



FARNHAM TOWN COUNCIL

E

Notes

Planning & Licensing Consultative Working Group

Time and date

9.30 am on Monday 16th September, 2024

Place

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

Planning & Licensing Consultative Working Group Members Present:

Councillor David Beaman
Councillor George Hesse
Councillor Brodie Mauluka
Councillor Mark Merryweather
Councillor George Murray
Councillor Alan Earwaker (Guest)

Officers: Jenny de Quervain

1. Apologies for Absence

Apologies were received from Councillors Laughton, White and Woodhouse. Councillor Murray was nominated as Chair for the meeting by Councillor Mauluka, seconded by Councillor Hesse.

2. Disclosure of Interests

Councillor Murray declared a non pecuniary interest to WA/2024/01669 as plays on the school pitches.

Councillor Hesse and the Officer declared a non pecuniary interest to WA/2024/01597 and WA/2024/01599 due to vicinity to the application and use of the shop.

Councillor Hesse declared a non pecuniary interest to WA/2024/01688 and WA/2024/01689 due to vicinity.

3. Applications Considered for Key/Larger Developments

Farnham Bourne

WA/2024/01719 Farnham Bourne

Officer: Michael Eastham

LAND AT BOURNE WOOD, TILFORD ROAD, FARNHAM

Application under Section 73 to vary Conditions 4 & 5 of WA/2020/0345 (No filming activities outside the hours of 07:00 and 21.00 Mon-Fri and 07:00 and 13:00 on Sat, with the exception of night filming activity. There shall be no filming or night filming activities on Sundays, Bank Holidays or Public Holidays and no night filming beyond 23:00) to allow filming for two nights until 01:00 between 27 September & 25 October 2024 and for filming until 02:30 for five nights between 29 October & 20 December 2024.

Farnham Town Council maintains its objection to night filming having a negative impact on local residents and wildlife. Condition 5 allows filming until 23.00 hours. Additional days of filming until 23.00 hours can be included to make up the required hours of darkness.

Farnham Castle

Combined application for Listed building

WA/2024/01591 Farnham Castle

Officer: Misbah Uddin

33 THE BOROUGH, FARNHAM GU9 7NJ

Listed Building consent for alterations and extension to first and second floors including dormers and rooflights to provide 5 flats; alterations to elevations at ground floor.

No comment.

WA/2024/01592 Farnham Castle

Officer: Misbah Uddin

33 THE BOROUGH, FARNHAM GU9 7NJ

Alterations and extension to first and second floors including dormers and rooflights to provide 5 flats; alterations to elevations at ground floor.

Farnham Town Council notes that the proposed flats are surrounded by commercial businesses including a licensed establishment with opening hours until 01.00 hours. Sound insulation will be required to a good standard in this town centre location.

Combined application for Listed building

WA/2024/01681 Farnham Castle

Officer: Michael Eastham

75 CASTLE STREET, FARNHAM GU9 7LT

Alterations and repairs to front facade arch stonework.

Farnham Town Council notes the much-needed remedial repairs to the front façade of this Grade II Listed building.

WA/2024/01682 Farnham Castle

Officer: Michael Eastham

75 CASTLE STREET, FARNHAM GU9 7LT

Listed Building Consent for alterations and repairs to front facade arch stonework.

Farnham Town Council notes the much-needed remedial repairs to the front façade of this Grade II Listed building.

WA/2024/01696 Farnham Castle

Officer: Michael Eastham

UNITS 1 – 3, 13 OLD MARKET PLACE, FARNHAM GU9 7SF

Installation of shopfronts.

No comment required.

Farnham Firgrove

WA/2024/01669 Farnham Firgrove

Officer: Dana Nickson

SURREY COUNTY COUNCIL, WEYDON ACADEMY, WEYDON LANE, FARNHAM GU9 8UG

Section 73 application for the variation of planning conditions 6 (hours of use of sports pitches) and 24 (hours of use of access onto Greenfield Road) of planning permission reference WA/2013/0829 dated 10th October 2013 (County Development Application under Regulation 3/4/13).

Farnham Town Council notes that no vehicle can exit the Greenfield Road gate after 20.30, only the front of the school can be used to exit.

4. Applications Considered

Farnham Bourne

CA/2024/01714 Farnham Bourne

Officer: Theo Dyer

16 VICARAGE LANE, THE BOURNE, FARNHAM GU9 8HN

OLD CHURCH LANE CONSERVATION AREA WORKS TO AND REMOVAL OF TREES

Farnham Town Council notes that the description of works does not match the pictures of the trees. 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, appropriate replacement trees must be planted.

TM/2024/01675 Farnham Bourne

Officer: Theo Dyer

BROOM LODGE, 34 FORD LANE, LOWER BOURNE, FARNHAM GU10 4SF

APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 06/11

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.

TM/2024/01715 Farnham Bourne

Officer: Theo Dyer

7 LONGHOPE DRIVE, WRECCLESHAM, FARNHAM GU10 4SN

APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 04/99

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.

