

**FARNHAM SOCIETY**  
**AGM SUMMARY OF PLANNING COMMITTEE LETTERS ACTIVITY 2023/24**

---

Thursday, 22 June 2023

**WA/2023/01211 - LAND AT FARNHAM RETAIL PARK GUILDFORD ROAD FARNHAM GU9 9QJ.**

**We object to** Erection of single-story building for use as a drive-thru coffee shop together with landscaping and associated works. For the following reasons.

The development will have a negative impact on local residents and the wider area.

- Guildford Road is a two-way road and is already compromised by the lawful parking of resident's vehicles causing traffic to pass in single file. It easily and regularly becomes blocked with the flow of traffic passing along its length. This happens now without any increase in traffic that this proposal will attract. At this point it would be a good occasion to mention the idea of allocating parking on this site instead of a drive thru coffee house, a car park for the residents of Guildford Road. Guildford Road is an A road so to restore it to two useable lanes would be a great advantage to the community. Indeed, the same idea could be deployed to the Upper Hale Residents for their cars. Perhaps some land behind the Hale roadside cottages could also be designated for parking and restore the Hale Road to two useable lanes?
- Guildford Road is the main residential road with lots of young families as well as 3 preschool nursery's and a scout hut located very close to the site.
- The increased volume will make the road even more dangerous for children crossing for school and nursery.
- Food 'on the go' outlets encourage mindless consumption of food and beverages which frequently leads to mindlessness with respect to the correct disposal of takeaway consumables. We are concerned that this will lead to increased littering to the surrounding areas. Local authorities do not have the resources to collect roadside litter as frequently as they should. They do not, in practice, enforce litter fines and the litter will be left as an eye sore for all to endure.
- Potential increase in anti social behaviour with longer opening hours encouraging congregations close to a residential road.
- Unfair Competition to Local businesses on the high street.

---

Monday, 18 December 2023

**WA/2023/00395 – LAND AT EAST STREET, FARNHAM**

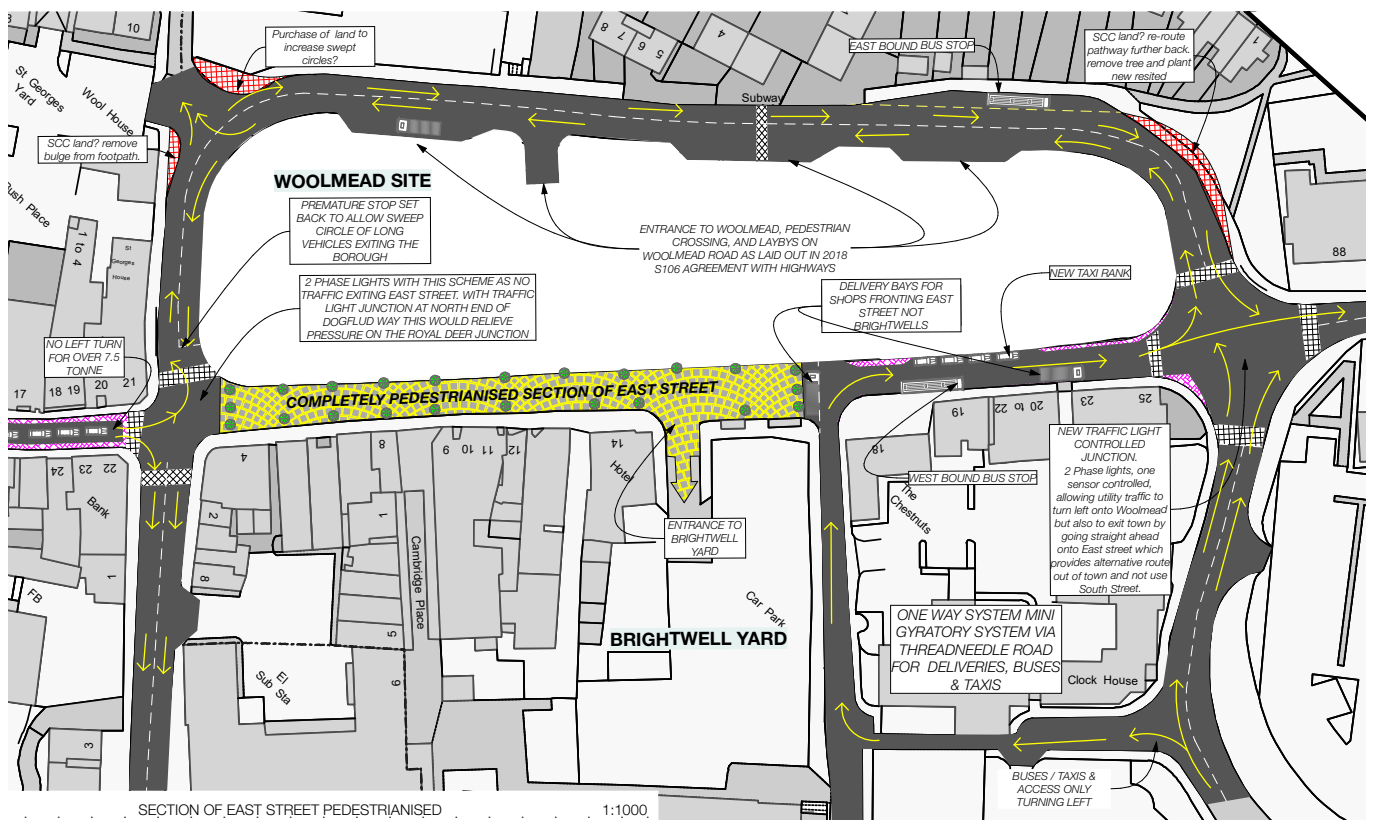
Thank you for requesting our response regarding the highway works to East Street and for sending over the three substitute drawings relocating the Bus Stop further East and swopping the loading bay to a new position further west. We note also that the bus stop is now not in a live lane and are glad of this.

