



FARNHAM TOWN COUNCIL

Agenda Council

Time and date

Thursday 20th March, 2025 at 6.00 pm

Place

Council Chamber - Farnham Town Hall.

To ALL MEMBERS OF THE COUNCIL

Dear Councillor

You are hereby summoned to attend a Meeting of **FARNHAM TOWN COUNCIL** on **Thursday 20th March, 2025, at 6.00 pm** in the Council Chamber - Farnham Town Hall. The Agenda for the meeting is attached. The meeting will be followed by a meeting of Council acting as the Trustee for the **Farnham South Street Trust** which will take place at **6.30pm** or at the conclusion of the Council Meeting whichever is the later.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Iain Lynch'.

Iain Lynch
Town Clerk

Members' Apologies

Members are requested to submit their apologies and any Declarations of Interest on the relevant form attached to this agenda to customer.services@farnham.gov.uk by 5pm on the day before the meeting.

Recording of Council Meetings

This meeting is digitally recorded and retained until the minutes are signed.

Questions by the Public

At the discretion of the Town Mayor, those members of the public, **residing or working** within the Council's boundary, will be invited to make representations or ask questions in respect of the business on the agenda, or other matters not on the agenda, for a maximum of 3 minutes per person or 20 minutes overall.

Members of the Public are welcome and have a right to attend this Meeting. Please note that there is a maximum capacity of 30 in the public gallery.



FARNHAM TOWN COUNCIL

Disclosure of Interests Form

Notification by a Member of a disclosable pecuniary interest in a matter under consideration at a meeting (Localism Act 2011).

Please use the form below to state in which Agenda Items you have an interest.

If you have a disclosable pecuniary or other interest in an item, please indicate whether you wish to speak (refer to Farnham Town Council's Code of Conduct for details)

As required by the Localism Act 2011, I hereby declare, that I have a disclosable pecuniary or personal interest in the following matter(s).

FULL COUNCIL: 20 March 2025

Name of Councillor

	Nature of interest (please tick/state as appropriate)		
Agenda Item No	I am a Waverley Borough Councillor/Surrey County Councillor*	Other	Type of interest (disclosable pecuniary or Other) and reason

* Delete as appropriate



FARNHAM TOWN COUNCIL

Agenda Council

Time and date

Thursday 20th March, 2025 at 6.00 pm followed by a meeting of Council as Trustee of the Farnham South Street Trust at 6.30pm or the conclusion of Council whichever is later.

Place

Council Chamber - Farnham Town Hall, South Street, Farnham

Prayers

Prior to the meeting prayers will be said in the Council Chamber by Pastor Michael Hall of the Wey Church, Farnham. Councillors and members of the public are welcome to attend.

1 Apologies

To receive apologies for absence.

2 Disclosures of Interest

To receive from members, in respect of any items included on the agenda for this meeting, disclosure of any disclosable pecuniary or other interests, or of any gifts and hospitality, in line with the Town Council's Code of Conduct.

NOTES:

- (i) *The following councillors have made a general non-pecuniary interest declaration in relation to being councillors of Waverley Borough Council: Cllrs David Beaman, Alan Earwaker, Tony Fairclough, George Hesse, Andrew Laughton, Mark Merryweather, Kika Mirylees, George Murray, John Ward, and Graham White.*
- (iii) *The following councillor has made a general non-pecuniary interest declaration in relation to being a councillor of Surrey County Council: Cllr Michaela Martin;*
- (iv) *Members are requested to make any declarations of interest, on the form attached, to be returned to customer.services@farnham.gov.uk by 5pm on the day before the meeting.*

Members are reminded that if they declare a pecuniary interest they must leave before any debate starts unless dispensation has been obtained.

3 Minutes

To sign as a correct record the minutes of the Farnham Town Council meeting held on 30 January 2025 at Appendix A.

4 Questions and Statements by the Public

In accordance with Standing Order 10.1, the Town Mayor will invite members of the public present to ask questions or make statements.

At the discretion of the Town Mayor, those members of the public, **residing or working** within the Council's boundary, will be invited to make representations or ask questions in respect of the business on the agenda, or other matters not on the agenda, for a maximum of 3 minutes per person or 20 minutes overall.

5 Town Mayor's Announcements

To receive the Town Mayor's announcements.

6 Questions by Members

To consider any questions from councillors in accordance with Standing Order 9.

From Cllr George Hesse:

"Would the Town Clerk please advise council the position regarding the need for competitive tendering for the proposed new Gostrey toilet and storage building, and a local architect's competition, for both stages - design and also construction, as laid out in standing orders in The Members Handbook".

Part 1 - Items for Decisions

7 Working Group Notes (Pages 7 - 34)

- 1) To receive the notes and any recommendations of the following Working Groups:
 - i) Environment held on 27th February 2025 **Appendix B**
 - ii) Strategy and Resources held on 10th March 2025 **Appendix C**
- 2) To receive a verbal update on any relevant matters from the Community & Culture Working Group

8 Planning and Licensing Applications (Pages 35 - 58)

To receive the minutes of the Planning & Licensing Consultative Group meetings held on 10th and 24th February and 10th March 2025 at **Appendices D, E, and F.**

Part 2 - Items to Note

9 Actions taken under the Scheme of Delegation

To receive details of any actions taken under the scheme of delegation not already reported.

