



FARNHAM TOWN COUNCIL

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Planning & Licensing Consultative Working Group

Time and date

9.30 am on Monday 16th October, 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 (Lead Member)
Councillor Tony Fairclough
Councillor Brodie Mauluka
Councillor Mark Merryweather
Councillor George Murray
Councillor Graham White
Councillor Tim Woodhouse
Councillor Alan Earwaker (ex-Officio)

Officers: Jenny de Quervain

1. Apologies for Absence

Apologies were received from Councillor Hesse.

2. Disclosure of Interests

None were received.

3. Applications for Key/Larger Developments Considered

Farnham Castle

PRA/2023/02140 Farnham Castle

Officer: Dana Nickson

THE COURTYARD, 16B WEST STREET, FARNHAM

General Permitted Development Order 2015, Schedule 2 Part 14 Class J - Prior Approval for installation of 39 (Block B) & 34 (Block D) PV solar roof panels.

Farnham Town Council welcomes the introduction of energy generation technologies utilising the roof space for PV panels. The panels are below the

parapet therefore not visible from ground level outside the Grade I Listed St Andrew's Church.

4. Applications Considered

Farnham Bourne

CA/2023/02085 Farnham Bourne

Officer: Theo Dyer

DORMANS COTTAGE, 8 MAVINS ROAD, FARNHAM GU9 8JT
GREAT AUSTINS CONSERVATION AREA REMOVAL OF TREES

Farnham Town Council leaves to the Arboricultural Officer. Replanting is essential, especially in a Conversation Area. 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.

CA/2023/02091 Farnham Bourne

Officer: Theo Dyer

YEW TREE HOUSE, 1A GREENHILL ROAD, FARNHAM GU9 8JN
GREAT AUSTINS CONSERVATION AREA REMOVAL OF TREES

Farnham Town Council, subject to the Arboricultural Officer's comments, objects to the removal of trees, especially in a Conservation Area. 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/2023/02104 Farnham Bourne

Officer: Theo Dyer

4 OLD CHURCH LANE, FARNHAM GU9 8HQ
OLD CHURCH LANE 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.

TM/2023/02135 Farnham Bourne

Officer: Theo Dyer

43 LONGHOPE DRIVE, WRECCLESHAM, FARNHAM GU10 4SN
APPLICATION FOR REMOVAL OF TREE SUBJECT OF TREE PRESERVATION ORDER 06/99

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.

WA/2023/02133 Farnham Bourne

Officer: Anna Whitty

THE CEDARS, SHORTEATH ROAD, FARNHAM GU9 8SN

Certificate of Lawfulness under Section 192 for erection of a single storey extension with extension to existing patio following demolition of existing conservatory.

No comment.

WA/2023/02170 Farnham Bourne

Officer: Anna Whitty

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

Erection of extensions and alterations with installation of solar panels on roof; widening of existing dropped kerb with associated hard landscaping.

Although the applicant has noted BNG is not applicable as the application has been submitted before November 2023, Farnham Town Council notes that the loss of the hedge and planting to the front of the dwelling has not been properly reported in the Biodiversity Checklist.

Farnham Castle

NMA/2023/02092 Farnham Castle

Officer: Anna Whitty

37 RED LION LANE, FARNHAM GU9 7QN

Amendment to WA/2023/01596 to amend front and rear dormers, as well as removing glazing bars and amending the fascia.

Farnham Town Council objects to the removal of the glazing bars in the dormer, character features should match existing especially in a 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.

WA/2023/02126 Farnham Castle

Officer: Simon Brooksbank

FLAT, 28 CASTLE STREET, FARNHAM GU9 7JB

Listed Building Consent for internal and external alterations and change of use of commercial ground floor space to residential to provide one dwelling.

Alterations must be approved by the Heritage Officer.

WA/2023/02127 Farnham Castle

Officer: Simon Brooksbank

FLAT, 28 CASTLE STREET, FARNHAM GU9 7JB

Alterations to elevations and fenestrations; change of use of ground floor commercial space to residential to form a single dwelling; restoration of boundary walls and demolition of existing attached store.

Alterations must be approved by the Heritage Officer.

WA/2023/02132 Farnham Castle

Officer: Matt Ayscough

LAND AT REAR, 37-38 DOWNING STREET, FARNHAM

Application under section 73 to vary condition 1 (approved plans) of WA/2022/00292 to allow for alterations to design and retention of low brick wall to east boundary.