# FARNHAM SOCIETY

## AGM SUMMARY OF PLANNING COMMITTEE LETTERS ACTIVITY 2023/24

However we remain disappointed and maintain our view covered in our previous letter that all the works outlined in this application to East Street go no where to include proposed improvements to pedestrian and cycling accessibility for the wider town but seek only to improve access into the Brightwell Development. We have accepted that the development needs as much help to make it a success, but it could also have been a great pedestrianised street for Markets and gathering place. East street belongs to one of the four main road's networks of the Town of Farnham, not just Brightwells.

We also note from these drawings that it now includes works at the junction of Doglud way and East Street, further further preventing ever the possibility of making Woolmead two-way which would enable one road in Farnham to become pedestrianised.



18th January 2024

### **Bishops Table Hotel, West Street, Farnham**

We are pleased to report as a result of discussions with the owner and WBC enforcement, we were able to get the door reinstated to the front elevation which was removed with ambiguous permissions.



**FARNHAM SOCIETY**  
**AGM SUMMARY OF PLANNING COMMITTEE LETTERS ACTIVITY 2023/24**



---

Tuesday, 20 February 2024

**TM/2024/00333 Land at Mayfield and Meadow Way, Farnham, GU10 4DY**

Application for works to and removal of trees subject of tree preservation order 47/99  
We are concerned that the application includes no Arboricultural report that we can find on WBC website justifying the proposed works to these trees.

Please can this be requested?

---

Tuesday, 7 May 2024

**WA/2023/01467 -LAND CENTRED COORDINATES 483317 147157 OLD PARK LANE  
FARNHAM**

We confirm our member's objection and repeat them here:

The principle of development

1. the report states (pages 8 / 9 ) that the basic test is "the site does not form part of any proposed Local Plan or Neighbourhood Plan allocation. It is suggested that any major housing development should be coming through the neighbourhood plan and should follow the plan making process. As the site is not allocated in either Plan the proposal is contrary to policy."
2. **The report continues** " However, the starting point for decision making is the adopted Plan, consideration however must be given to other material considerations which much may

## **FARNHAM SOCIETY**

### **AGM SUMMARY OF PLANNING COMMITTEE LETTERS ACTIVITY 2023/24**

weigh against the Policy position.” The first (and major ) consideration is the lack of a 5 year land supply which is claimed to override the major policy objection to this proposal

3. There are many references in the report to NPPF 2023 but I cannot see any references to recent changes to NPPF concerning the relevance of 5 year land supply to planning applications which are set out in this commentary by Turley ( consultants to various developers and developers Gleeson in this case )<https://www.turley.co.uk/news/nppf-changes-five-year-housing-land-supply> Turley's commentary (which is well worth a read) includes  
"There are now examples of many authorities where the requirement to demonstrate a five-year housing land supply has been removed, or the requirement has eased[3]. In many cases, these are authorities that accept that they are unable to demonstrate a sufficient five-year housing land supply, and so clearly need more homes to come forward (and where, without them, there is the potential for significant adverse social consequences).
  
