



FARNHAM TOWN COUNCIL

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Notes

Planning & Licensing Consultative Working Group

Time and date

9.30 am on Monday 4th September, 2023

Place

Council Chamber, Farnham Town Council, South Street, Farnham GU9 7RN and via Zoom

Planning & Licensing Consultative Working Group Members Present:

Councillor Andrew Laughton
Councillor Tony Fairclough
Councillor George Hesse
Councillor Brodie Mauluka
Councillor Graham White
Councillor Tim Woodhouse
Councillor Alan Earwaker (ex-Officio)

Officers: Jenny de Quervain

1. Apologies for Absence

Apologies were received from Councillors Merryweather and Murray.

2. Disclosure of Interests

Councillor George Hesse declared a non pecuniary interest to WA/2023/01771 due to vicinity to the application.

3. Applications Considered for Key/Larger Developments

Farnham Castle

PRA/2023/01814 Farnham Castle

Officer: David Hung

11 SOUTH STREET, FARNHAM GU9 7QX

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

Application for change of use from commercial, business and service (Use class E) to 7 dwellings (Use class C3).

Farnham Town Council notes the previous application in September 2022 for change of use from business to 7 dwellings PRA/2022/01889 concluded that the proposed development would comply with Class MA of Schedule 2, Part 3 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) and would be lawful. This application is for 'a change of use to convert the building into 7 flats and enhance the previously approved design'.

PRA/2022/01889 only required for Condition 1. Plans to which the permission relates and Condition 2. Facilities for 'secure, covered parking of bicycles and the provision of a charging point for e-bikes'. For this application, Conditions must be included for waste and recycling storage within the boundary and a further Condition to prevent deliveries and construction vehicles causing obstruction to the front of the building on the footway and in South Street for the safety of users of the footway and highway and so not to cause inconvenience.

WA/2023/01787 Farnham Castle

Officer: Anna Whitty

11 SOUTH STREET, FARNHAM GU9 7QX

Alterations to elevations and fenestration including roof light and associated works; installation of solar panels to flat roof.

This application is being made for 'existing Class E/Solicitors' though 11 South Street is progressing development of 'change of use from business to 7 dwellings' under PRA/2022/01889. Application PRA/2023/01814 is pending for 'a change of use to convert the building into 7 flats and enhance the previously approved design [under PRA/2022/01889]'.

Although Farnham Town Council has no objection to the additional proposed changes in this application (WA/2023/01787) along with PRA/2022/01889 and PRA/2023/01814, objection is raised to the lack of detail on waste and recycling storage and collection and insufficient information being included in the Climate Change and Sustainability Checklist Form to comply with Waverley's Climate Change and Sustainability SPD.

As with Farnham Town Council's comment made in response to PRA/2023/01814, PRA/2022/01889 only required for Condition 1. Plans to which the permission relates and Condition 2. Facilities for 'secure, covered parking of bicycles and the provision of a charging point for e-bikes'. For this application and PRA/2023/01814, Conditions must be included for waste and recycling storage within the boundary and a further Condition to prevent deliveries and construction vehicles causing obstruction to the front of the building on the footway and in South Street for the safety of users of the footway and highway and so not to cause inconvenience.

WA/2023/01797 Farnham Castle

Officer: Simon Brooksbank

THE BUSH HOTEL, THE BOROUGH, FARNHAM GU9 7NN

Application under section 19 of the planning (listed buildings and conservation areas) act 1990 to vary condition 1 of WA/2020/1985(approved plans) to allow for alterations to seating canopy and elevations, internal alterations to the bar and kitchen area.

No comment.

WA/2023/01798 Farnham Castle

Officer: Simon Brooksbank

THE BUSH HOTEL, THE BOROUGH, FARNHAM GU9 7NN

Application under section 73 to vary condition 1 (approved plans) of WA/2020/1984 for alterations to seating canopy and elevations, internal alterations to the bar and kitchen area.

No comment.

Farnham Moor Park

WA/2023/01785 Farnham Moor Park

Officer: Nathaniel Soneye-Thomas

THE ABBEY SCHOOL, MENIN WAY, FARNHAM GU9 8DY

County Development Application under Regulation 3 for the remodelling of the school buildings, erection of extensions, construction of a hard play area and associated landscaping and parking followed by the demolition of the caretakers bungalow without compliance with Condition 1 (plan numbers) and condition 3 (parking layout) of planning permission ref: WA/2021/02235 dated

A previous application for a similar scheme was approved in February 2022 under WA/2021/02235.

