



# FARNHAM TOWN COUNCIL



## Notes

### Planning & Licensing Consultative Working Group

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#### Time and date

9.30 am on Monday 11th December, 2023

#### Place

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

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

Councillor Andrew Laughton (Lead Member)  
Councillor Tony Fairclough  
Councillor George Hesse  
Councillor Brodie Mauluka  
Councillor Mark Merryweather (remote access)  
Councillor George Murray  
Councillor Graham White  
Councillor Alan Earwaker (ex-Officio)

Officers: Jenny de Quervain

#### 1. Apologies for Absence

Apologies were received from Councillor Woodhouse. Councillor Merryweather attended remotely. Following technical difficulties was unable to rejoin the meeting.

#### 2. Disclosure of Interests

Officer declared a non pecuniary interest to WA/2023/02608 due to vicinity to the application.

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

##### **Farnham Bourne**

##### **WA/2023/02623 Farnham Bourne**

Officer: David Hung

WAVERLEY COURT FARM, MONKS WALK, FARNHAM GU9 8HT

Erection of 8 dwellings and detached car port with associated works following demolition of existing buildings.

Farnham Town Council notes that **WA/2020/0755** was granted to convert part of the site to 5 dwellings and previously granted for 3 dwellings **WA/2019/1214** for the overall site. Consideration must be given to the **Ancient Woodland, AGLV and Surrey Hills AONB** and comments from the **Surrey Hills AONB Planning Advisers**.

#### 4. Applications Considered

##### **Farnham Bourne**

###### **TM/2023/02519 Farnham Bourne**

Officer: Theo Dyer

13 DOUGLAS GROVE, LOWER BOURNE, FARNHAM GU10 3HP

APPLICATION FOR REMOVAL OF TREE SUBJECT OF TREE PRESERVATION ORDER 50/99

**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 and NE2 Green and Blue Infrastructure, a replacement tree must be planted.**

###### **TM/2023/02610 Farnham Bourne**

Officer: Theo Dyer

4 PANNELLS, LOWER BOURNE, FARNHAM GU10 3PB

APPLICATION FOR REMOVAL OF TREE SUBJECT OF TREE PRESERVATION ORDER 27/03

**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, a replacement tree must be planted.**

###### **PRA/2023/02603 Farnham Bourne**

Officer: Dana Nickson

RIDGE HOUSE, OLD FRENHAM ROAD, LOWER BOURNE, FARNHAM GU10 3HE

Erection of a single storey rear extension which would extend 7.41 m beyond the rear wall of the original house for which the height would be 3.60 m and for which the height of the eaves would be 3.60 m.

**No comment.**

###### **WA/2023/02539 Farnham Bourne**

Officer: Matt Ayscough

BROOKLANDS, DENE LANE WEST, LOWER BOURNE, FARNHAM GU10 3PS

Erection of extensions and alterations to existing outbuilding to provide ancillary residential accommodation (retrospective).

**Farnham Town Council request Conditions in line with the Surrey Hills AONB Planning Adviser's comments to remove Permitted Development, ensure no vehicle access is provided and alterations to the fenestrations to be more appropriate with the location within the Surrey Hills AONB.**

###### **WA/2023/02550 Farnham Bourne**

Officer: Dana Nickson

33 AVELEY LANE, FARNHAM GU9 8PR

Erection of extensions and alterations together with raising of roof ridge height to provide habitable accommodation in roof space; erection of a detached two storey garage and home office; demolition of existing garage and extension.

**No comment.**

**WA/2023/02552 Farnham Bourne**

Officer: Matt Ayscough

SUNGLLEN, 5A DENE LANE, LOWER BOURNE, FARNHAM GU10 3PW

Application under Section 73 to vary condition 1 (approved plans) of WA/2023/01244 to allow installation of rooflights and to extend garage.

**No comment.**

**WA/2023/02554 Farnham Bourne**

Officer: Anna Whitty

COMO, 2 UPPER BOURNE VALE, WRECCLESHAM, FARNHAM GU10 4RE

Certificate of Lawfulness under Section 192 for the erection of a porch and construction of dormer window and alterations to provide loft conversion.