4. Likewise, I cannot easily find reference to the request for the report to address  
A letter from Zofia Lovell, the Chairman of the South Farnham Residents Association and the Chairman of the National Organisation of Residents Associations dated 8th April 2024, includes a letter from the Department for Levelling Up, Housing and Communities (DLUHC) dated 3rd April 2024: “The Government remains committed to retaining neighbourhood planning as an important part of the planning system. The recent changes to the National Planning Policy Framework (NPPF) have increased protections for neighbourhood plans and recognise the time and effort that communities invest in preparing them. Furthermore, changes made through the Levelling Up and Regeneration Act 2023 mean that, in future, decisions on planning applications will only be able to depart from plans, including neighbourhood plans, if there are strong reasons to do so.”  
Given the response from DLUHC regarding the principle and strength of any Neighbourhood Plan. Zofia Lovell requested that Officers apply this in relation to all current planning applications particularly for the Farnham Neighbourhood Plan which is still up-to-date.( page 6)

#### Material considerations

I have only had time to address the initial question of the principle of development and the apparent NPPF changes earlier in 2024 affecting the weight given to the lack of 5 year housing land supply

Howevrer, there are various other issues raised in officer's report including highways access to the site through the Abbey View development , impact on landscape and character (to which CPRE has objected ) and the objections lodged by over 200 local residents, Farnham Town Council, Farnham Society and Farnham Town FC

#### Site visit

I understand that a site visit planned for tomorrow morning has been cancelled . I am very surprised as, to me ,there are clearly material issues which would benefit from a site visit by members and officers. I walked around and through the site yesterday (in the sun !) and can see questions of landscape and visual amenity in general , views from Abbey View residents up the hill

**FARNHAM SOCIETY**  
**AGM SUMMARY OF PLANNING COMMITTEE LETTERS ACTIVITY 2023/24**

and down from homes in Old Park Road and Three Stiles Road, access through Abbey development where several cars parked on pavements etc

Certainly, I would be requesting a site visit be held before a decision is made . The current expiry date for this application is 31st May which can be further extended or this application be considered at a special deferred meeting before 31st May Consultation

There have been 2 consultation stages but have University of Creative Arts and residents of the west side of Castle Hill been consulted as they are or may be neighbours and adjoin the site ?

My comments are focussed on planning policy and procedure and not the clear need for more affordable housing ,especially social and affordable rented housing, having been previously lead councillor for Housing and Social Care on Guildford Borough Council

I hope my comments ,albeit rushed and hence incomplete are sent as a Farnham resident now ,having been previously a member of the Planning Committee at Guildford Borough Council for 17 years

---

FRIDAY 2ND AUGUST 2024

**WA/2024/00599 Land North of Coxbridge Farm - Planning Application Neither Object nor Support**

As Chairman and on behalf of The Farnham Society I am writing in connection to the above application by Cala Homes for this major development recognising that amended plans have been submitted.

We had the opportunity of a presentation by Cala homes at an earlier stage (April '24) of the planning process. At that stage we submitted our comments on what was proposed. We noted that they had considered, in considerable detail both the layout, use of space and the various designs and finishes of the properties, taking into account the local Farnham vernacular to guide the development. The current amendments (and others) have made some modifications to these earlier arrangements but the essence of the development and its design remains largely similar to the earlier plans. We had previously submitted our comments on these proposals and now take the opportunity to comment at this final stage given the proposed amendments.

Our major concerns, accepting that the development will take place related to two issues:

Firstly, the entrance and exit to what is a major new housing development is one road which comes off of West Street. Although we understand there are some limits in relation to this it remains our view that this is inadequate for an estate of this size particularly given the increasingly busy traffic of West Street and its role as the main westerly entrance to a developing Farnham. We would urge that this is reconsidered. It is a problem that will, in our view, become all too evident in the future! This has not been addressed in the current amendments.

**FARNHAM SOCIETY**  
**AGM SUMMARY OF PLANNING COMMITTEE LETTERS ACTIVITY 2023/24**

Secondly, the way in which the development runs along the boundary with Hazell Rd has caused understandable concern to the residents in Hazell Rd. We wish to support their objections and would ask that further consideration to the layout of the site to the adjacent properties is also reconsidered. We understand separate action is being taken with regard to this. This has not been addressed in the current amendments.