Farnham Rowledge

WA/2023/01800 Farnham Rowledge

Officer: David Hung

MANLEY BRIDGE FARM, MANLEY BRIDGE ROAD, ROWLEDGE, FARNHAM GU10 4DA

Use of land and installation of 72 solar PV panels on low profile ground mounted array together with associated plant building.

Farnham Town Council has no objection to the proposed solar panels in the field to the rear of the farm, set well back, unlikely to be visible from the road.

4. Applications Considered

Farnham Bourne

WA/2023/01766 Farnham Bourne

Officer: Matt Ayscough

SPRINGFIELD LODGE, 28 LONGDOWN ROAD, LOWER BOURNE, FARNHAM GU10 3JL

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

No comment.

WA/2023/01768 Farnham Bourne

Officer: Anna Whitty

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

Erection of extensions.

Farnham Town Council notes the recent planning history at this site. This application includes extensions on the boundary with no. 38 and close to the boundary of no. 42. The extensions must not have a negative impact of the neighbours' amenity.

WA/2023/01781 Farnham Bourne

Officer: Dana Nickson

FIRDALE HOUSE, 11 OLD FRENHAM ROAD, LOWER BOURNE, FARNHAM GU10 3PT

Installation of dormers and rooflights to provide additional accommodation in roof space.

No comment.

Farnham Castle

CA/2023/01794 Farnham Castle

Officer: Theo Dyer

THE OLD VICARAGE, VICARAGE LANE, FARNHAM GU9 7PR
FARNHAM CONSERVATION AREA 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 LPP1 policy CCI Climate Change, NE1 Biodiversity and Geological Conservation and NE2 Green and Blue Infrastructure.

WA/2023/01771 Farnham Castle

Officer: Anna Whitty

BISHOPS MEAD COTTAGE, BISHOPS MEAD, FARNHAM GU9 7DU

Erection of a single storey extension.

Farnham Town Council has no objection to the single storey extension where consideration has been given to materials and design, situated in the Town Centre Conservation Area covered by Farnham Neighbourhood Plan policy FNP2 and the Farnham Design Statement.

WA/2023/01777 Farnham Castle

Officer: Dana Nickson

31 HIGH PARK ROAD, FARNHAM GU9 7JJ

Erection of extensions with alterations to roof and elevations together with alterations to attached store to provide habitable accommodation.

Farnham Town Council notes that the works proposed in the application for (two-storey bay window to front elevation and timber framed canopy over side entrance door) do not match the application description. Farnham Town Council has no objection to the two-storey bay window to the front elevation or to the canopy over the side door.

WA/2023/01834 Farnham Castle

Officer: Omar Sharif

THE OAST HOUSE, 6 MEAD LANE, FARNHAM GU9 7DY

Listed Building Consent for alterations to fenestrations.

No comment.

WA/2023/01849 Farnham Castle

Officer: Sam Wallis

NORTH BARN, LION AND LAMB WAY, FARNHAM GU9 7PY

Installation of extractor fan and flue.

Farnham Town Council appreciates the need for efficient extraction for the café/restaurant. The amenity of residents, from noise and odour, must be considered along with pending application WA/2023/00650 for student accommodation to the rear and first floor of North Barn – the planning statement notes that the café ‘does not involve the cooking process which would result in extracted fumes’. The proposed jet cowl allows water (rainwater and snow) to drain out through a hose – it is not clear where the hose runs, it would be appropriate to have the hose discharge into the existing gutter rather than run down the wall or on to the shared pedestrian/vehicle access below.

Farnham Firgrove

WA/2023/01778 Farnham Firgrove

Officer: Dana Nickson

35 SHORTHETH CREST, FARNHAM GU9 8SB

Erection of a single storey extension.
No comment.

WA/2023/01829 Farnham Firgrove

Officer: Anna Whitty
82 BARDSLEY DRIVE, FARNHAM GU9 8UH
Erection of a two storey extension.
No comment.

Farnham Heath End

WA/2023/01790 Farnham Heath End

Officer: Anna Whitty
92 UPPER HALE ROAD, FARNHAM GU9 0PB
Erection of a single storey extension.
No comment.

