

WA/2023/00905 – Application under Regulation 3 for external alterations to existing building for use as a GP Surgery & Pharmacy; alterations include erection of entrance canopy, alterations to elevations, installation of louvres and PV panels to roof and alterations to existing car park. at WEY COURT EAST UNION ROAD FARNHAM GU9 7PT

Applicant: Mr Adam Holt - c/o Waverley Borough Council
Parish: Farnham CP
Ward: Farnham Castle
Grid Reference: E: 484220
N: 146761
Case Officer: Tracy Farthing
Revised Neighbour Notification
Expiry Date: 03/08/2023
Expiry Date/Extended Expiry Date: 09/06/2023
Committee Meeting Date: Planning Committee 23/08/2023

RECOMMENDATION That, subject to conditions, permission be
GRANTED

1. Site Description

The application site is located on the corner of the junction of South Street and Union Road, Farnham. The building is a 3 storey masonry property, originally constructed to accommodate offices. The site is located in the town centre where there is a mixture of commercial and residential properties.

2. Proposal

The application is submitted under Regulation 3 and seeks permission for external alterations to existing building to enable use as a GP Surgery & Pharmacy. Under recent changes of the Use Classes Order includes former B1 (Office Use) within Class E which includes Doctors Surgery accordingly there is no change of use.

Alterations include:

- The erection of entrance canopy on the northwestern elevation
- Alterations to elevations, including the removal of 1 door on the northwestern elevation, the removal of 1 door on the northeastern elevation, the addition of 1 door on the Southwestern elevation and the replacement and enlargement of a door on the south eastern elevation.
- installation of louvres and
- The installation of PV panels to roof and
- Alterations to existing car park to provide 17 parking spaces, 10 cycle spaces, 2 cycle lockers and motorcycle parking.

3. Relevant Planning History

Reference	Proposal	Decision
WA/1995/0544	Erection of an extension.	GRANT 22/06/1995
WA/1993/0119	Occupation of premises without compliance with condition 4 of WA87/0258 (occupancy restriction) or condition 1 of WA90/0024 (restriction to size of individual office suites) (revision of WA91/1725).	GRANT 03/03/1993
WA/1991/1725	Occupation of premises without compliance with condition 4 of WA87/0258 or condition 1 of WA90/0024.	REFUSE 14/04/1992 16/03/1993
WA/1990/0025	Occupation of premises without compliance with Condition 4 of WA87/0258 (local user) (as amplified by letter dated 30/3/90).	GRANT 26/04/1990
WA/1990/0024	Occupation of premises without compliance with Condition 4 of WA87/0258 (as amplified by letter dated 30/3/90).	GRANT 26/04/1990
WA/1989/1028	Construction of first floor link to office buildings.	GRANT 25/07/1989

Reference	Proposal	Decision
WA/1986/0283	Erection of two and three storey buildings to provide offices, with associated parking, on a cleared site	GRANT 19/02/1987

4. Relevant Planning Constraints

Developed Area of Farnham
Town Centre – Farnham
Thames Basin Heaths SPA 5km Buffer Zone
Wealden Heaths I SPA 5km Buffer Zone
AQMA
Flood Zone 2
Ancient Woodland 500m Buffer Zone

5. Relevant Development Plan Policies and Guidance

- Waverley Borough Local Plan (Part 1): Strategic policies and sites (adopted February 2018): SP1, TD1, CC1, CC2, TCS1
- Farnham Neighbourhood Plan 2013-2032: FNP1, FNP12, FNP16, FNP 23
- Waverley Borough Local Plan (Part 2) 2023: DM1, DM2, DM4, DM5, DM9, DM13, DM26, DM27
- South East Plan: Saved policy NRM6

Other guidance:

- The National Planning Policy Framework 2021 (NPPF)
- The National Planning Practice Guidance 2014 (NPPG)
- Council's Parking Guidelines (2013)
- Surrey Vehicular and Cycle Parking Guidance (2018)
- Surrey Hills AONB Management Plan (2020-2025)
- Farnham Design Statement (2010)
- Climate Change and Sustainability Supplementary Planning Document (October 2022)

6. Consultations and Town/Parish Council Comments

Farnham Council	Town	No objection
Environmental Health		No objection subject to conditions
Surrey Authority	Highway	No objection subject to conditions

Lead Authority	Local Flood	No objection
Environment Agency		Standing Advice – No objection

7. Representations

18 letters from 15 addresses have been received raising objection on the following grounds:

Highways/ parking arrangement

- Increase in traffic movements and the associated noise, disturbance and inconvenience to nearby residents.
- Concern over the specific location of the pharmacy drop-off and deliveries as Weyside is a narrow Road with existing problems of parking and congestion.
- GP and Pharmacy users will park in residents' spaces increasing congestion.
- Concern raised over pedestrian safety arising from lack only a single narrow footpath on Weyside, on the opposite side of the road than the pharmacy.
- Vehicular turning has not been adequately addressed and would lead to congestion and safety issues.
- There is no right of way over Weyside for Wey Court East

Other matters raised

- Solar panels appear dominant
- Anti-social behaviour
- Impact upon the view of 13, 14 (and others) The Bridge, South Street arising from the installation of solar panels – devaluation of property as a result

Note: Many of the letters of objection support the general plan for a GP surgery and Pharmacy.