As a result of both these items remaining as significant concerns we are unable to 'Support' the application. We therefore remain neutral and neither support nor object. Therefore, unfortunately our position remains unchanged.

---

Wednesday, 28 February 2024

**WA/2024/00380 OLD CHAMBERS 93-94 WEST STREET FARNHAM GU9 7EB**

Change of use from offices (use class e) to 3 dwellings (use class c3) with associated internal and external alterations amenity space cycle parking and refuse storage.

We have **no objection** to this application change of use, however we note that the application states:

*No car parking spaces are provided for the proposed three residential units. It will therefore be a car free development.*

However, we would **object** if once planning was granted the applicant subsequently applied to remove any conditions Waverely imposed preventing occupiers of the site from obtaining parking permission within Farnham town centre Controlled Parking Zone.

---

Tuesday, 4 June 2024

**WA/2024/00473 ST STEPHENS HOUSE DOGFLUD WAY FARNHAM GU9 7UD**

The Farnham Society have viewed this recent application and have even more concerns and **object** to the current planning application for the following reasons. We note that the application is targeted for determination by 10th June 24, however the application was displayed on the WBC website but wrongly listed under the Moor Park Ward, which is the reason for the late response.

We previously reviewed this application and not withstanding all of our previous comments, (which we refer you to review and included in the addendum), the inclusion of a 5th floor to the proposed development alarms us for two reasons.

Firstly it will create a precedent for five story buildings in Farnham which have been strenuously resisted over the years.

Secondly, there has been an attempt in this application to recede the 5th floor away from

## **FARNHAM SOCIETY**

### **AGM SUMMARY OF PLANNING COMMITTEE LETTERS ACTIVITY 2023/24**

the street by setting the elevations back on the south side, however the 5th floor is very visible from the West and greatly increases the bulk and massing of this proposed building. Already mansard roofs on the neighbouring St Paul's building is set too prominently forward to the parapet and very visible from the street. Here right, is a more acceptable treatment of mansard roofs on the maximum of 4 floors.

Addendum Appendix letter Letter 18th June 2023

- We sincerely hope that despite the approval to provide four flats on the adjoining St. Pauls House East Street in 2021 those considering this application will not necessarily consider approval is a given again. What differentiates St. Stephens House from St. Paul's House is that to the east it adjoins a heritage street scene.
- We would draw attention to the 'contrary to policy' comments submitted by Farnham Town Council on PA/2021/03062 which stated an additional floor in this location as 'not being compliant with the Farnham Design Statement, Farnham Neighbourhood Plan policy FNP 1 New Development and Conservation and FNP16 Extensions and LPP1 TDI Townscape and Design, with its bulk and mass being obtrusive and have a negative impact on the street scene."
- The Architect's drawings of the ground and first floor elevations of St Stephens House from the East Street road frontage are lacking in the existing details of this and the adjoining buildings. These add architectural interest to the street scene especially in relation to the adjoining building *St. James's House* constructed in 1927 renamed St. Paul's House. Furthermore, if they were included, would give those considering the application a more accurate perspective.
- It is therefore hoped the current photographs of the front elevation (as supplied in the Design Statement) will be taken into consideration when imagining the interaction of the proposed additional floor over St. Stephen's House but also when viewing the street scene to the north, west and east containing numerous properties of historical importance to this area including the listed St. James Church converted to residential accommodation.
- The proposed mansard roof will intrude and dominate this street scene as it appears to be built right up to the existing parapet. On certain elevations it will over look residential properties with loss of privacy. This contrasts with the applicant's photo example of the existing mansard roof at the rear of St. Stephens. Here the additional floor and windows are set back which presently accommodates hidden air conditioning units. The roof is set below the parapet but more importantly is set back softening the impact which would be preferable on the East Street road frontage - if not all round the building.
- The mansard on the rear of the property appears to be vertical rather than pitched. These south facing elevations would lend themselves to a softer more harmonious loggia treatment with respect to climate change whereas the proposed would merely reinforce the stark finish to the existing rear facades.
- In addition the proposed finish to the mansard roof of 'contemporary metal cladding' would, if it was replaced by roof tiles, blend into Farnham's traditional architecture especially when considering the East Street front elevation.

