detached garage and associated works following removal of existing swimming pool and menage and demolition of existing stable and barn buildings.

This location is outside the built-up area boundary of the Farnham Neighbourhood Plan and must be considered using policy FNPI Design of New Development and Conservation and policy FNPI10 Protect and Enhance the Countryside. Farnham Town Council has no objection to the proposed high quality new dwelling replacing existing built form, sited behind existing dwellings.

Farnham Rowledge

WA/2023/01583 Farnham Rowledge

Officer: David Hung

GORSE COTTAGE, 1 JUBILEE LANE, BOUNDSTONE, FARNHAM GU10 4SZ

Erection of extensions and alterations.

Farnham Town Council notes that concern has been raised by the neighbours at no. 34 and no 34a Sandrock Hill Road that roof lights on the northeast roof elevation were conditioned to be obscured and fixed glazing. The existing and new proposals must adhere to these previous conditions.

WA/2023/01691 Farnham Rowledge

Officer: Matt Ayscough

3 SCHOOL ROAD, ROWLEDGE, FARNHAM GU10 4EJ

Erection of extensions and alterations.

Farnham Town Council has no objection provided that the first floor extension has no negative impact on the neighbour at no. 4 given its size and vicinity to the boundary.

Applications Considered outside meeting cycle as no meeting held on 14 August 2023.

Farnham Bourne

CA/2023/01612 Farnham Bourne

Officer: Theo Dyer

6A GREENHILL ROAD, FARNHAM GU9 8JN

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. Though more relevant to hedge cutting, the bird nesting season is generally March to August – checking for active nests is essential, prior to cutting and pruning during this period.

CA/2023/01616 Farnham Bourne

Officer: Theo Dyer

GREAT AUSTINS LODGE, 16 GREAT AUSTINS, FARNHAM GU9 8JQ

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 LPPI policy CCI Climate Change and NE2 Green and Blue Infrastructure. Though more relevant to hedge cutting, the bird nesting season is generally March to August – checking for active nests is essential, prior to cutting and pruning during this period.

TM/2023/01615 Farnham Bourne

Officer: Theo Dyer

LARKSPUR LODGE, 5 MAVINS ROAD, FARNHAM GU9 8JT

APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER WA241

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. Though more relevant to hedge cutting, the bird nesting season is generally March to August – checking for active nests is essential, prior to cutting and pruning during this period.

TM/2023/01631 Farnham Bourne

Officer: Theo Dyer

THE STONE HOUSE, 110 LODGE HILL ROAD, LOWER BOURNE, FARNHAM GU10 3RB
APPLICATION FOR REMOVAL OF TREES SUBJECT OF TREE PRESERVATION ORDER 12/08

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, NE1 Biodiversity and Geological Conservation and NE2 Green and Blue Infrastructure. Though more relevant to hedge cutting, the bird nesting season is generally March to August – checking for active nests is essential, prior to cutting and pruning during this period.

WA/2023/01594 Farnham Bourne

Officer: Matt Ayscough

WOODBURY, 19 VICARAGE LANE, THE BOURNE, FARNHAM GU9 8HN

Erection of an extension and alterations including an additional first floor extension over existing dwelling.

Farnham Town Council notes that permission was granted for a replacement dwelling under WA/2019/1971 in January 2020 and a certificate of lawfulness was granted for an outbuilding in November 2020 under WA/2020/1303. Farnham Town Council has no objection to this new application for extensions and alterations rather than a replacement dwelling, although it includes the footprint of the previous permission together with the existing dwelling.

WA/2023/01681 Farnham Bourne

Officer: David Hung

9 FRENHAM VALE, LOWER BOURNE, FARNHAM GU10 3HN

Erection of a detached dwelling with integral garage and associated works including access and landscaping.

The History and Constraints document has not been loaded correctly to allow for easy review of the planning history at 9 Frensham Vale.

Farnham Town Council objects to the subdivision of garden land for a new dwelling to the rear of 9 Frensham Vale. A certificate of lawfulness for an outbuilding in the garden land does not establish a new dwelling being appropriate or acceptable.

WA/2023/01686 Farnham Bourne

Officer: Matt Ayscough

TREETOPS, 2C VICARAGE HILL, FARNHAM GU9 8HG

Erection of single storey extension and alterations to elevations together with alterations to entrance porch.

No comment.

WA/2023/01689 Farnham Bourne

Officer: Sam Wallis

5 LEIGH LANE, FARNHAM GU9 8HP

Erection of a new dwelling following the demolition of an ancillary building.

Farnham Town Council notes permission granted under WA/2023/00291 Erection of a dwelling and associated works following demolition of an ancillary outbuilding and demolition of annexe attached to existing dwelling (revision of

WA/2022/01818). This application seeks to retain the annex of the host dwelling to maximise the sale value of the two plots.