1 neutral letter has been received stating:

- General support for the relocation and modernisation of the GP practise from Downing Street but concern raised regarding the proposed vehicular parking and drop-off strategy and the impact upon existing residents of The Bridge.

8. Planning Considerations:

9. Principle of development

The application proposes alterations to the using existing office accommodation to accommodate a community facility in the form of a doctors surgery. Local and National policy promotes a positive approach that reflects the presumption in favour of sustainable development.

.Policy EE2 seeks to protect existing employment sites which include all existing employment sites within the B Use Classes. However due to the changes in the Use Class Order planning permission is not required for the change of use.

10. Background and need

The current Practice facility is located at 4 Downing Street in a leased Grade II listed building. The practice serves a patient list of around 15,000.

The Downing Street premises currently provides 500 sqm on three floors. Occupying a listed building means spaces are not satisfactory for modern healthcare needs and the building limits accessibility and potential to remodel for optimum use of the building. With the increasing range of services offered locally in healthcare there is a need for more flexible space. In parallel the pandemic has proven the need to adapt and flex accommodation to support the stringent needs when needed and must be considered in future proofing of facilities to benefit the community.

For a facility built to the current healthcare guidance (NHS Health Building Notes) the building should be providing around 1100-1200m² of core accommodation and also factor in future proofing for increased population and also the increased level of services offered at a local level.

11. Design and impact on visual amenity

The application site is located in Farnham Town Centre, a mixed use area characterised by a variety of building types and uses. The existing building has been used as office space and was originally constructed for this use.

The plans demonstrate minimal external changes to the elevations, none of which would give rise to visual harm to the host building or streetscene. Photovoltaic panels would be mounted on the roof of the building fronting Union Road. They would be visible from longer views but not highly visible from the street level due to the angle of sight. Officers do not consider that the photovoltaics would be harmful to the streetscene, particularly when considering that benefits that arise with such apparatus.

The proposal would therefore accord with Policies TD1 of the Local Plan (Part 1) 2018, FNP1 and FNP16 of the Farnham Neighbourhood Plan 2017 (and subsequent 2019 review), Policy DM4 of the Local Plan (Part 2) 2023.

12. Impact on residential amenity

The proposal involves modest changes to the exterior of the existing building limited to the omission, relocation, and enlargement of 4 fenestrations. These elements are not considered to negatively impact residential amenity

The proposal additionally seek the installation of photovoltaic panels to the roof of Wey Court East. The location of these have been highlighted by residents of 13 and 14 The Bridge, South Street, who express concern over the impact upon the views over the top of the existing building and further across Farnham. The photovoltaic panels proposed would be fixed to a rail system and would be elevated from the flat roof by a distance of approximately 1.25m (measurement from scaled plans). The distance minimum distance that the panels would be from either forementioned property would be in excess of 21m. At this distance it is not considered that the photovoltaic panels would appear as overbearing and whilst it is noted that they would be visible to nearby residents, the outlook from any property would not be significantly impacted upon to result in an overall poor outlook or unacceptable level of harm. It is noted that the Council Residential Extension SPD, at Paragraph 8.2 states "...the right to a view is not a material planning consideration...".

The proposed development would not result in harm to the residential amenity of neighbouring properties in accordance with Policy TD1 of the Local Plan Part 1 2018, FNP1 and FNP16 of the Farnham Neighbourhood Plan 2017 (and subsequent 2019 review) and retained Policy DM5 of the Local Plan (Part 2) 2023.

13. Highways and Parking

This application proposes the relocation of Downing Street Practice and conversion of a former office building to accommodate the relocated GP facility. The site will be accessed via Weyside and Union Road.

The County Highway Authority deem that the on-site staff parking provision is acceptable, and that the provision of two disabled bays meets requirements, therefore condition 1 of the formal written response has been worded accordingly. There will be no patient drop off facility at the site, and, like the existing GP facility, patients will use public car parking facilities when travelling by car. Barriers to access the parking area will be for staff entry only, therefore the County Highway Authority is satisfied that the proposal will not result in a significant increase in vehicle movements associated with the site when compared with the existing office usage. It should be noted that planning permission is not required to use the building as a doctors surgery and accordingly there can be no objection to any traffic associated with the doctors surgery.

From discussions with the applicant, the County Highway Authority understands that consideration has been given to the potential of providing an additional vehicle barrier on Weyside. While the desire for controlling access to the site is understood, it is considered that such a barrier would result in a risk of vehicles queuing back onto the public highway or reversing out onto the public highway and this measure is therefore not supported by the County Highway Authority.