**FARNHAM SOCIETY**  
**AGM SUMMARY OF PLANNING COMMITTEE LETTERS ACTIVITY 2023/24**

---

Thursday, 13 June 2024

**CENTRUM BUSINESS PARK 35-42 EAST STREET FARNHAM GU9 7SW -**

Request for screening opinion for up to 170 residential dwellings with associated car parking and landscaping by the applicant who we believe to be Farnham Estates and represented by the agents Maddox Planning.

We would like to advise that at this stage we **strongly object** to the proposal that this major central Farnham development of up to 170 dwellings should proceed without an Environmental Assessment (EIA) as proposed by the applicant. Whilst we acknowledge that this location is identified in the local neighbourhood plan, it is for providing 150 dwellings and not the 170 proposed. However, at this proposed scale there is a need to balance this development, providing more housing against the wider environmental issues which will affect Farnham hence the case for requesting a formal EIA. The following needs assessment and consideration:

- The impact of further local traffic on existing roads already struggling to service the existing community.
- Despite some parking provision within the plans there will be a demand for additional parking. How will this be accommodated? It is not realistic to rely on the assumption that future occupants of 'up to 150/170 dwellings' will use 'existing public transport'.
- There will be yet further pressure on existing doctor and dentist surgeries on a system already struggling to cope with current demand.
- There may be increased pollution affecting East Street (this should be determined as part of an EIA) due to the likely 'canyon effect' of new four story buildings flanking the road.
- As proposed there will be a visual 'towering effect' on the shape and scale of a Georgian town. In addition to these specific concerns the existing businesses will be displaced to as yet unknown locations albeit the inclusion of this site for residential development in the neighbourhood plan is recognised. However, displacement is an issue that should be considered. For this type of central development with its likely unavoidable impact on the environment an EIA should accompany the planning application. This would quantify this impact and determine whether it meets pre-defined limits, in particular on Air Quality. Consequently, at the very least an Air Quality Impact Assessment should be carried out to provide the necessary reassurance that current limits are not being breached.

Finally, we are concerned at the scale of the development with 4 to 6 story buildings along both East Street and Dogflud Way. We illustrate below how this might look and what is meant by 'canyon effect' in our comments above.

It should be noted that there is also a proposed development for 80-84 East Street which will also further increase this undesirable visual impact. The case for an EIA as part of the planning application seems clear. The public involvement in this should only help deliver support to a more widely considered final proposal for the development of this key Farnham site.



**FARNHAM SOCIETY**  
**AGM SUMMARY OF PLANNING COMMITTEE LETTERS ACTIVITY 2023/24**

26<sup>th</sup> June 24

**WA/2024/01068 & 01069 -14-15  
WEST STREET FARNHAM GU9 7DN**

Listed building consent for installation of an external flue with associated ductwork and equipment.

The Farnham Society has viewed and discussed the above application in some detail and as a result now wish to convey their objection to the proposals as set out in the above planning applications.

Firstly, the Society shares the concerns made by the Farnham Town Council on the collection of waste and deliveries and supports their objections with reference to emissions emanating from the proposed external flue and ESP especially in relation to the close proximity of the first floor residential property's amenity space. For ease of reference, we replicate their representation below under our photo of that area.



"WA/2024/01069 Farnham Castle - Officer: Simon Brooksbank  
14-15 WEST STREET, FARNHAM GU9 7DN

Listed Building Consent for installation of an external flue with associated ductwork and equipment. This application is for an external flue with associated ductwork and equipment for a burger restaurant. Further information is required as to how waste and deliveries are to be managed in this sensitive location in the Town Centre Conservation Area.

Farnham Town Council objects to the proposed flue for Glorious Gourmet Burgers at 14-15 West Street. The flue is positioned within close proximity of residential properties at first and second floor level. Even with an odour management plan in place, the extraction system required for a burger restaurant is unlikely to eliminate odours completely and the enforcement of any breach will be a lengthy process to rectify. The amenity of the neighbours' must be protected from odours, noise and vibration."