10 Reports from Other Councils

To receive from Councillors any updates on matters affecting Farnham from Waverley Borough Council and Surrey County Council.

11 Reports from Outside Bodies

To receive from Members any verbal reports on Outside Bodies where they represent Farnham Town Council.

12 Date of Next Meeting

To agree the date of the next meeting as Thursday 1st May 2025.

13 Exclusion of the Press and Public

TO PASS A RESOLUTION to exclude members of the public and press from the meeting at Part 3 of the agenda (if required) in view of any confidential items under discussion. These will usually relate to exempt staffing matters or contractual matters which may be commercially sensitive.

Item 3 - Confidential Items

14 Any confidential matters (if required) arising from discussions of the Working Group notes.

Council Membership:

David Beaman, Mat Brown, Sally Dickson, Alan Earwaker, Tony Fairclough, George Hesse, Chris Jackman, Andrew Laughton, Michaela Martin, Brodie Mauluka (Mayor), Mark Merryweather, Kika Mirylees, George Murray (Deputy Mayor), John Ward, Graham White and Tim Woodhouse.

FARNHAM TOWN COUNCIL



B

Notes Environment Working Group

Time and date

27th February 2025, commenced at 16.30

Place

Council Chamber

Environment Working Group Members Present:

Councillor Matt Brown (Lead Member)
Councillor Alan Earwaker
Councillor Tim Woodhouse
Councillor Chris Jackman
Councillor David Beaman

Officers: Iain Lynch (Town Clerk) and Ben Binnell (Interim Business and Facilities Manager)

1. Apologies for absence

Apologies were received from Councillor Hesse

2. To receive any declarations of interest

None were declared.

3. Notes of the previous meeting

The minutes of the previous meeting held on the 27th November were agreed.

4. Farnham in Bloom

The Working Group covered several important topics related to Farnham in Bloom and community activities:

- i) Proposed volunteer events for 2025:** Councillors agreed the proposed dates for 2025.

- ii) **In Bloom entries for 2025:** These had been previously agreed with Councillors with the understanding that the town centre may still be removed due to the town centre road works. At the meeting this was reiterated.
- iii) **Hive Helpers and the Bee Trail:** The Working Group discussed the two options that Officers presented to them for the Oak rubbing posts at 12 locations throughout Farnham. Option one, with a brass plaque costing £2,236.80; option two with synthetic stone plaques costing £1,680. Councillors asked if Men and Sheds could create the holes in the post in both options.

Officers presented an option to extend the idea of oak posts with rubbing plaques to cemeteries, for example one for stag beetle loggery, one for bug hotel, wildflowers etc. A productive discussion was held as to which cemeteries this could be trialled and the benefits the scheme might bring to children and adults. Following a trial in Badshot Lea Cemetery (in Champion of Champions Category for South and South East in bloom 2025, and Hale a wider roll out could be implemented.

The siting of a proposed native hedge at Gostrey Meadow close to the Farnham sign was discussed. This was requested by GreenUp Britain. Councillors felt that perhaps this was not the best location of for the dead hedge and that it may be more impactful if part of a wider wildlife corridor.

Recommendations:

- i) **To progress Option two for the oak posts for the bee trail at a cost of £1,680.**
- ii) **To progress with a trial of further oak post trails in Badshot Lea and Hale cemeteries, with West Street cemetery and Green Lane being considered thereafter.**

It was agreed that Officers return to a future meeting with a proposal for the resiting of the bug hotel at Gostrey Meadow and areas in the town where a cohesive wildlife corridor with native hedging could be created. Officers should consider talking to the Biodiversity Action Group for a steer on this.

5. Sponsorship update

The Working Group discussed the drop in sponsorship compared with recent years, and the lack of a main sponsor this year. Councillors discussed using their contacts within the community to get new sponsorship.

The Working Group discussed approaching major contractors working in the town such as Ringway for the headline sponsorship as part of their CSR programme noting that funding had been achieved from South East Water when disruption had been caused previously. It was agreed other existing supplier should be approached as well.

Councillors discussed which local business and individuals could be approached noting this was often best led through personal contacts, which Councillors were likely to have.

It was agreed officers approach a range of potential sponsors for the year ahead and that all councillors should propose which they could assist with.

6. Parks and Open Spaces

The Working Group received and welcomed the officers' report, acknowledging the hedge cutting and the plug planting taking place through March.

Library Gardens

It was noted that work had commenced on Library Gardens but that the licence agreement had not yet been signed. With SCC, work needed to take place before nesting season commenced. There was

the outstanding question of Japanese knotweed on site and whether it had all been treated through 2024, which SCC will confirm.

Green Flag

Officers confirmed that full Green Flag judging will take place at Gostrey Meadow, Badshot Lea Cemetery and West Street Cemetery and that Hale Cemetery will be mystery shopped. All management plans had been submitted.