As planning permission is not required to use the building as a surgery matters relating to traffic generated by the doctor's surgery can not be the subject of conditions.

14. Climate Change & Sustainability

Policy CC1 of the Local Plan (Part 1) 2018 seeks to support development which contributes to mitigating and adapting to the impacts of climate change, including measures that use renewable and low carbon energy supply systems.

Policy CC2 of the Local Plan (Part 1) 2018 seeks to promote sustainable patterns of development and reduce the level of greenhouse gas emissions.

Policy DM2 of the Local Plan (Part 2) 2023 states that all development should seek to maximise energy efficiency and reduce carbon emissions through its design, structure, orientation and positioning, landscaping and relevant technology.

The Council's Climate Change and Sustainability SPD (October 2022) is relevant.

A Climate Change and Sustainability Checklist has been submitted in support of the application. The proposal relates to an existing building and therefore the scope of sustainable measures are limited. Nonetheless a number of measures have been included below:

- Photovoltaics on the roof
- Air source heat pump system
- Upgrading thermal fabric and windows
- LED lightbulbs on PIR motion detectors

Given that the building can be used as a doctor surgery without the need for planning permission these measures are considered proportionate to the scale of development proposed and would comply with the relevant policies and guidance. No concern is therefore raised.

In light of the above, the proposed development would accord with Policies CC1 and CC2 of the Local Plan (Part 1) and Policies DM1 and DM2 of the Local Plan (Part 2) 2023 and the objectives of the NPPF.

15. Conclusion

The planning balance assessment concludes that the proposal is in accordance with the Development Plan, as such, planning permission is recommended for approval.

Recommendation

That permission be GRANTED subject to the following conditions:

1. Condition:

The development hereby permitted shall be begun before the expiration of three years from the date of this permission

Reason To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51(1) of the Plannignand Compulsory Purcahse Act 2004.

2.Condition:

The plan numbers to which this permission relates are: ADP-00-00-DR-A-0800 Rev D2P1, ADP-00-02-DR-A-0902 Rev D2P1, ADP-00-02-DR-A-1002 Rev D2P4, ADP-00-03-DR-A-0903 Rev D2P1, ADP-00-03-DR-A-1009 Rev D2P2, ADP-00-00-DR-A-0803, ADP-00-00-DR-A-0900 Rev D2P2, ADP-00-00-DR-A-1000 Rev D2P7, ADP-00-01-DR-A-0901 Rev D2P1, ADP-00-01-DR-A-1001 Rev D2P4, ADP-00-XX-DR-A-0905 Rev D2P1, ADP-00-XX-DR-A-1010 Rev S2P2 and ADP-00-00-DR-A-0802 Rev S2P3 . 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 retained Policies D1 and D4 of the Local Plan 2002.

3. Condition:

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those in the existing building(s).

Reason:

In the interest of the character and amenity of the area in accordance with Policy TD1 of the Local Plan 2018 (Part 1) and Policy DM1 of the Local Plan (Part 2) 2023

4. Condition:

The development hereby approved shall not be first occupied unless and until facilities for the secure, covered parking of bicycles and the provision of a charging point with timer for e-bikes by said facilities have been provided within the development site in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority and thereafter the said approved facilities shall be provided, retained and maintained to the satisfaction of the Local Planning Authority.

Reason:

In recognition of Section 9 of the NPPF 2021 "Promoting Sustainable Transport" and in accordance with Policy ST1 of the Local Plan (Part 1) 2018 and Policy DM9 of the Local Plan (Part 2) 2023.

5. Condition:

The development hereby approved shall not be occupied unless and until at least 50% of the available parking spaces are provided with a fast charge socket (current minimum requirement: 7kw Mode 3 with Type 2 connector - 230 v AC 32 amp single phase dedicated supply), and the remaining spaces are provided with a passive connection, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

Reason:

In recognition of Section 9 of the NPPF 2021 "Promoting Sustainable Transport" and in accordance with Policy ST1 of the Local Plan (Part 1) 2018 and Policy DM9 of the Local Plan (Part 2) 2023.

Informatives:

1. Best Practice Measures (as detailed in the Council's Construction Code of Practice for Small Developments in Waverley) shall be employed to minimise the emission of dust during the demolition and construction phases.
2. The permission hereby granted shall not be construed as authority to obstruct the public highway by the erection of scaffolding, hoarding or any other device or apparatus for which a licence must be sought from the Highway Authority Local Highways Service.
3. The applicant is expected to ensure the safe operation of all construction traffic to prevent unnecessary disturbance obstruction and inconvenience to other highway users. Care should be taken to ensure that the waiting, parking, loading and unloading of construction vehicles does not hinder the free flow of any carriageway, footway, bridleway, footpath, cycle route, right of way or private driveway or entrance. The developer is also expected to require their contractors to sign up to the "Considerate Constructors Scheme" Code of Practice, (www.ccscheme.org.uk) and to follow this throughout the period of construction within the site, and within adjacent areas such as on the adjoining public highway and other areas of public realm. Where repeated problems occur the Highway Authority may use available powers under the terms of the Highways Act 1980 to ensure the safe operation of the highway.
4. It is the responsibility of the developer to provide e-bike charging points with socket timers to prevent them constantly drawing a current over night or for longer