Farnham Moor Park

CA/2023/01811 Farnham Moor Park

Officer: Theo Dyer
WAVERLEY ABBEY HOUSE, WAVERLEY LANE, FARNHAM GU9 8EP
WAVERLEY ABBEY 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, NE1 Biodiversity and Geological Conservation and NE2 Green and Blue Infrastructure, a suitable replacement tree must be planted in an appropriate location.

WA/2023/01832 Farnham Moor Park

Officer: Sam Wallis
THE SPINNEY, 17 CROOKSBURY ROAD, FARNHAM GU10 1QB
Erection of an ancillary outbuilding and garage building following demolition of 2 outbuildings.
Farnham Town Council notes that the officer made a mistake in allowing WA/2021/02688 as the proposals were not compliant with Schedule 2, Part 1, Class A of the GDPO.

WA/2022/03156 for 'erection of detached outbuilding and erection of detached garage following demolition of 2 existing outbuildings' was refused in February 2023 with the officer concluding 'The planning balance assessment concludes that the proposal is not in accordance with the Development Plan and the benefits of a larger outbuilding and garage for the occupiers of the dwelling would not outweigh the adverse impacts in relation to harm to the Green Belt. In addition the site is within Surrey Hills Area of Outstanding Natural Beauty and the proposal would conflict with the aims to conserve and enhance the character of such areas. As such, planning permission is recommended for refusal.'

The site also has a pending application under WA/2023/01305 for the 'erection of extensions and alterations.'

This application is seeking the erection of a detached garage and detached outbuilding, in different locations to that which were erroneously approved under WA/2021/02688. A key consideration is the impact on the character of the Surrey

Hills Area of Outstanding Natural Beauty and the position of the garage to the front of the building line, not compliant with Residential Extensions SPD

Farnham North West

WA/2023/01833 Farnham North West

Officer: Matt Ayscough

27 THREE STILES ROAD, FARNHAM GU9 7DE

Erection of a dwelling with associated works following demolition of existing dwelling and detached garage.

Farnham Town Council has no objections to the proposed replacement dwelling.

Farnham Rowledge

NMA/2023/01783 Farnham Wrecclesham and Rowledge

Officer: Anna Whitty

32 ECHO BARN LANE, WRECCLESHAM, FARNHAM GU10 4NH

WA/2022/01851 - Change of roof material on new single storey rear extension from zinc to tiles suitable for the roof. A small decrease in the size of the new kitchen window overlooking the back garden. Change of roof material due to a change in personal preference. Decrease in window size to allow for single wall mounted kitchen units either side of the window.

No comment.

PRA/2023/01815 Farnham Rowledge

Officer: Anna Whitty

THE STABLE HOUSE, 13 CHAPEL ROAD, ROWLEDGE, FARNHAM GU10 4AN

Erection of a single storey rear extension which would extend 5.50 M beyond the rear wall of the original house for which the height would be 3.20 M and for which the height of the eaves would be 3.00 M.

Although Farnham Town Council has no objection to the two-storey rear extension, application WA/2023/01816 should be considered when determining this application.

WA/2023/01775 Farnham Rowledge

Officer: Anna Whitty

16 SANDROCK HILL ROAD, WRECCLESHAM, FARNHAM GU10 4NS

Erection of two storey extensions and alterations.

Farnham Town Council objects to the size and bulk of the proposed extensions, being out of character and not compliant with the Farnham Design Statement and Farnham Neighbourhood Plan policy FNPI Design of New Development and Conservation and FNPI6 Extensions.

WA/2023/01779 Farnham Rowledge

Officer: Matt Ayscough

16 HOLLIS WOOD DRIVE, WRECCLESHAM, FARNHAM GU10 4JT

Erection of an extension following demolition of conservatory.

No comment.

WA/2023/01816 Farnham Rowledge

Officer: Anna Whitty

THE STABLE HOUSE, 13 CHAPEL ROAD, ROWLEDGE, FARNHAM GU10 4AN

Certificate of Lawfulness under Section 192 for erection of a two storey rear extension following demolition of existing conservatory.

Although Farnham Town Council has no objection to the two-storey rear extension, application PRA/2023/01815 should be considered when determining this application.