Composting

The current arrangements for composting and green material disposal was discussed. The bulk of the material was currently taken to the yard at West Street and disposed of into skips. Having proper formalised compost heaps at the key sites for example Gostrey Meadow, West Street cemetery, Badshot Lea, amongst others, would reduce the number of skips needed and would also increase productivity as it would reduce travel time back and forth to the depot. An option to purchase a chipper was discussed as this would dramatically reduce green waste costs and increase productivity. Finally, the Work Groups discussed the option of having mulching decks on the mowers instead of removing the grass to skips

Tree Survey

An update was presented on the latest tree survey being undertaken by RMT Tree consultancy. The Working group was advised on the lime tree at Badshot Lea Cemetery that required urgent felling, and was due to take place in early March. It was noted that a rough estimate on the cost of the remedial work overall, could be in the region of £100K, phased through the next three years. A report would be submitted once the whole survey had been completed.

Surrey County Council Community Highways Volunteering initiative

The Working Group discussed the merits of signing up to the Surrey County Council initiative on volunteering, which has replaced the Lengthsman scheme. It was felt that this may have too much focus on work outside of the realm of responsibility of FTC and that the priority should be to concentrate effort on FTC assets. However, signing up to the scheme did not require the work to be done but enabled activity on relevant land if needed.

Recommendation:

FTC sign up to the SCC Highways volunteering initiative.

Hard Surface weed control

Officers presented the options currently available for hard surface weed control which included manual removal, herbicide, acetic acid, hot foam and a home remedy of household products consisting of a mixture of salt, vinegar. The benefits and drawbacks of each were discussed.

Recommendations:

It is recommended that:

- 1) Compost bays are created at key sites, including Gostrey Meadow, West Street Cemetery, Hale Cemetery, Badshot Lea Cemetery, Evelyn Borelli Garden of Remembrance.**
- 2) A chipper and mulching decks be purchased to improve efficiency**
- 3) FTC signs up to the SCC community highways volunteering scheme but target the activities that would benefit Farnham in Bleem**
- 4) An experiment of using a salt and vinegar mixture for weed control be implemented.**

7. Street Scene

The Working Group received an update on the following

i) Graffiti

The issue of graffiti at the Woolmead site was discussed, noting that it was a blight on the entrance to the town. It was a matter for Waverley to remove, but WBC has said it will only remove offensive graffiti. It was noted that heras fencing instead of the hoarding may be an option which would reduce the opportunity for graffiti but would show the site awaiting development.

The option for painted panels by UCA or local schools was also noted, and it was agreed subject to further discussion with Homes England that own the site to recommend FTC clear the current graffiti.

ii) Notable names of Farnham

The Working Group considered adding Lieutenant-colonel John Luard a veteran of the Peninsular war and Waterloo and founder Chairman of the Farnham school Science and Arts, to the notable names of Farnham wall.

iii) Bus Stops

The poor state of a number of bus stops was discussed including two in Alama Lane. The Surrey bus stop specialist, Alison Houghton, had been contacted to see if there was any outstanding Section 106 funding available to refurbish these. The ownership of the bus stops was uncertain and it was noted that real time information could be provided on any replacement bus stops. It was agreed to recommend using CIL funding if there was no Section 106 funding remaining and that FTC would take ownership of the new bus stops.

The options for updating vinyl wrapping for bus stops was also discussed noting that the revised designs were to be circulated to the Working Group for their observations.

Recommendations

It is recommended that:

- 1) FTC raise the need for further treatment of all graffiti at Woolmead with Waverley and Homes England and that depending on the response FTC do a one-off paint of the hoarding graffiti.**
- 2) FTC Officers review with Homes England (or the subsequent developer) the possibility of UCA and local schools being commissioned to do art panels for the hoarding.**
- 3) Lt Colonel John Luard be added to the Notable Names of Farnham wall.**
- 4) FTC seeks any remaining SCC Section 106 funding to replace the two obsolete Alma lane bus stops and agrees to allocate partial or full FTC CIL funding to enable the project to go ahead.**

8. Cemeteries and Burial Matters

- 1) The Working Group noted the current burial figures.
- 2) The Working Group considered an appeal for a Kerb Set in West Street Cemetery and agreed with the determination of the officers and Town Clerk that the circumstances did not justify an exception to the Regulations. The Appeal was not upheld.

9. Allotments

Councillors noted the current position with regards to the vacancies and demand and a revised process for letting the allotments to reduce the vacancy period and loss of income. Following a recent situation on one allotment, the need for a social media policy was discussed and this would need further discussion at the Allotments Liaison Group. Councillors discussed the role of the site reps as discussed at the last Liaison Group and noted that considerations should be given to an appropriate reward for the responsibilities of site representatives.