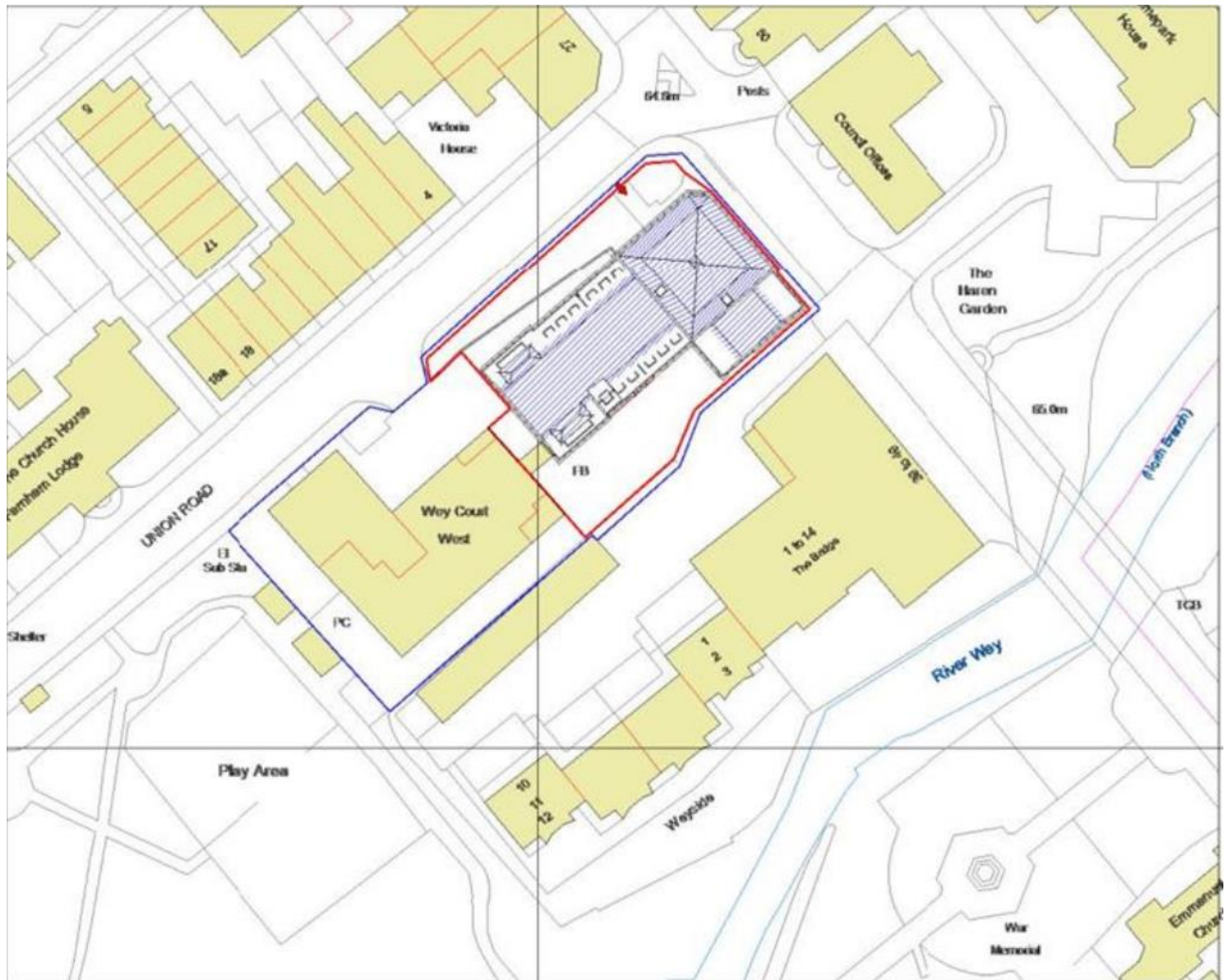
than required. Signage should be considered regarding damaged or shock impacted batteries, indicating that these should not be used/charged. The design of communal bike areas should consider fire spread and there should be detection in areas where charging takes place. With regard to an e-bike socket in a domestic dwelling, the residence should have detection, and an official e-bike charger should be used. Guidance on detection can be found in BS 5839-6 for fire detection and fire alarm systems in both new and existing domestic premises and BS 5839-1 the code of practice for designing, installing, commissioning, and maintaining fire detection and alarm systems in non-domestic buildings.