No comment.

WA/2023/02147 Farnham Castle

Officer: Simon Brooksbank

75 CASTLE STREET, FARNHAM GU9 7LT

Listed building consent for alterations to elevations and the display of illuminated signs.

No comment.

WA/2023/02148 Farnham Castle

Officer: Simon Brooksbank

75 CASTLE STREET, FARNHAM GU9 7LT

Application for advertisement consent to display 1 illuminated fascia sign, 1 illuminated hanging sign and 1 non illuminated wall plaque.

No comment.

WA/2023/02172 Farnham Castle

Officer: Simon Brooksbank

104A WEST STREET, FARNHAM GU9 7ET

Listed building consent for internal alterations to create additional floorspace at second floor level.

No comment.

Farnham Firgrove

PRA/2023/02112 Farnham Firgrove

Officer: Anna Whitty

31 PILGRIMS CLOSE, FARNHAM GU9 8QP

Erection of a single storey rear extension which would extend 4.5m beyond the rear wall of the original house for which the height would be 2.57m and height of the eaves would be 2.11m.

No comment.

WA/2023/02146 Farnham Firgrove

Officer: Matt Ayscough

60 UPPER WAY, FARNHAM GU9 8RF

Erection of an extension to existing detached garage.

No comment.

Farnham Heath End

TM/2023/02089 Farnham Heath End

Officer: Theo Dyer

6 FAIRVIEW GARDENS, FARNHAM GU9 0NG

APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 33/99

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 LPP1 policy CCI Climate Change and NE2 Green and Blue Infrastructure.

TM/2023/02099 Farnham Heath End

Officer: Theo Dyer

LAND AT WINTERBOURNE CLOSE, NETTLECOMBE CLOSE AND BURSTOCK CLOSE, FARNHAM GU9 0DP

APPLICATION FOR WORKS TO AND REMOVAL OF TREES SUBJECT OF TREE PRESERVATION ORDER 01/19

These are extensive works in a relatively new development. Farnham Town Council requests a thorough review and site visit by 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/2023/02102 Farnham Heath End

Officer: Theo Dyer

LAND AT NETTLECOMBE CLOSE, FARNHAM GU9 0AQ

APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 01/19

Farnham Town Council requests that the Arboricultural Officer review in conjunction with TM/2023/02099. 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.

Farnham Moor Park

NMA/2023/02083 Farnham Moor Park

Officer: Sam Wallis

3 THE CLOSE, FARNHAM GU9 8DR

Amendment to WA/2022/01334 to amend sliding doors, as well as addition of windows and staircase.

Additional windows and change to style of materials around sliding doors have a visual impact. Farnham Town Council leaves to the Planning Officer to determine if nonmaterial.

WA/2023/02129 Farnham Moor Park

Officer: Dana Nickson

57 BROOMLEAF ROAD, FARNHAM, GU9 8DQ

Erection of extensions including raising of roof ridge height following demolition of existing conservatory.

No comment.

Farnham North West

WA/2023/02134 Farnham North West

Officer: Dana Nickson

OLD FARM COTTAGE, 32 UPPER OLD PARK LANE, FARNHAM GU9 0AR

Erection of a detached garage following demolition of existing detached garages and attached conservatory.

No comment.

Farnham Rowledge

WA/2023/02043 Farnham Rowledge

Officer: Alistair de Joux

48 WRECCLESHAM HILL, WRECCLESHAM, FARNHAM GU10 4JW

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

No comment.

WA/2023/02108 Farnham Rowledge

Officer: Anna Whitty

14 COPSE WAY, WRECCLESHAM, FARNHAM GU10 4QL

Erection of extensions and alterations following demolition of detached garage.

No comment.

WA/2023/02150 Farnham Rowledge

Officer: Dana Nickson

2 THE CHINE, WRECCLESHAM, FARNHAM GU10 4NN

Erection of extensions and alterations to elevations with associated works (revision of WA/2023/01347).

No comment.

WA/2023/02164 Farnham Rowledge (previously Wrecclesham and Rowledge)

Officer: Simon Brooksbank

47 SHORHEATH CREST, FARNHAM GU9 8SB

Application under section 73a to vary condition I (approved plan numbers) to allow alterations to design of the veranda roof and side elevation.