10. Date of next scheduled meeting

The date of the next meeting was to be confirmed

The meeting ended at 8 pm

Notes written by Ben Binnell

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FARNHAM TOWN COUNCIL

C Notes

Strategy & Resources

Time and date

2.00 pm on Monday 10th March, 2025

Place

Council Chamber - Farnham Town Hall

Strategy & Resources Members Present:

Councillor David Beaman
Councillor Mat Brown
Councillor Tony Fairclough
Councillor Andrew Laughton
Councillor Michaela Martin
Councillor Kika Mirylees
Councillor George Murray
Councillor Graham White (Lead Member)

Officers: Iain Lynch (Town Clerk), Ben Binnell (Interim Business & Facilities Manager), Lucy Dorkins (Business & Facilities Manager), Lara Miller (Community Projects Officer) -Part, Jenny de Quervain (Planning & Civic Administrator) -part

1. Apologies

There were no apologies.

2. Declarations of interest

There were no declarations of interest.

3. Minutes

The Notes of the meeting held on 20th January 2025 were agreed.

Cllr Beaman confirmed the response to the Transport for the South East Strategy consultation had been submitted.

4. Finance Report

- 1) The Working Group received the latest financial report including the Income and Expenditure report to the 28th February.
- 2) There were three additional grant requests:

- 1) For £2,000 for an additional Talking Teens Course at Space2Grow;
- 2) For £1,255 for additional activity days at the Rural Life Living Museum for less advantaged families following a very successful programme in the half term holidays;
- 3) For in-kind sponsorship of gazebos and tables for three Children's Business Fair events in Farnham 2025 in April, July and December.

Councillors also considered a request for a bursary programme to support five young entrepreneurs from a less advantaged background at the Farnham Children's Business Fairs. The Working Group proposed that supporting this bursary in the name of Stewart Dakers who had done so much to support opportunities for younger people would be a fitting tribute.

- 3) The Working Group noted Cala homes had asked for suggestions for a community group that could receive a community grant of £1,500. The Working Group agreed that the Chantry's should be put forward as it was the community group closest to the Coxbridge development and that officers should discuss opportunities for sponsorship of FTC activities in the year ahead.

Recommendations:

It is recommended that FTC provides

- i) **£2,000 towards an additional Talking Teens Parenting Course at Space2Grow from the 2024/25 Community Initiatives budget;**
- ii) **£1,000 towards the two activity days at the Rural Life Living Museum over Easter and May half term from the balance of the 2024/25 grants budget;**
- iii) **Continued support the Children's Business Fair through in-kind sponsorship at all 2025 events (provided equipment is not required for FTC commitments); and**
- iv) **£850 from the Younger People's budget for the 2025 scholarship programme in the name of Stewart Dakers, with the caveat that any young entrepreneurs must be from Farnham.**

5. Contracts & Assets update

- 1) The Working Group received details of a complaint to the Public Procurement Review Service by an unsuccessful tenderer for the recent Website Contract. 28 applications had been received but the complainant had not received a response to queries during the tendering process and had submitted an FOI request prior to the contract award decision. The Working Group noted there were some learning points that were being introduced as a result of this representation one of which was to include a statement in tender documents clarifying that there would be no correspondence until an award was made.
- 2) The Working Group noted that the specification for the new Christmas Lights tender was in preparation and would contain several elements which officers would develop in conjunction with the Task Group. Initial discussions had taken place with the BID and also with the Brightwells Yard Management.
- 3) The Working Group noted there had been a leak from a water heater that had caused damage in the Members' Room but that repairs were in hand from the property maintenance budget.
- 4) The Working Group received details of the recent tree survey which had identified a number of trees diseased or in distress that needed felling and also remedial work. Urgent action would be taken where needed from within existing budgets, but a programme of other remedial works would be drawn up.
- 5) The pathway repair programme was awaiting a third contractor quotation with the lowest economical tenderer being asked to complete the works within the 2024/25 budget provision.

- 6) The Working Group noted the latest position on the Gostrey Meadow Amenity Centre planning application for the new storage area, public conveniences, and shade for the new playground. It was noted that some councillors had asked for elements to be re-discussed but it was agreed that this was unnecessary and inappropriate and that the planning application should run its course.
- 7) The Working Group noted that there had been some 549 responses to the consultation on the preferred design for the playground and that Option 1 had been preferred. Councillors received details of the additional suggestions made on a range of matters and agreed that a list of the comments and responses would be put on the website and circulated to respondents. There had been a request for a new sandpit, more seating, improved provision for children with disabilities, more shade, additional water features, more equipment for older children and additional facilities including a buggy park and cycle stands.

It was agreed that buggy parking and cycle stands could be incorporated as part of the amenity centre development and that a communications board be added within the playground. Councillors noted that plans for a trim trail and other facilities for older children were already being considered for other areas.

Recommendation:

- 1) **The Christmas Lights Tender specification be delegated to the Town Clerk in conjunction with the Christmas Lights Task Group;**
- 2) **Space for buggies and cycle stands be incorporated in the new amenity centre and a communications board for people with learning disabilities be included in the playground.**

6. FTC branding guidelines update

The updated Branding Guidelines (attached at Annex 1) were agreed for recommendation to Council.

Recommendation:

It is recommended that the updated Branding Guidelines be adopted.

Cllr Brown left at this point.

7. Local Government Reorganisation/Devolution

The Working Group noted that regular briefings were being circulated by Cllr Paul Follows Leader of Waverley Borough Council and that the papers on the draft structure proposal would be considered by the Boroughs and Districts in coming weeks for an outline reorganisation plan to be submitted to Government by the end of March.