5. It is the responsibility of the developer to ensure that the electricity supply is sufficient to meet future demands and that any power balancing technology is in place if required. Electric Vehicle Charging Points shall be provided in accordance with the Surrey County Council Vehicular, Cycle and Electric Vehicle Parking Guidance for New Development 2022. Where undercover parking areas (multi-storey car parks, basement or undercroft parking) are proposed, the developer and LPA should liaise with Building Control Teams and the Local Fire Service to understand any additional requirements. If an active connection costs on average more than £3600 to install, the developer must provide cabling (defined as a 'cabled route' within the 2022 Building Regulations) and two formal quotes from the distribution network operator showing this.

The Council confirms that in assessing this planning application it has worked with the applicant in a positive and proactive way, in line with the requirements of Paragraph 38 of the National Planning Policy Framework 2021.

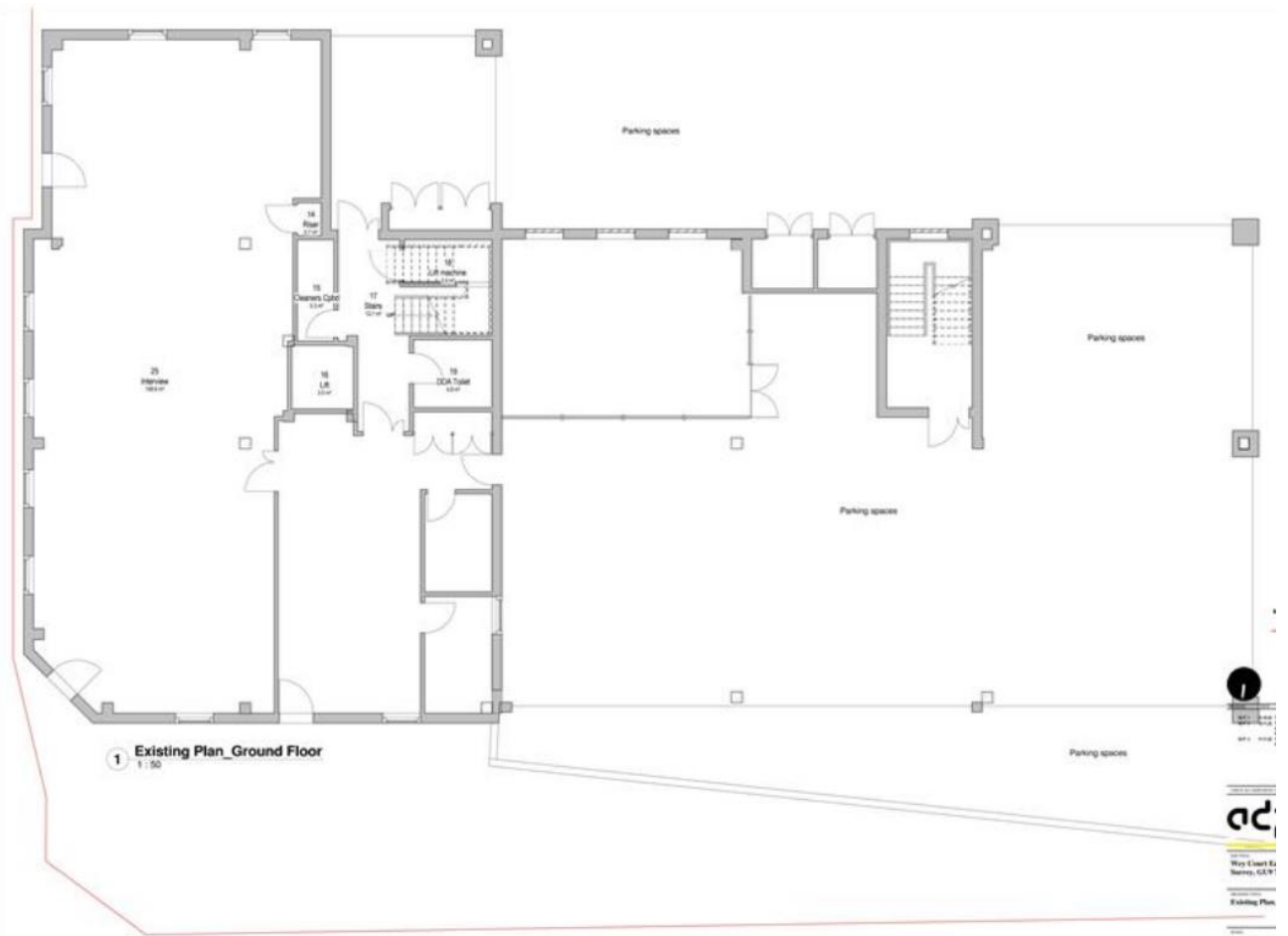
Plans

Location Plan



Existing Ground Floor Plan (shows the extent of parking in the undercroft)