WA/2023/01692 Farnham Bourne

Officer: Matt Ayscough

APRIL COTTAGE, VICARAGE HILL, FARNHAM GU9 8HL

Installation of rooflights together with alterations to elevations, fenestration and hard landscaping; erection of entrance gates.

No comment.

WA/2023/01696 Farnham Bourne

Officer: Anna Whitty

WAVERLEY COURT FARM, MONKS WALK, FARNHAM GU9 8HT

Erection of extensions and alterations including infilling of internal swimming pool.

No comment.

WA/2023/01697 Farnham Bourne

Officer: Dana Nickson

REDHILL HOUSE, TILFORD ROAD, LOWER BOURNE, FARNHAM GU9 8HS

Erection of a single storey extension.

The History and Constraints document has not been included with this application.

Farnham Town Council objects to the proposed single storey extension being out of character with the dwelling and not compliant with Farnham Neighbourhood Plan FNPI New Design and Conservation criterion a) and b), FNPI 6 Building Extensions criterion a) and c) and the Farnham Design Statement. The proposal does not respect the heritage, distinctive character and proportions of the existing dwelling or the area.

WA/2023/01698 Farnham Bourne

Officer: Anna Whitty

12 ANNANDALE DRIVE, LOWER BOURNE, FARNHAM GU10 3JD

Erection of a single storey extension and alterations to elevations following demolition of existing conservatory.

No comment.

5. Appeals Considered

Appeal Notification

Appeal ref: APP/R3650/W/23/3317223

WA/2022/03194 Moor Park

Officer: Dylan Campbell

29 HURLANDS CLOSE, FARNHAM GU9 9JF

Application under Section 73 to vary condition 1 of WA/2021/03195 (approved plans) to allow internal and external alterations to first floor of plot 4.

Appellant: Mr J Dorsett (Jactra Ltd)

The appeal will be determined on the basis of Written Representations followed by a site visit by the inspector.

Farnham Town Council's previous comments will be included in Waverley Borough Council's documentation.

For information only

Appeal reference: APP/R3650/D/23/3322940

WA/2023/00693 Firgrove

Officer: Sam Wallis

26 UPPER WAY, FARNHAM GU9 8RG

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

Appellant: L Dawson

As this appeal is proceeding under the Householder Appeals Service, there is no opportunity to submit further comments.

For information only

The Gleeson Land Ltd application for 162 dwellings in Cranleigh has been appealed with a 4-day inquiry set to start at 10.00am on Tuesday 14 November 2023. Due to the lack of 5-YHLS, polices will be weighed against the Tilted Balance.

WA/2023/00294

Officer: Michael Eastham

LAND CENTRED COORDINATES 505938 138328, KNOWLE LANE, CRANLEIGH

Outline Application with all matters reserved except access for erection of up to 162 dwellings (including 30% affordable dwellings) built in up to 3 phases including access road, pedestrian and cycle accesses, parking, public open space, biodiversity enhancement and landscaping and other associated infrastructure and works.

The reasons for the decision of the Council to refuse permission for the development:

1. The proposed development comprising the provision of housing on an unallocated greenfield site outside of the settlement boundary would result in significant harm to the character and appearance of an area of valued landscape. It would be poorly related to the settlement of Cranleigh and would be an irregular and disjointed intrusion into the open countryside. The development would result in harm to character of Knowle Lane and the local settlement pattern. The development would harm the visual amenity of users of the Downs Link and footpath FP379. As such, the proposed development is contrary to Policies RE1, RE3 and SP2 of the Local Plan (Part 1) 2018, Policy DM15 of the Local Plan (Part 2) 2023 and the National Planning Policy Framework, 2021.
2. Due to the close proximity of the proposed development, the scheme would not preserve or enhance the character or appearance of West Barn and The Brew Grade II Listed Buildings and would therefore cause less than substantial harm to their significance; the public benefits of the proposed development do not sufficiently outweigh the harm caused to the heritage assets. As such, the proposed development is contrary to Policy HA1 of the Local Plan (Part 1) 2018, Policy DM20 of the Local Plan (Part 2), the National Planning Policy Framework, 2021, and Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).
3. The applicant has failed to enter into an appropriate legal agreement to secure the provision of affordable housing within the meaning of the NPPF, appropriate to Waverley Borough Council's housing need. The proposal would therefore fail to create a sustainable, inclusive and mixed community, contrary to the requirements of Policy AHN1 of the Local Plan (Part 1) 2018, the National Planning Policy Framework, 2021 and Waverley's Affordable Housing Supplementary Planning Document, April 2021.