WA/2024/01657 Farnham Bourne

Officer: Dana Nickson

HILLSIDE STABLES, HILLSIDE ROAD, FRENHAM, FARNHAM

Alterations to convert existing stable block, tack room and hay barn to provide a single independent dwelling together with landscaping and associated works.

Farnham Town Council notes that this application is for the conversion of a stable block, an area of previously developed land, lessening the urbanising effect compared with the previously refused application for a two-storey dwelling and detached garage in a prominent position close to the road. Proposals must be considered with Farnham Neighbourhood Plan policy FNPI Design of New Development and Conservation, FNPI0 Protect and Enhance the Countryside and FNPI1 Prevent Coalescence. To protect the character of this location, permitted development rights must be removed to restrict the enlargement of the proposed dwelling without the consideration of local polices.

WA/2024/01720 Farnham Bourne

Officer: Justin Bramley

PEAR TREE COTTAGE, GARDENERS HILL ROAD, WRECCLESHAM, FARNHAM GU10 4RL
Certificate of Lawfulness under Section 192 for erection of a pool house with indoor pool.

No comment.

WA/2024/01736 Farnham Bourne

Officer: Ninto Joy

3 VALE CLOSE, LOWER BOURNE, FARNHAM GU10 3HR
Alterations to roof and installation of dormers.

No comment.

WA/2024/01737 Farnham Bourne

Officer: Ninto Joy

JASMINE COURT, 2 BAT AND BALL LANE, WRECCLESHAM, FARNHAM GU10 4RA
Erection of single storey extension and porch following demolition of existing extension, porch, conservatory and garage/workshop.

No comment.

Farnham Castle

CA/2024/01593 Farnham Castle

Officer: Theo Dyer

32A WEST STREET, FARNHAM GU9 7DR
FARNHAM 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. 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/2024/01708 Farnham Castle

Officer: Theo Dyer

BORELLI YARD, FARNHAM GU9 7NU
FARNHAM 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. 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.

Combined application for Listed building

WA/2024/01599 Farnham Castle

Officer: Dana Nickson

77 WEST STREET, FARNHAM GU9 7EH

Change of use and alterations to provide a single dwelling.

Farnham Town Council cannot see a viability study included for this community asset; a popular shop outside of the town centre serving local residents and passing trade for many years. The impact on the neighbour's amenity must be considered with the proposed changes into a single dwelling.

WA/2024/01597 Farnham Castle

Officer: Dana Nickson

77 WEST STREET, FARNHAM GU9 7EH

Listed Building Consent for internal and external alterations to provide 1 dwelling.

Farnham Town Council relies on WBC Heritage Officers.

Combined application for Listed building

WA/2024/01653 Farnham Castle

Officer: Anna Whitty

BETHUNE HOUSE, 88 WEST STREET, FARNHAM GU9 7EN

Erection of garden wall (retrospective).

No comment.

WA/2024/01654 Farnham Castle

Officer: Anna Whitty

BETHUNE HOUSE, 88 WEST STREET, FARNHAM GU9 7EN

Listed Building Consent for erection of a garden wall (retrospective).

No comment.

Combined application for Listed building

WA/2024/01688 Farnham Castle

Officer: Matt Ayscough

34 WEST STREET, FARNHAM GU9 7DR

Construction of a dormer extension.

Farnham Town Council notes that the proposed use of the extension is as a bathroom and the applicant is including obscured glazing.

WA/2024/01689 Farnham Castle

Officer: Matt Ayscough

34 WEST STREET, FARNHAM GU9 7DR

Listed Building consent for construction of a dormer extension.

Farnham Town Council notes that the proposed use of the extension is as a bathroom and the applicant is including obscured glazing.

WA/2024/01690 Farnham Castle

Officer: Anna Whitty

16 UPPER SOUTH VIEW, FARNHAM GU9 7JW

Erection of a first floor extension and car port together with single storey extension.

No comment.

WA/2024/01699 Farnham Castle

Officer: Anna Whitty

8 FORGE CLOSE, FARNHAM GU9 9PX

Erection of extensions and alterations.

Farnham Town Council notes that an application for a large outbuilding for ancillary accommodation is pending under WA/2024/01519. This must be considered in the determining of this application to extend to a five-bedroom dwelling. No parking

provision is shown on the plans and the integral garage will become part accommodation, part store. Sufficient parking must be available within the boundary of the dwelling.

WA/2024/01717 Farnham Castle

Officer: Matt Ayscough

68 EAST STREET, FARNHAM GU9 7TP

Erection of first floor extension together with alterations to existing fenestration; alterations to roof space to provide habitable accommodation.

No comment.

WA/2024/01722 Farnham Castle

Officer: Dana Nickson

9 UPPER SOUTH VIEW, FARNHAM GU9 7JW

Erection of a chalet bungalow with associated parking and landscaping works.