**No comment.**

**WA/2023/02555 Farnham Bourne**

Officer: Matt Ayscough

FOXCOMBE COTTAGE, 13 UNDERHILL LANE, FARNHAM GU10 3NF

Application to Vary Conditions 1 (approved plans) and 2 (materials) of WA/2023/01484 to allow alterations to elevations, fenestrations and construction of an external staircase for garden access.

**Farnham Town Council requests that the impact on the neighbour's amenity be fully considered as the use of a door is considerably different to the approved window.**

**WA/2023/02570 Farnham Bourne**

Officer: Anna Whitty

13 KILN LANE, LOWER BOURNE, FARNHAM GU10 3LS

Erection of extensions and alterations.

**No comment.**

**WA/2023/02613 Farnham Bourne**

Officer: Matt Ayscough

AVELEY END, 71 AVELEY LANE, FARNHAM GU9 8PS

Certificate of Lawfulness under Section 192 for erection of a boundary fence.

**No comment.**

**WA/2023/02619 Farnham Bourne**

Officer: Anna Whitty

26 VICARAGE HILL, FARNHAM GU9 8HJ

Erection of a roof extension and dormer windows for loft conversion.

**No comment.**

**WA/2023/02626 Farnham Bourne**

Officer: Graham Speller

RYJAS, UPPER BOURNE LANE, WRECCLESHAM, FARNHAM GU10 4RG

Alterations to elevation and erection of garage.

**No comment.**

**WA/2023/02627 Farnham Bourne**

Officer: Graham Speller

1 VICARAGE LANE, THE BOURNE, FARNHAM GU9 8HN

Erection of part single part 2-storey and infill extensions.

**No comment.**

## **Farnham Castle**

### **WA/2023/02557 Farnham Castle**

Officer: Anna Whitty

37 RED LION LANE, FARNHAM GU9 7QN

Application under Section 73 to vary conditions 1 & 2 (approved plans & external materials) of WA/2023/01596 to allow alterations to design and external finishes.

**Farnham Town Council maintains its objection to the removal of the glazing bars in the proposed dormer. Even though to the rear, 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/2023/02559 Farnham Castle**

Officer: Dana Nickson

6 PORTLAND TERRACE, HALE ROAD, FARNHAM GU9 9QX

Erection of an extension and installation of window lights.

**No comment.**

### **WA/2023/02560 Farnham Castle**

Officer: Matt Ayscough

40 HALE ROAD, FARNHAM GU9 9QH

Certificate of Lawfulness under Section 192 for alterations to roof space including installation of roof lights on front elevation to provide additional habitable accommodation.

**No comment.**

### **WA/2023/02563 Farnham Castle**

Officer: Dana Nickson

9 UPPER SOUTH VIEW, FARNHAM GU9 7JW

Certificate of Lawfulness under Section 192 for the erection of an outbuilding for ancillary use.

**Farnham Town Council requests that the outbuilding be Conditioned ancillary for the domestic use of 9 Upper South View with no overnight accommodation.**

### **WA/2023/02584 Farnham Castle**

Officer: Graham Speller

41 HALE ROAD, FARNHAM GU9 9QR

Erection of single storey extensions following demolition of existing conservatory.

**No comments.**

### **WA/2023/02590 Farnham Castle**

Officer: Matt Ayscough

23 WEST STREET, FARNHAM GU9 7DR

Listed Building Consent for installation of an internal lift.

**No comment.**

## **Farnham Firgrove**

### **WA/2023/02629 Farnham Firgrove**

Officer: Matt Ayscough

29 GREENHILL WAY, FARNHAM GU9 8SZ

Erection of extensions and alterations including porch and dormer windows following demolition of existing conservatory.

**No comment.**

**WA/2023/02595 Farnham Firgrove**

Officer: Anna Whitty

12 ARTHUR ROAD, FARNHAM GU9 8PB

Erection of extensions and alterations with attached car port together with construction of a dropped kerb following demolition of existing car port.

**Farnham Town Council requests that a Conditioned be included to replace the previous dropped kerb with the installation of the new dropped kerb in line with the proposed new car port.**

**Farnham Moor Park****WA/2023/02583 Farnham Moor Park**

Officer: Graham Speller

43 THE FAIRFIELD, FARNHAM GU9 8AG

Erection of single storey extensions and associated works following demolition of existing garage.