Although Farnham Town Council has no objections to 'the plan' submitted, several changes have been made since planning was approved under WA/2018/1954. We have also seen changes through S73a WA/2019/1424 as well as NMA/2023/01532 and NMA/2023/01545.

Farnham Weybourne

WA/2023/02070 Farnham Weybourne

Officer: Nathaniel Soneye-Thomas

LAND AT 8 NEWCOME ROAD, FARNHAM GU9 9DJ

Erection of detached dwelling and associated works; construction of a vehicular access and dropped kerb; demolition of single storey lean to on existing dwelling.

Farnham Town Council notes that although the site benefits from being a corner plot, it is restrictive for two dwellings. It is unclear from the block plan as to where the boundary is between the host and proposed dwelling. Insufficient parking has been provided for both the host and proposed dwelling – three parking spaces are shown on the Block Plan and the Design and Access Statement notes two parking spaces for the proposed dwelling. The host dwelling currently has no parking.

Clarification is sought as to where the boundary is between the proposed and host dwellings, what the parking provision is for each and details of how vehicles access and egress the highway.

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

Farnham Moor Park

These recent NMAs are acceptable given the historic waste level being higher than originally thought. The Runfold Community Liaison Group has a technical subgroup who will discuss with Suez opportunities for vegetating some of the settling pool edges to enhance for biodiversity but also for water absorption.

WA/2023/02113 Farnham Moor Park

Officer: Michael Eastham

RUNFOLD SOUTH QUARRY, GUILDFORD ROAD, FARNHAM

Non-material amendment to planning permission ref: WA/2021/02432 dated 2 February 2022 to amend plans and drawings and update the surface water drainage scheme (County matters planning application registered for County Planning Authority).

No comment.

WA/2023/02115 Farnham Moor Park

Officer: Michael Eastham

RUNFOLD SOUTH QUARRY, GUILDFORD ROAD, FARNHAM

Non-material amendment to planning permission ref: WA/2021/02431 dated 2 February 2022 to amend plans and drawings and update the surface water drainage scheme (County matters planning application registered for County Planning Authority).

No comment.

WA/2023/02116 Farnham Moor Park

Officer: Michael Eastham

RUNFOLD SOUTH QUARRY, GUILDFORD ROAD, FARNHAM

Non-material amendment to planning permission ref: WA/2021/01285 dated 16 December 2021 to amend plans and drawings and update the surface water drainage scheme (County matters planning application registered for County Planning Authority).

No comment.

WA/2023/02117 Farnham Moor Park

Officer: Michael Eastham

RUNFOLD SOUTH QUARRY, GUILDFORD ROAD, FARNHAM

Non-material amendment to planning permission ref: WA/2021/01284 dated 16 December 2021 to amend plans and drawings and update the surface water drainage scheme (County matters planning application registered for County Planning Authority).

No comment.

WA/2023/02118 Farnham Moor Park

Officer: Michael Eastham

RUNFOLD SOUTH QUARRY, GUILDFORD ROAD, FARNHAM

Non-material amendment to planning permission ref: WA/2021/01283 dated 16 December 2021 to amend plans and drawings and update the surface water drainage scheme (County matters planning application registered for County Planning Authority).

No comment.

WA/2023/02119 Farnham Moor Park

Officer: Michael Eastham

RUNFOLD SOUTH QUARRY, GUILDFORD ROAD, FARNHAM

Non-material amendment to planning permission ref: WA/2021/01282 dated 9 December 2021 to amend plans and drawings and update the surface water drainage scheme. (County matters planning application registered for County Planning Authority).

No comment.

6. Appeals Considered

There were none for this meeting.

7. Licensing Applications Considered

Street Trading Application

Best Istanbul Kebab

Waverley Borough Council is currently in receipt of an application to renew a Street Trading Consent from 'Best Istanbul Kebab' to trade from a lay-by north of Sainsburys superstore, Water Lane, Farnham, Sun-Thurs between 17:30-00:30 hrs and Fri-Sat 17:30-01:30 hrs.

Farnham Town Council notes that no changes have been made to the previous consented applications.

8. Public Speaking at Waverley's Planning Committee

There were none for this meeting.

9. Date of next meeting

Monday 30th October 2023 at 9.30am.

The meeting ended at 12.00 pm

Notes written by Jenny de Quervain