The garden land at 9 Upper South View has permission for a detached garage and detached outbuilding granted under permitted development; this application is for a detached chalet bungalow in place of these. Farnham Town Council maintains concerns to the access for construction via the northern section of Upper South View, being very restrictive due to on-street parking and pedestrian access to and from Farnham Park. A Condition must be included for a Construction Management Plan, if permission is granted.

Farnham Firgrove

WA/2024/01640 Farnham Firgrove

Officer: Ninto Joy

1A LANCASTER AVENUE, FARNHAM GU9 8JY

Erection of extension and associated landscaping.

No comment.

Farnham Heath End

WA/2024/01735 Farnham Heath End

Officer: Anna Whitty

6 WINGS ROAD, FARNHAM GU9 0HW

Erection of extensions and alterations to elevations: extension and part conversion of existing detached garage to habitable accommodation.

Farnham Town Council requests that the accommodation be conditioned ancillary to the dwellinghouse 6 Wings Road.

Farnham Moor Park

TM/2024/01589 Farnham Moor Park

Officer: Theo Dyer

5 MONKS WELL, FARNHAM GU10 1RH

APPLICATION FOR WORKS TO AND REMOVAL OF TREES SUBJECT OF TREE PRESERVATION ORDER 11/15

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.

WA/2024/01600 Farnham Moor Park

Officer: Dana Nickson

THE MULBERRY, STATION HILL, FARNHAM GU9 8AD

Erection of two detached covered structures (retrospective).

Farnham Town Council notes that the structures have been in use since September 2022. Noise disturbance from the use of the outdoor covered structures can be dealt with through WBC Licensing.

WA/2024/01703 Farnham Moor Park

Officer: Matt Ayscough

35 WAVERLEY LANE, FARNHAM GU9 8BH

Erection of a single storey extension and a first floor extension following demolition of existing conservatory and dormer; alterations to elevations.

No comment.

WA/2024/01721 Farnham Moor Park

Officer: Matt Ayscough

34 BRIDGEFIELD, FARNHAM GU9 8AW

Erection of single storey extension and alterations and part conversion of integral garage to habitable accommodation following demolition of existing extension.

No comment.

Farnham North West

WA/2024/01718 Farnham North West

Officer: Dana Nickson

9 UPPER OLD PARK LANE, FARNHAM GU9 0AT

Erection of extensions including alterations to roofspace to provide habitable accommodation together with installation of air source heat pump and roof mounted photovoltaic panels following demolition of existing extensions (revision of WA/2023/01582).

No comment.

Farnham Rowledge

WA/2024/01642 Farnham Rowledge

Officer: Matt Ayscough

FAIR VALLEY HOUSE, 8 ROSEMARY LANE, ROWLEDGE, FARNHAM GU10 4DB

Installation of an air source heat pump together with installation of an air conditioning unit and a swimming pool heat pump (part retrospective).

No comment.

WA/2024/01702 Farnham Rowledge

Officer: Anna Whitty

17 BOWER ROAD, BOUNDSTONE, FARNHAM GU10 4ST

Erection of extensions and alterations.

No comment.

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

Heritage Features

WBC has provided the attached list of the Heritage Features in Farnham proposed to be removed.

Farnham Town Council notes that some items have been noted as ‘unable to locate’. The hand pump in Lion and Lamb is still in place and should be retained on the list. WBC must double-check the location of other items.

6. Appeals Considered

Appeal Notification

Planning Inspectorate Reference: APP/R3650/W/24/3347423

WA/2023/02067 Moor Park

10 PINE VIEW CLOSE, BADSHOT LEA, FARNHAM GU9 9JS

Erection of extensions and alterations to existing dwelling to create 1 additional dwelling following demolition of existing extension (revision of WA/2022/03151).

Appellant's Name: Dr Sam Fry

Previous comments included:

WA/2023/02067 Farnham Moor Park

Officer: Sam Wallis

10 PINE VIEW CLOSE, BADSHOT LEA, FARNHAM GU9 9JS

Erection of extensions and alterations to existing dwelling to create 1 additional dwelling following demolition of existing extension (revision of WA/2022/03151).

Farnham Town Council maintains its objection to a proposed new dwelling in place of a first-floor extension, approved under WA/2022/01444, being overdevelopment. The personal use of an extension of the same household cannot be compared to a separate dwelling which will negatively impact the adjacent neighbours' amenity and that of future occupants of both the proposed dwelling and host dwelling.

7. Licensing Applications Considered

Pavement Licence - New

La Dolce Vita, 6 West Street, Farnham, Surrey, GU9 7DN
Ms D Checola

An application has been received for a temporary pavement licence.

No comment.

Street Trading - Renewal

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

No comment.

8. Public Speaking at Waverley's Planning Committee/Hearings or Appeals

There were none for this meeting.

9. Date of next meeting

Monday 30th September 2024 at 9.30am.

The meeting ended at 11.35 am

Notes written by Jenny de Quervain