**Farnham Town Council notes that the number of parking spaces in shown as two spaces once the existing garage has been demolished.**

**WA/2023/02609 Farnham Moor Park**

Officer: Sam Wallis

3 THE CLOSE, FARNHAM GU9 8DR

Application under Section 73A to vary condition 1 (approved plans WA/2022/01334) to allow for alterations to layout and design.

**Farnham Town Council objects to windows in the northeast elevation. Although proposed as high level, the neighbour's amenity at no. 4 was protected in approved application WA/2023/01334 by having no windows in this elevation.**

**WA/2023/02611 Farnham Moor Park**

Officer: Anna Whitty

CHRISTMAS PIE BARN, TONGHAM ROAD, RUNFOLD, FARNHAM GU10 1PJ

Demolition and re-construction of the barn.

**No comment.**

**Farnham North West**

Amendments received

**The design and layout of the proposed dwellings have been amended**

**WA/2022/03197 Farnham North West**

Erection of 2 detached dwellings and garages with associated works (as amended by plans received 22/11/23).

FARNHAM HOUSE HOTEL, ALTON ROAD, FARNHAM GU10 5ER

**Farnham Town Council maintains its objection to the proposed two dwellings, along with the three proposed dwellings in WA/2022/03085, located in Countryside beyond the Green Belt, LPP1 policy RE1, in an area of Great Landscape Value LPP1 policy RE3, Outside the Built-up Area Boundary of the Farnham Neighbourhood Plan covered by policy FNPI0 Protect and Enhance the Countryside. This is an increase of five residential dwellings on what is currently the hotel and garden land of Farnham House Hotel. This application must be considered with WA/2022/03085.**

**WA/2023/02531 Farnham North West**

Officer: Anna Whitty

8 WEST END GROVE, FARNHAM GU9 7EG

Certificate of Lawfulness under Section 191 for use of attached garage as habitable accommodation which has been used as such in excess of 10 years.

**No comment.**

**WA/2023/02608 Farnham North West**

Officer: Michael Eastham

LAND WEST OF BISHOPS SQUARE, OLD PARK LANE, FARNHAM

Erection of a new dwelling and creation of vehicular access with associated landscaping following demolition of existing outbuildings and removal of tennis court.

**Farnham Town Council objects to the proposed new gateway and drive to access the new dwelling to be erected on the site of the old tennis court at Bishops Square. There is an existing gateway and extensive tarmac driveway suitable to access the host and new dwelling. Removing sections of the Yew hedging, adding brick piers, gates and drop curbs will impact the rural character of the area.**

**Farnham Rowledge**

**WA/2023/02536 Farnham Rowledge**

Officer: Dana Nickson

POUND HOUSE, 27 WRECCLESHAM HILL, WRECCLESHAM, FARNHAM GU10 4JU

Erection of a fence.

**Farnham Town Council objects to this retrospective application to retain the fence, visible on Google streetview in May 2023, purported to be erected in September 2023. The fencing has an urbanising impact of the area outside the built-up area of the Farnham Neighbourhood Plan. A fence located on the inside of the green boundary may be more acceptable.**

**WA/2023/02542 Farnham Rowledge**

Officer: Cindy Blythe

LAND AT FOXWELL, 2 LAVENDER LANE, ROWLEDGE, FARNHAM GU10 4AY

Outline application with all matters reserved for the erection of 1 dwelling.

**No comment.**

**WA/2023/02574 Farnham Rowledge**

Officer: Graham Speller

CHERRY LODGE, 5 SCHOOL ROAD, ROWLEDGE, FARNHAM GU10 4EJ

Erection of extensions and alterations to elevations.

**No comment.**

**WA/2023/02599 Farnham Rowledge**

Officer: Cindy Blythe

ROWLEDGE VILLAGE HALL, THE LONG ROAD, FARNHAM GU10 4DH

Erection of 2 detached dwellings and associated works including cycle store following demolition of existing building.

**Farnham Town Council would prefer the site be used for affordable housing and four smaller units.**

**WA/2023/02607 Farnham Rowledge**

Officer: Dana Nickson

ASHTON MANOR CARE HOME LTD, ASHTON MANOR, BEALES LANE, FARNHAM GU10 4PY

Erection of extensions and alterations together with installation of solar panels to roof.