It was noted that the County was likely to put in a two unitary proposal (although preferred a one unitary option) whilst the districts and boroughs were favouring a three unitary option (or possibly two). The key issues of concern were the size of the debt (as a result of Woking, Spelthorne and Runnymede in particular) and how it would be dealt with as well as the huge costs faced in services such as adult social care and Special Educational Needs. There was a difference in approach to how the voice of the communities would be considered in areas where there were no town and parish councils with Surrey favouring community boards/Forums rather than new town or parish councils.

2) The Working group noted the matters arising from the NALC/SALC briefing with Chippenham Town Council held on 17th February and the amount of time it took before the new unitary there discussed service and asset transfers.

3) The Working Group notes the discussions between FTC and WBC on potential assets transfers identified by FTC to date in its 2024-2026 business plan and considered what additional assets were important to the local community that should be added to the list for further discussion with WBC and Surrey CC. It was agreed that councillors should identify those in their wards that should be added to the list.

4) Councillors appreciated that pressures to focus on service areas and limited availability of legal support meant that FTC would need to fund the Borough Council's legal resource to progress the agreed transfers.

5) It was agreed that the initial work programme for the Local Government Review Task Group (Cllrs Brown, Earwaker, Hesse, Mirylees, Murray and White with Cllr Laughton as a reserve) include the review of appropriate assets for transfer and what the Town Council could best achieve through the reorganisation of the County and districts and boroughs. It was noted that Ben Binnell would be assisting in identifying the cost impacts of the maintenance of each area of land.

Recommendation:

It is recommended that

i) An earmarked reserve of £75,000 be created towards the costs of legal fees associated with expediting any asset transfers that will retain green spaces and support the delivery of FTC priorities and

ii) An advance contribution be paid to Waverley BC from the 2024/25 budget to enable specific legal resource to be commissioned for the transfer of assets identified in the 2024-2026 FTC business plan (subject to agreement for its return in full or part if the transfers do not proceed).

8. Farnham Infrastructure Programme

Cllr Beaman advised that after initial problems, the works in the town centre had gone better than expected. The next FIP Board meeting was scheduled for 28th March.

The Working Group discussed the problems caused by inconsiderate parking of a few people that caused jams and tailbacks. Enforcement patrols had been increased and details of offenders were being sent with photographic evidence where possible. It was hoped that the new BID rangers could also assist by engaging with drivers, once in post and avoid the need for enforcement.

The Working Group noted the future phasing proposed and it was agreed the updated dates would be circulated to councillors when received. Phase 3 was due to commence on 20th May covering Downing Street to Longbridge. The Working Group expressed concerns that despite all the FTC representations, the communications on progress and changes was below expectations with some information on the SCC website being out of date or inaccurate.

9. Reports of Task Groups

i) Younger People Task Group

ii) The Working Group received the report at Appendix I to its agenda. It noted that local groups supporting younger people hoped to work more cohesively and collaboratively

and had drawn up a memorandum of understanding between them, but did not currently feel the creation of one overarching group was the right way forward.

- iii) The Working Group noted the Service Level Agreement progress to date and considered the funding that should be allocated for 2025-26. It was agreed that the funding was for delivering desired outcomes not just to pay for additional hours. Wrecclesham had had a slower start but built a good base for the forthcoming year and had some resources available to carry forward. As a result it was agreed to recommending allocating the same funding for 2025/26 with £7,500 retained for allocation later in the year. Cllrs White and Murray would meeting with Jubilee Hub and Wrecclesham Community Centre to consider further areas of collaboration in the coming year.
- iv) In terms of the funding for holiday activity, it was agreed to recommend a further £20k for which applications had already been invited and would be considered at the April Strategy & Resources meeting.
- v) The Working Group noted the Participation People research project was underway and that there was an additional £10,000 in the budget for 2025/26 research if needed.

Recommendation

- i) **Allocations for the outreach Service Level Agreements be as follows: Hale Youth and Community Centre £15,000; 40 Degreez £30,000; Jubilee Hub £15,000 (of which £7,500 is retained from the 2024/25 unspent allocation); with £7,500 available for future allocations;**
- ii) **The School holiday activity grants fund be £20,000 for 2025/26.**

2) Neighbourhood Plan Task Group

The Working Group received the report of the Neighbourhood Plan Task Group held on 3rd March at Appendix H which had included some invited community representatives. It was felt to be a very positive meeting. A presentation by a landowner had been helpful in discussing the approach for future sites being assessed as part of a Farnham Land Availability Assessment. It was expected Waverley would issue a second call for sites.

The updating of the Neighbourhood Plan still awaited information from the Borough Council particularly around infrastructure issues but Members felt there was need to publish what had been updated to date and refocus the Plan with Infrastructure issues being at the start of the document. The Working Group also agreed that progressing an urban capacity study as a desk top exercise similar to that undertaken in Hart District would be beneficial.