Weyside



Union Road

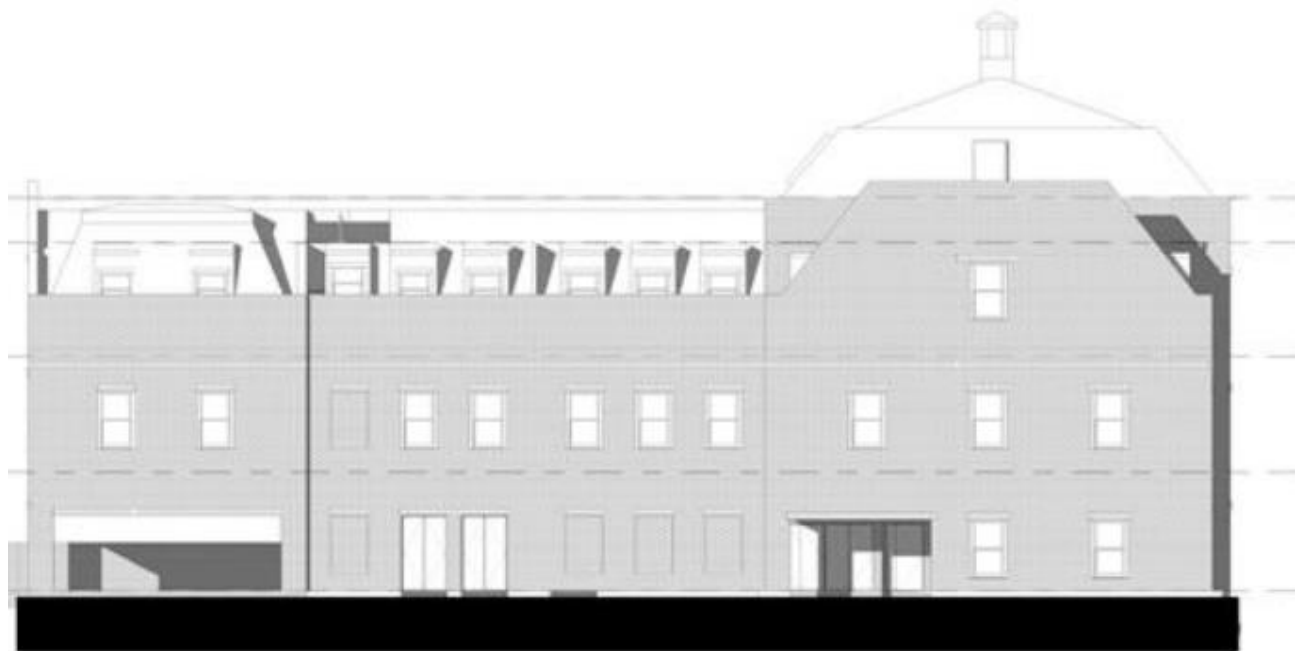
Proposed Ground Floor / Site Plan



Existing Elevations

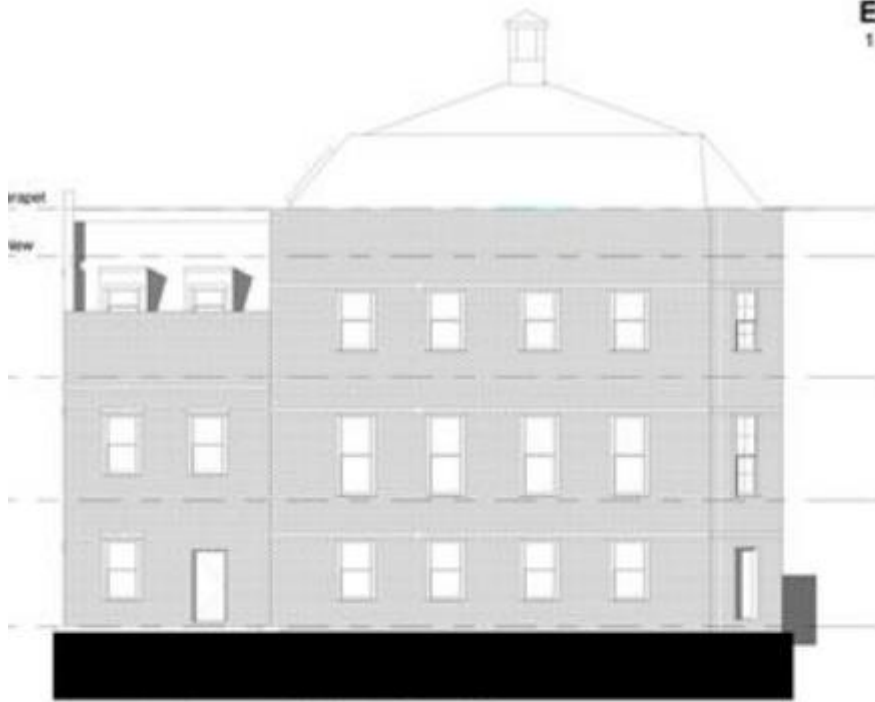


1 Existing North West Elevation
1:100

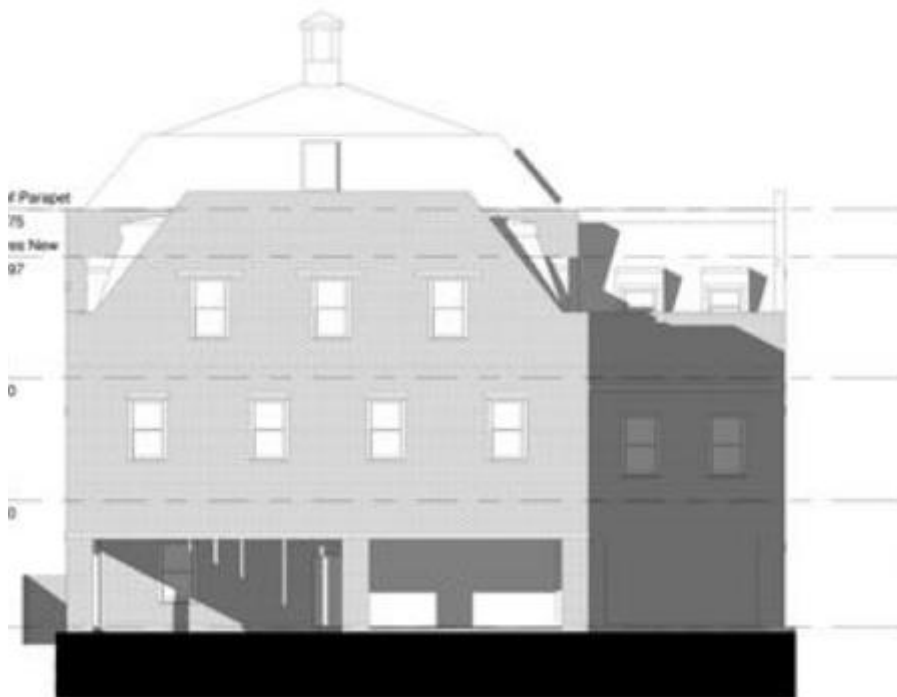


2 Existing South West Elevation

Exis
1:50



2 Existing North East Elevation
1:100



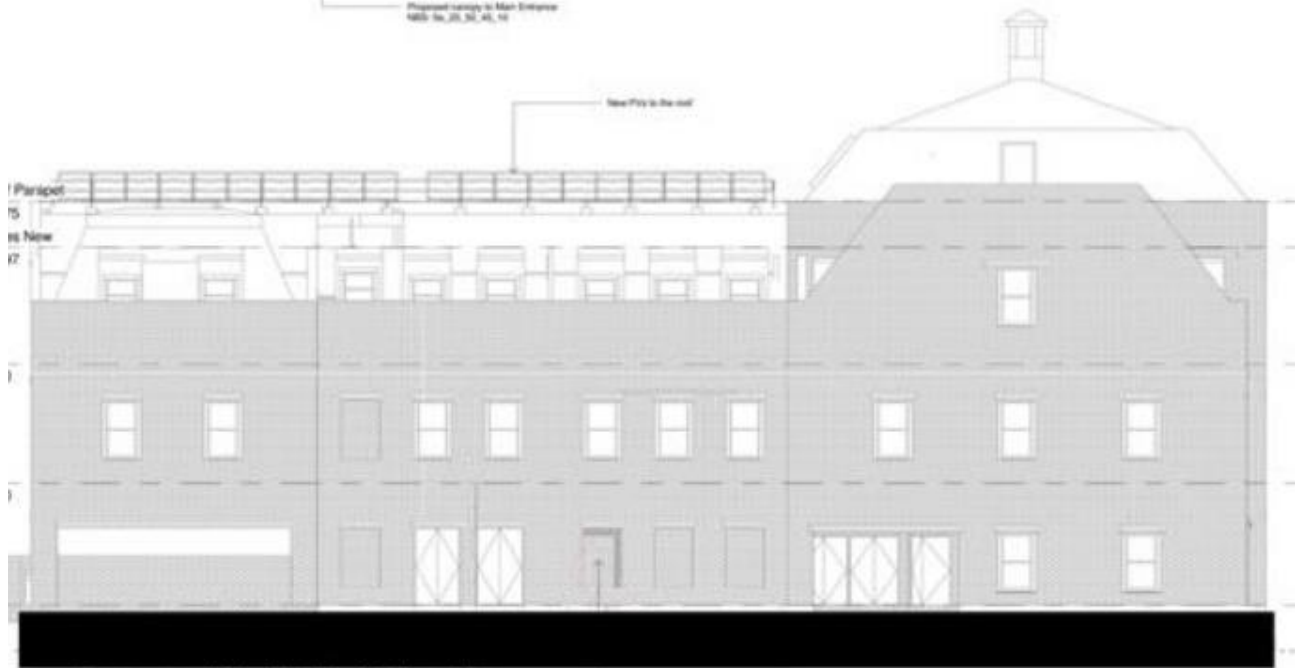
4 Existing South East Elevation