Secondly, our objections concern the Consultation Response (Heritage Assets) reference: NJ presented under WA/2024/01069

- *Whilst it would appear that the Grade II Listed Building - Nos. 13 - 15 (consec.) West Street has been referenced as an affected Heritage Asset a second Historic England Listing has been omitted i.e. Boundary Wall to Nos. 14 & 15 (Along Church Passage) List Entry Number*

**FARNHAM SOCIETY**  
**AGM SUMMARY OF PLANNING COMMITTEE LETTERS ACTIVITY 2023/24**

1258118. *The Historic England Official Entry states, "The boundary walls to Nos 13, 14 and 15 West street form a group with the listed buildings in Church Passage." The Heritage Officer comments, "The Primary special interest of the listed Building is found in its designed aesthetic value: this being most significant with relation to views of the main frontage. The Side of 14-15 West Street that is visible down Church Passage is of lesser*



*significance, in particular the more rearwards area where the flue will be." This does not corollate with the Heritage listing so does not pay any importance to the listed Boundary Wall.*

- *Bearing that in mind we consider the impact of the conversion of this listed Grade II building into a burger restaurant, not just within in a cluster of listed Conservation Area properties, will have a detrimental affect on the upper floor residential dwellings together with the adjacent recently converted Courtyard development at 17 West Street into 23 units.*
- *As regards the Grade II Listed Building Nos 13 - 15 List Entry 1258336 the Heritage Officer has not drawn attention to the "Tall later C19 to early C20 plate-glass shop front; three-centred heads to windows; columns with enriched capitals in entry" but comments, "The vacant shopfront detracts from the appearance of 14-15 and more generally detracts from the vibrant character of West Street," thus without highlighting this detail in the report it puts the listed plate glass shop front at risk.*

We would therefore be grateful if this representation of objection will be given due consideration.

---

Wednesday, 26 June 2024

**WA/2024/01007 -THE COURTYARD 17 WEST STREET FARNHAM - Erection of five dwellings with photovoltaic panels on roofs associated amenity space landscaping car and cycle parking.**

This proposal seeks Permission to build on the car park that presently provides 64 spaces to the apartments granted permission last year.

To build these houses the DAS states that the new houses will occupy parking spaces 1 to 15 and 21 to 45. This adds up to the removal of 39 spaces however we are not clear whether the proposed turning circle and the 5 dedicated spaces were included in the calculations. We have done simple drawing based on the dimensions of the application block plan and the block plan of the 2023 WA/2023/01174 granted application which proposed 23 apartments, presently being marketed by Curchods/Burns & Webber. The apartments are being marketed with one allocated car space. However with the use of google maps and the drawings provided for this planning application it is hard to understand that 23 spaces will fit when the

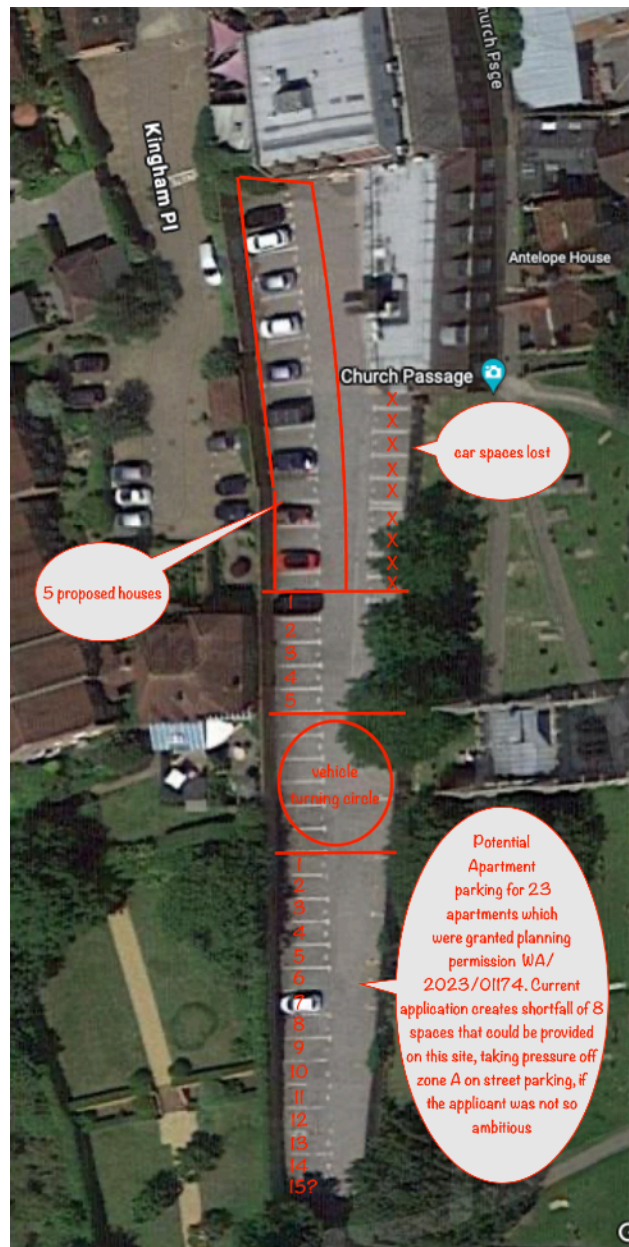
**FARNHAM SOCIETY**  
**AGM SUMMARY OF PLANNING COMMITTEE LETTERS ACTIVITY 2023/24**

turning circle is included.