Recommendations

It is recommended that

- 1) **The progress on updating the text in the Neighbourhood Plan be noted and completed;**
- 2) **In the absence of information being provided of discussions being arranged between Waverley Borough Council and Infrastructure providers, FTC now conduct its own discussions about capacity to support a range of housing growth (eg 2000, 5,000, 10,000 new homes)**
- 3) **The approach taken in Hart for a desktop urban capacity study be considered for Farnham;**
- 4) **Ward councillors host meetings with residents to identify locations for sustainable development and review appropriate densities;**
- 5) **A representative of the Borough and County Councillors be invited to relevant meetings of the Task Group**

10. Consultations

There were no consultations considered.

11. Town Clerk update

- 1) The Town Clerk provided an update on arrangements for the Annual Town Meeting of Electors taking place at UCA on 24th March.
- 2) The Town Clerk provided an update on the next steps for the *A Hands Turn* sculpture at the end of its temporary Planning Permission in February 2027. Discussions had been held with the UCA to relocate the installation at the end of the temporary period, or sooner, on part of its land and at the Evelyn Borelli garden/sculpture park, once a new planning permission was achieved. There was some remedial work to be undertaken because of the vandalism, and discussions were also underway with the artists to see the best way to do this and adapt the fixings for the new location.

12. Date of next meeting

The date of the next meeting was agreed as Wednesday 23rd April at 2pm.

The meeting ended at 5.41 pm

Notes written by town.clerk@farnham.gov.uk

Annex 1

Farnham Town Council Brand Guidelines

Visual Identity February 2025



> Contents

02 03 04 07 08

02 03 04 07 08

02 03 04 07 08

Contents	2
Introduction	3
Logo. Who we are	4
Logo. Clear space and sizing	7
Logo. Incorrect use	8
Logo. The coat of arms	9
Logo. Family	10
Logo. Events logos	11
Typography	12
Colour	13
Collateral . Logo positioning template	14
Collateral . Advert templates	15
Collateral . Email signature	16
Approval	17

➤ Introduction

These guidelines define the basic elements of the Farnham Town Council brand and visual identity. The following guidelines are intended for anyone responsible for producing any form of visual communication.

Farnham Town Council's logo is a symbol of trust, quality, credibility and success. A trusted brand builds lasting relationships and fosters loyalty with its audience. Custodians of Farnham

Town Council's brand have a responsibility to treat it with the greatest of respect and to deliver consistently on the promises with which it is associated.

This will be more important than ever during and after local government reorganisation. With reorganisation resulting in decision-makers becoming more remote from the people they serve, Farnham Town Council has an opportunity to assert its role as the effective and influential voice for Farnham and to provide a way for the electorate to stay engaged with democracy.

About Farnham Town Council

Farnham is a bustling market town in South West Surrey. There is a strong sense of community spirit and the town is often named as one of the best places to live in national surveys.

South West Surrey has 16 elected councillors who represent eight wards and a population of around 42,000 people. The Council provides many services for its residents which include managing allotments, open spaces and cemeteries, a community events

programme, Farnham in Bloom and much more.

Farnham Town Council strives to be the influential and effective voice for Farnham bringing together the views of all organisations working for the good of the town and enhancing the well-being of all the community.

Information about Farnham Town Council's services can be found at www.farnham.gov.uk

> Logo.

The purpose of Farnham Town Council's logo is to act as a unique symbol that represents the council's brand identity, values, and purpose. The logo acts as a distinct visual marker which helps people quickly associate with Farnham Town Council's services, and values.

These guidelines help to ensure that the logo is consistently used across various mediums and touchpoints.

> Logo.

Farnham Town Council's logo is designed to be identifiable and memorable. It is a combination of a graphic symbol together with the Council's logotype.

The colour version should be used wherever possible.

The white out version and mono versions are for use on dark backgrounds or where there is limited colour usage.



> Logo. Co-branding logos

Farnham Town Council values the huge contribution made by local organisations and volunteers in helping it deliver services.

Farnham Town Council has a suite of co-branding logos to recognise projects or services which are delivered in collaboration or partnership or which have been facilitated through funding from Farnham Town Council.

Supported by



Sponsored by



In partnership with



An initiative of



➤ Logo. Clear space and sizing

For consistency and clarity, Farnham Town Council requires there to be a minimum clear space around its identity.

This is calculated by the width and height of the lower case 'n' in the logotype.

The minimum print size of the logo is 35mm width.

The minimum desired web size of the logo is 100 pixels width.



> Logo. Incorrect use

Correct use of the logo is vital for achieving a consistent and professional appearance of Farnham Town Council's brand.

Here are some examples of unacceptable logo usage.

DO NOT change the colour of any part of the logo from the approved brand colours.



Do not distort (squash or stretch) the logo.



DO NOT re-position any elements of the logo.



DO NOT add any additional elements to the logo.



DO NOT place the logo over busy images or background



➤ Logo. The Crest

The crest is only for use by Farnham Town Council for civic occasions and on documents of an official capacity.

Examples of such documents include: agendas, official reports or meeting minutes of meetings, invitations and Mayoral civic documents.

For maximum visual impact, the clear space surrounding the logo must be equal to at least the height of the castle motif from the centre of the heraldic crest.