WA/2023/01821 Farnham Rowledge

Officer: Matt Ayscough

MERRYTHOUGHT, 30 GARDENERS HILL ROAD, LOWER BOURNE, FARNHAM GU10 3HZ
Erection of an extension and alterations.

Farnham Town Council notes that the dwelling has applications for large extensions already allowed as permitted development under PRA/2023/00421, PRA/2022/02979 and PRA/2022/02944. This location is outside the built-up area boundary of the Farnham Neighbourhood Plan, the proposals must be compliant with policy FNPI0 Protect and Enhance the Countryside and have no negative impact on the streetscene.

Farnham Weybourne

TM/2023/01812 Farnham Weybourne

Officer: Theo Dyer

8 NUTBOURNE, FARNHAM GU9 9EH

APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 01/02

Farnham Town Council, subject to the Arboricultural Officer's comments, welcomes the maintenance of trees to extend their life and associated amenity. In response to a climate emergency, it is vital to retain green infrastructure in line with LPP1 policy CCI Climate Change and NE2 Green and Blue Infrastructure.

WA/2023/01835 Farnham Weybourne

Officer: Matt Ayscough

10 OAKLAND AVENUE, FARNHAM GU9 9DY

Erection of first floor extension with extension and alterations to attached garage to provide habitable accommodation and store.

Farnham Town Council notes the two-storey extension is close to the boundary of no.12. The proposals must be compliant with LPP2 policy DM5 Safeguarding Amenity, Residential Extensions SPD and Farnham Neighbourhood Plan policy FNPI6 Extension.

5. Appeals Considered

There were none for this meeting.

6. Licensing Applications Considered

New

Silvana's Restaurant, 17 Lion and Lamb Yard, Farnham, Surrey, GU9 7L

Mr M T Garcia-Shailer

An application has been received for a new premises licence. The application is for Live music 12:00-16:00 Saturday and Sunday (During the month of December we shall have live music every Saturday and Sunday afternoons); Recorded music 09:00-22:00 Monday to Wednesday, 09:00-23:00 Thursday to Saturday and 10:00-16:00 Sunday (In December we shall play recorded music until 23:00 hours other than Sundays); On sales of alcohol 11:00-22:00 Monday to Wednesday, 11:00-23:00 Thursday to Saturday and 11:00-16:00 Sunday (In December we sell alcohol until 23:00 hours other than Sundays); and Opening hours music 09:00-22:00 Monday to Wednesday,

09:00-23:00 Thursday to Saturday and 10:00-16:00 Sunday (In December we shall open at 09:00 to 23:00 daily other than Sundays).

It was felt that the hours were in line with other establishments in Lion & Lamb Yard. No representations need to be made to Waverley Licensing.

New

Farnham Conservative Club, Ivy House, Ivy Lane, Farnham, Surrey, GU9 7PQ
Farnham Conservative Club

The application is for Films 12:00-23:00 Monday to Sunday; Indoor sporting events 08:00-23:00 Monday to Sunday; Live music, Recorded music and Opening hours 08:00-00:00 Monday to Thursday, 08:00-02:00 Friday and Saturday and 08:00-23:00 Sunday; Performance of dance 12:00-00:00 Monday to Thursday, 12:00-02:00 Friday and Saturday and 11:00-23:00 Sunday; Late night refreshment 23:00-00:00 Monday to Thursday, 23:00-02:00 Friday and Saturday and 23:00-23:00 Sunday; and On sales of alcohol 10:00-00:00 Monday to Thursday, 10:00-02:00 Friday and Saturday and 11:00-23:00 Sunday (New Year's Eve 10:00 hours to 02:00 hours the following day).

The opening hours are the same as the Clubs existing premises license. No representations need to be made to Waverley Licensing.

Street Trading Consent

Renewal Application

Waverley Borough Council is currently in receipt of an application to renew a Street Trading Consent from '**Stable & Ground**' to trade from Nutshell Lane, Farnham, daily between 07:00-16:00.

This is an established and well support business. No representations need to be made to Waverley Environment Health.

7. Public Speaking at Waverley's Planning Committee

There were none for this meeting.

8. Date of next meeting

Monday 18th September 2023 at 9.30am.

The meeting ended at 11.40 am

Notes written by Jenny de Quervain

Date of next meeting Date Not Specified