4. The proposed dwelling size mix is not in accordance with the Strategic Housing Market Assessment, the Council's Affordable Housing SPD update or the findings in the Housing Affordability Study 2021 and insufficient information has been submitted to demonstrate that the proposal would be appropriate as a full accommodation schedule showing tenure, type, bed size and rent levels of all affordable homes on the application site, has not been submitted in order to be able to make a decision on whether the affordable housing offer meets the Council's demonstrated needs and is acceptable. The proposal is therefore contrary to Policies AHN1 and AHN3 of the Local Plan (Part 1) 2018 and the National Planning Policy Framework, 2021.
5. The proposed development constitutes over-development of the site with insufficient separation to allow for unhindered future growth of existing trees in relation to proposed development and a lack of space for substantial tree planting and a lack of green links, which does not reflect the semi-rural character of the site outside the settlement boundary of Cranleigh. The proposed built development on the site would be unable to accommodate good sized trees which reflect the adjacent land for establishment and sustainability in the long term due to lack of growing above/below ground space between the properties and along the highway. As such, the proposed development is contrary to the requirements of Policy NE2 of the Local Plan (Part 1) 2018, Policy DM11 of the Local Plan (Part 2) 2023 and paragraph 131 of the National Planning Policy Framework, 2021.
6. Insufficient information has been submitted to demonstrate that the proposal would not result in harm to protected species. Furthermore, it has not been demonstrated that any adverse impacts would be avoided or mitigated. The proposal therefore fails to comply with Policy NE1 of the Local Plan 2018 (Part 1) 2018 and the National Planning Policy Framework, 2021.
7. Insufficient information has been submitted to demonstrate that the scheme could not provide self-build and custom housebuilding. As such, the proposed development would be contrary to Policy DM36 of the Local Plan (Part 2) 2023 and the National Planning Policy Framework, 2021.
8. The application site is designated as Agricultural Grade 3 land although no information has been provided by the applicant as to whether the land is classified as Grade 3a or Grade 3b. In the absence of any agricultural assessment in support of the application, there is insufficient information to demonstrate that the proposal would not result in the loss of the best or most versatile agricultural land. As such, the proposed development would be contrary to Policy DM15 of the Local Plan (Part 2) 2023 and the National Planning Policy Statement, 2021.

6. Licensing Applications Considered

New

La'de Kitchen, 6 Lion and Lamb Yard, Farnham
Mr Mehmet Unek

An application has been received for a new premises licence. The application is for Regulated Entertainment, Recorded Music, Performance of dance, Regulated anything similar description to live music, recorded music or performances of dance, Late Night Refreshment, and Alcohol on and off the premises. Timings are: Sale of Alcohol Monday to Sunday 11:00 until 01:00; Regulated Entertainment Monday to Sunday 23:00 until 01:00; Late Night Refreshment Monday to Sunday 23:00 until 01:00; Open Hours Monday to Sunday 09:00 until 01:30.

It was felt that these were unlikely to be the regular hours due to finding sufficient staff.

New

Surrey Seafood Emporium, 40 Downing Street, Farnham, Surrey, GU9 7PH
Surrey Seafood Emporium

The premises is a fishmonger intending to sell wine – not for consumption on the premises.

An application has been received for a new premises licence. The application is for Off sales of alcohol and Opening hours 08:00-16:00 Tuesday to Saturday.

It was felt that selling wine with fish and seafood was a good offering.

Street Trading Application

Waverley Borough Council is currently in receipt of an application for Street Trading Consent from 'The Funky Pickle' to trade from three locations in Farnham.

Please note that the applicant has changed their proposed trading days as follows:

- The Albion PH, Hale Road – Tuesdays Wednesdays and Thursdays 15:00-22:00 hrs
- Golf Club, Folly Hill – Fridays, Saturdays and Sundays 08:00-22:00 hrs
- Layby, Lower Road, off Hale Road – Mondays and Tuesdays 15:00-22:00 hrs

Farnham Town Council raises objection to the proposed location of Golf Club, Folly Hill – Daily 08:00-22:00 hrs for The Funky Pickle - unless the Farnham Park Golf Club café is no longer trading.

It is felt that The Funky Pickle will have a negative impact on the café business if trading in this location from 08:00 hrs. It was believed The Funky Pickle was trading in this location from 16:00-21:00 hrs.

Clarification is being sought.

Street Trading Application

Waverley Borough Council is currently in receipt of an application for a Street Trading Consent from 'Doe Wood Fired Pizza Ltd' to trade from the layby, Lower Road, off Hale Road, Farnham between the hours of 12:00 – 21:00 on Fridays, Saturdays and Sundays.

No comment.

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

WA/2023/00905 Castle

Officer: Tracy Farthing

WEY COURT EAST UNION ROAD FARNHAM GU9 7PT

Application under Regulation 3 for external alterations to existing building for use as a GP Surgery & Pharmacy; alterations include erection of entrance canopy, alterations to elevations, installation of louvres and PV panels to roof and alterations to existing car park.

The application is due to be considered by the Planning Committee on 23rd August 2023 at 6:00pm. You are welcome in the council chamber at Waverley Borough Council or to join remotely by Zoom.

It was agreed that no Farnham Town Council representation is needed at the Planning Committee.

9. Date of next meeting

Monday 4th September at 9.30am.

The meeting ended at 11.24 am

Notes written by Jenny de Quervain