No visual element, text or edge of the page should intrude on this space.

For identification purposes, the Farnham Town Logo should appear alongside the crest.

Occasionally, an external organisation will ask to use the crest as part of their branding. A modified version of the crest has been created for such requests. Permission for an external organisation to use the crest in this way can only be granted by the Town Clerk or Full Council.



= The size of the castle motif inside the heraldic logo

> Logo. Family

The logo has been adapted to create a number of sub-brands for specific services or events.

World Craft Town and the Literary Festival have their own unique identities.

If these logos are used to brand an initiative that is principally funded by Farnham Town Council, the Town Council logo should be used as well.



FARNHAM
IN BLOOM



FARNHAM
FOOD FESTIVAL



MUSIC IN THE
MEADOW



CHRISTMAS
MARKET



FARNHAM
FARMERS'
MARKET



CHRISTMAS
LIGHTS
SWITCH-ON



FARNHAM
WALKING
FESTIVAL



> Typography.

The primary typeface of Farnham Town Council is Calibri. It is a popular sans-serif family with subtle rounded corners.

It is available as a free download on Google Fonts, and is specially developed for screen and desktop use.

The Calibri family should be used on all internal and external documents. It is available on Apple and Microsoft platforms.

Calibri supersedes Gill Sans and Dax as the official typeface of Farnham Town Council.

Main headings | Sub-headings | Body copy

Calibri

Bold
Regular
Italic
Light

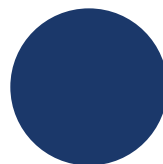
abcdefghijklmnopqrstuvwxyz
1234567890
%@£&

> Colour.

Colours are more than just a visual aid because colours convey emotions, feelings and experiences.

Colours are fundamental to Farnham Town Council's brand identity, so it is important that the colours appear consistently.

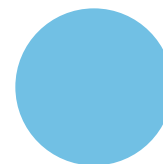
Primary Palette



FTC Blue
Pantone 294c
C100 M82 Y27 K19
R0 G5 B121
HEX #003366



FTC Green
Pantone 369c
C71 M11 Y100 K1
R85 G165 B28
HEX #669933



FTC Light Blue
Pantone 2985c
C53 M0 0 K9
R85 G197 233
HEX #66ccff

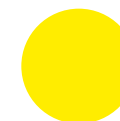
Secondary Palette



FTC Purple
Pantone 682c
C38 M84 Y23 K
R162 G65 B118
HEX #a24176



FTC Orange
Pantone 1495c
C0 M59 Y89 K0
R240 G128 B41
HEX #f08029



FTC Yellow
Pantone Yellow c
C0 M0 Y100 K0
R255 G237 B0
HEX #ffed00



FTC Grey
Pantone 447c
C0 M0 Y0 K90
R60 G60 B59
HEX #3c3c3b



FTC Crest Green
Pantone 554c
C85 M40 Y80 K45
R28 G81 B55
HEX #1c5137

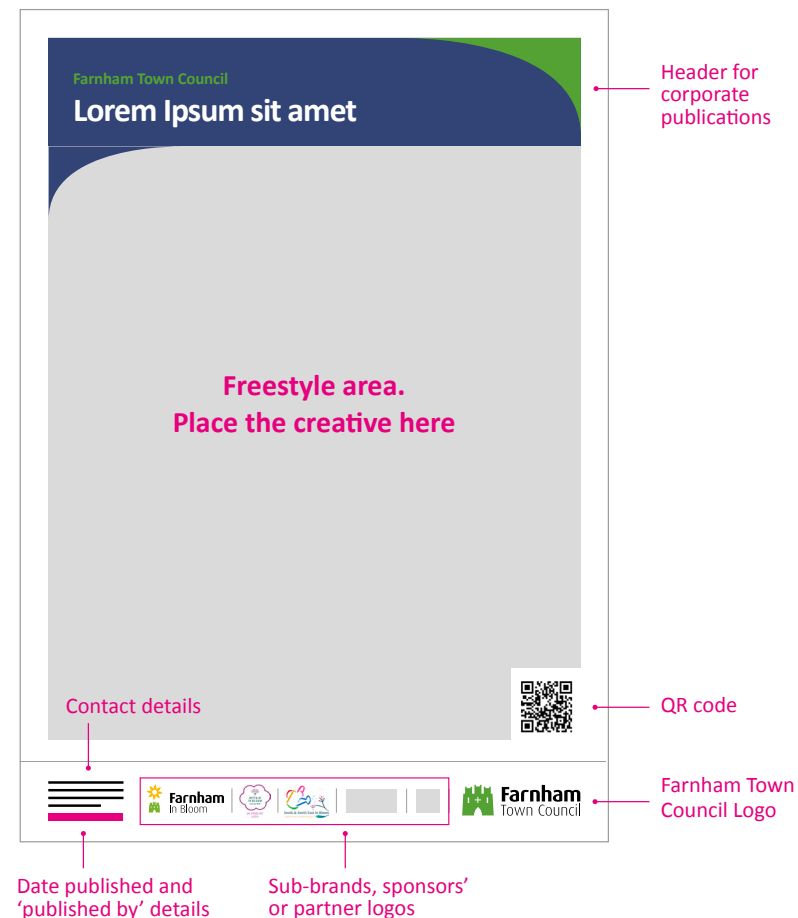
➤ Collateral.