**Farnham Town Council notes the improvement to the facilities.**

**WA/2023/02612 Farnham Rowledge**

Officer: Graham Speller

34 BEACON CLOSE, WRECCLESHAM, FARNHAM GU10 4PA

Erection of extensions and alterations to elevations following demolition of timber workshop.

**No comment.**

**Farnham Weybourne**

**TM/2023/02572 Farnham Weybourne**

Officer: Theo Dyer

LAND OPPOSITE 72 FARNBOROUGH ROAD, FARNHAM GU9 9BE

APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER WA272

**No comments.**

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

**Rushmoor Application**

**23/00794/REVPP**

Variation of Condition 2 (aircraft movements) and 6 (aircraft weight), replacement of conditions 7 (1:10,000 risk contour) and 8 (1:100,00 risk contour), of planning permission 20/00871/REVPP determined on the 22/02/2022, in order to: a) to increase the maximum number of annual aircraft movements from 50,000 to 70,000 per annum, including an increase in non-weekday aircraft movements from 8,900 to 18,900 per annum, and b) to amend the aircraft weight category of 50,000 - 80,000 Kg, to 55,000 - 80,000 Kg, and an increase from 1,500 to 2,100 annual aircraft movements within this category, including an increase from 270 to 570 annual aircraft movements for non-weekdays, and to c) replace Conditions Nos. 7 (1:10,000 risk contour) and 8 (1:100,000 risk contour) with a new condition to produce Public Safety Zone maps in accordance with the Civil Aviation Authority/ Department for Transport Requirements | Farnborough Airport Farnborough Road Farnborough Hampshire GU14 6XA  
**Farnham Town Council to reiterate objections submitted as part of FAL consultation. Comments due by 17 December 2023.**

**6. Appeals Considered**

**Enforcement Appeal Notification**

**LAND TO THE SOUTH OF FOXHAVEN, OLD PARK LANE, FARNHAM GU10 5AA**

**Mr Keith Baxter, Mrs Rosemary Baxter**

An enforcement appeal against an Enforcement Notice EN/2023/06 dated 21/07/2023 issued by Waverley Borough Council has been lodged with the Planning Inspectorate, by Mr Keith Baxter.

The Enforcement Notice appeal reference is APP/R3650/C/23/3328599 (and linked appeal by Mrs Rosemary Baxter APP/R3650/C/23/3328600).

The appeal will be dealt with by way of the written representations procedure.

**Farnham Town Council's previous objections to be submitted via the PINS planning portal.**

## 7. Licensing Applications

### **New Premises Licence**

Golf Manor, Ground Floor, North Barn, Lion and Lamb Way, Farnham, GU9 7PY

Latitude Sports Entertainment Ltd

An application has been received for a new premises licence. The application is for On sales of alcohol 09:00-22:30 Monday to Sunday and Opening hours 09:00-23:00 Monday to Sunday.

**No comment.**

### **Street Trading Applications**

#### **Near and Far Mobile Bar Ltd**

An application has been received for a Street Trading Consent from 'Near and Far Mobile Bar Ltd' to trade from the layby, Lower Road, off Hale Road, Farnham between the hours of 06:00-16:00 Monday-Sunday, selling coffee, tea, soft drinks, cakes and waffles.

**Farnham Town Council object to more than one Street Trading business to operate out of this location at any one time due to the restrictive site and it being a congested area. Funky Pickle has consent for Monday and Tuesday 15:00-22:00. Doe Wood Fired Pizza has consent for Friday-Sunday 12:00- 21:00 in the location.**

#### **Deniz Kebab & Pizza**

An application has been received for a Street Trading Consent from 'Deniz Kebab & Pizza' to trade from the Albion Public House, 2 Hale Road, Farnham between the hours of 16:00 – 22:00 on Fridays, Saturdays, Sundays and Mondays.

**No comment.**

## 8. Public Speaking at Waverley's Planning Committee

There were none for this meeting.

## 9. Date of next meeting

Monday 8<sup>th</sup> January 2024 at 9.30am. It was noted that applications requiring comments prior to this date will follow the scheme of delegation but in consultation with councillors via email rather than in person.

The meeting ended at 12.30 pm

Notes written by Jenny de Quervain