There is no control at the moment in place to prevent occupiers of these apartments and houses to apply for on street parking zone A permits. Now controlled by Surrey County Council. Therefore it is important that provision is provided within the site for parking of the 23 units and the 5 houses now proposed. 1 space per unit as laid out in the WBC Parking Guidelines October 2013. Especially as this site, unlike other Brownfield sites, has the capacity to provide for its own residential development.

Surrey CC have taken over the issuing of parking permits from the authority granting planning permission which is WBC. There is high potential for slippage between the two authorities.

Going forward, if emerging policy on granting permissions to residential units in the town fall below the 1 space per unit, supported by the argument that the occupiers of new residencies need not have or own a car, relying instead on public transport and active travel, then there needs to be a new method of issuing parking permits connected to the address where permissions are granted based on no on-street car parking provision.



Presently, we seek to confirm that no further development takes place on the un marked land to the south of the application site and **no further removal of parking spaces** takes place in accordance with the previous application WA/2023/01174 the the DAS states:

6.6 *The plans and drawings that accompany this application demonstrate that the scale of the alterations is minimal, and therefore in the context of the building as a whole, there will be a minimal impact. The alterations are proposed to the “internal” courtyard elevations of the site, and therefore there will be limited public views of the changes.*

The schedule of the previous permission WA/2023/01174 states below:

*Schedule 2*

**FARNHAM SOCIETY**  
**AGM SUMMARY OF PLANNING COMMITTEE LETTERS ACTIVITY 2023/24**

*The development shall be carried out in accordance with the approved plans. **No material variation from these plans shall take place** unless otherwise first agreed in writing with the Local Planning Authority.*

*Reason:*

*In order that the development hereby permitted shall be fully implemented in complete accordance with the approved plans and to accord with Policy TD1 of the Local Plan 2018 (Part 1) and Policies DM1 and DM4 of the Local Plan (Part 2) 2023.*

In summary we would like to restate that the land south of the identified site MUST NOT be used for any other purpose than the provision of parking for the 23 apartments due to this application's proposed removal of 39 spaces.

---

**FRIDAY 2ND AUGUST 2024**

**WA/2024/00599 Land North of Coxbridge Farm - Neither Object nor Support**

As Chairman and on behalf of The Farnham Society I am writing in connection to the above application by Cala Homes for this major development recognising that amended plans have been submitted.

We had the opportunity of a presentation by Cala homes at an earlier stage (April '24) of the planning process. At that stage we submitted our comments on what was proposed. We noted that they had considered, in considerable detail both the layout, use of space and the various designs and finishes of the properties, taking into account the local Farnham vernacular to guide the development. The current amendments (and others) have made some modifications to these earlier arrangements but the essence of the development and its design remains largely similar to the earlier plans. We had previously submitted our comments on these proposals and now take the opportunity to comment at this final stage given the proposed amendments.

Our major concerns, accepting that the development will take place related to two issues:

Firstly, the entrance and exit to what is a major new housing development is one road which comes off of West Street. Although we understand there are some limits in relation to this it remains our view that this is inadequate for an estate of this size particularly given the increasingly busy traffic of West Street and its role as the main westerly entrance to a developing Farnham. We would urge that this is reconsidered. It is a problem that will, in our view, become all too evident in the future! This has not been addressed in the current amendments.

Secondly, the way in which the development runs along the boundary with Hazell Rd has caused understandable concern to the residents in Hazell Rd. We wish to support their objections and would ask that further consideration to the layout of the site to the adjacent properties is also reconsidered. We understand separate action is being taken with regard to this. This has not been addressed in the current amendments.

**FARNHAM SOCIETY**  
**AGM SUMMARY OF PLANNING COMMITTEE LETTERS ACTIVITY 2023/24**

As a result of both these items remaining as significant concerns we are unable to 'Support' the application. We therefore remain neutral and neither support nor object. Therefore, unfortunately our position remains unchanged.

---

END OF REPORT