1:100

Proposed Elevations



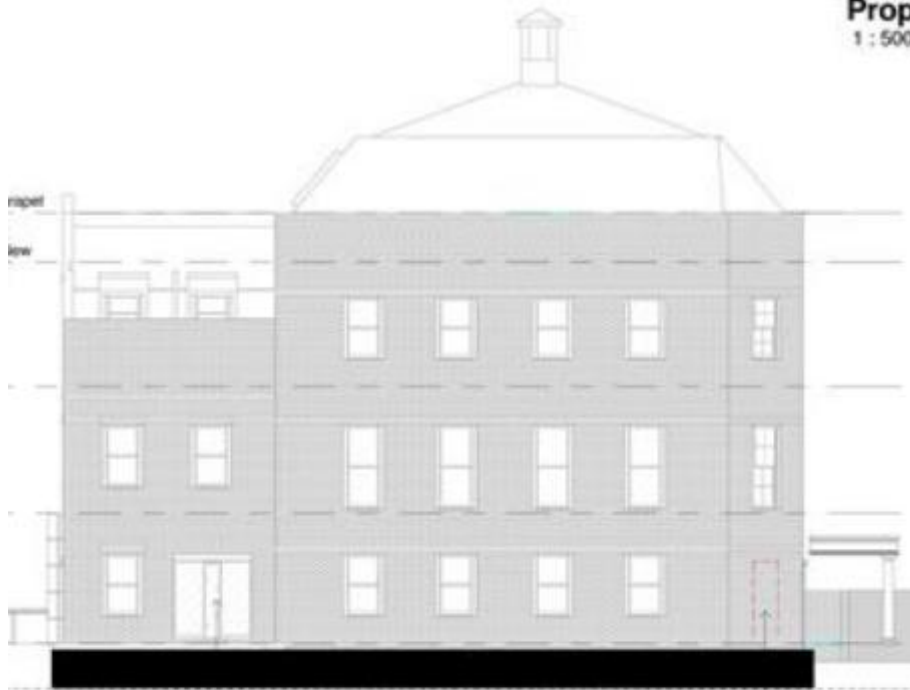
1 Proposed North West Elevation
1:100

- Description of existing door
add of existing door
- Description of existing door
Replacement of existing door with an enlarged access door to Main Entrance
New door with new signage
- Proposed canopy to Main Entrance
4855 No. 25, 26, 28, 30



3 Proposed South West Elevation
1:100

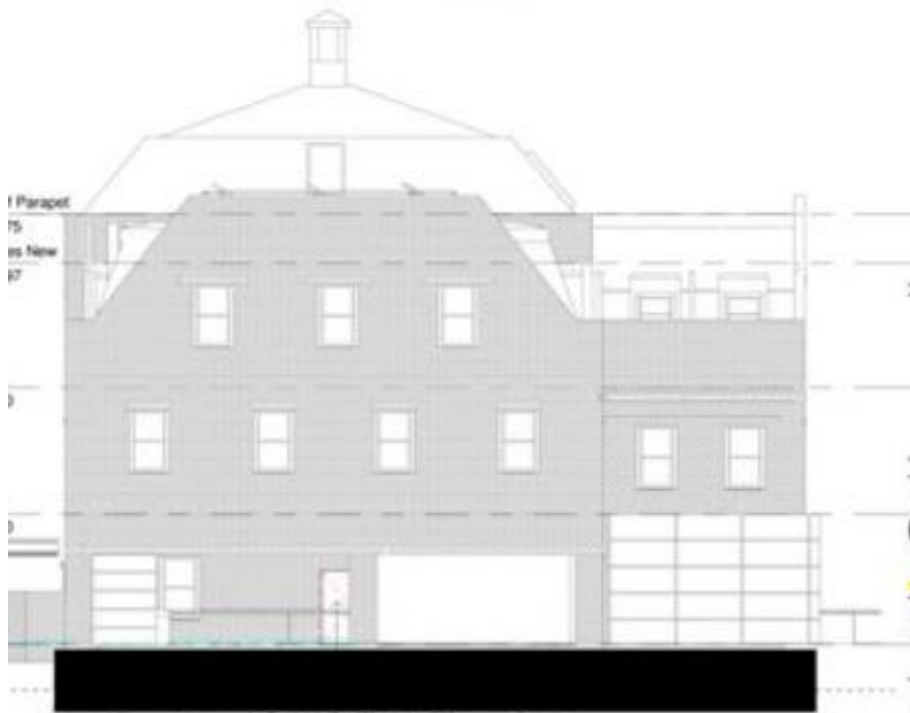
Prop
1 : 500



2 Proposed North East Elevation
1 : 100

Demolition of existing door
Replacement of existing door with an enlarged access door to Pharmacy
New door with new illuminated pharmacy signage

Demolition
200 of wall



4 Proposed South East Elevation
1 : 100

1 Parapet
15
25 New
17

3

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