Logo & elements positioning

As custodians of taxpayers' money, for the purposes of accountability, it is vital that services and events are clearly branded with the Farnham Town Council logo. Similarly, Principal and Gold sponsors should be given clear and consistent prominence on marketing collateral associated with the event they are sponsoring. Following the general rules below will help to keep consistency across a range of different collateral.

- Farnham Town Council's logo should always be placed at the bottom right.
- Sub-brands, sponsors' or partner logos should appear to the right.

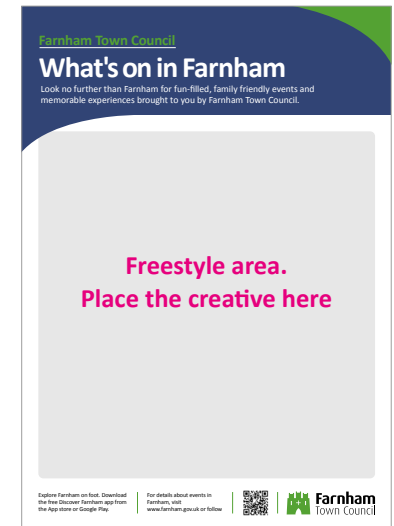
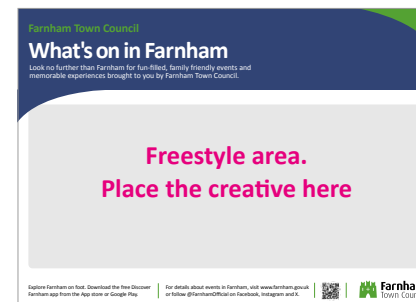
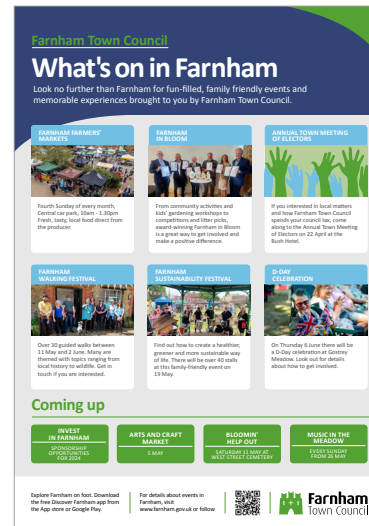
- Contact details should be placed to the far left.
- Corporate publications should adopt the blue/green header.
- The grey area is freestyle.
- The most important information should appear 'above the fold' so it can be seen when the finished item is displayed in a leaflet holder / magazine rack etc.
- QR codes should be placed at the bottom right, above the logo
- Date published and 'published by' details should be placed at the bottom far left of the creative
- Do not include the name of the designer or printer unless they are a sponsor.



Collateral. Advert templates

From time to time, Farnham Town Council will advertise in third party publications.

To ensure consistency and brand recognition, the design should follow the layout of these templates.



Collateral. Email signature

The email strip is an opportunity to communicate important and useful contact information as well as highlighting Farnham Town Council's achievements.



Iain Lynch
Farnham Town Clerk

Farnham Town Hall
South Street
Farnham
GU9 7RN

Tel: 01252 712667 (*calls may be recorded*)
www.farnham.gov.uk
facebook@farnhamofficial
twitter@farnhamofficial
instagram@farnhamofficial

Mayor 2024-2025: Cllr Brodie Mauluka
Deputy Mayor: Cllr George Murray

- England's First World Craft City 2020
- National Britain in Bloom Gold Awards 2024, 2022, 2019, 2017.
- Best UK Town and City Centre 2024 and 2019.

- BALI National Landscape Awards 2023 (with Landform Consultants)
Hale Chapels' Garden – Regeneration Project under £500k
- Winner Council of the Year 2021 - National Association of Local Councils (NALC) Star Council Awards

This e-mail and any files attached are confidential and intended for the addressee(s) only. If you are not the intended person please notify the sender immediately. Unless otherwise stated, opinions of the author are not necessarily the opinions of Farnham Town Council. Farnham Town Council operates anti-virus programmes but cannot accept any responsibility for viruses being passed on.





FARNHAM TOWN COUNCIL

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Notes

Planning & Licensing Consultative Working Group

Time and date

9.30 am on Monday 10th February, 2025

Place

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

Planning & Licensing Consultative Working Group Members Present:

Councillor Andrew Laughton (Lead Member)

Councillor David Beaman

Councillor George Hesse

Councillor Alan Earwaker (Observer)

Officers: Jenny de Quervain

1. Apologies for Absence

Apologies were received from Councillors Mauluka, Merryweather, Murray, White and Woodhouse.

2. Disclosure of Interests

None were received.

3. Applications Considered for Key/Larger Developments

Farnham Castle

Amendments received

Amended plans received 28 January 2025

WA/2024/00371 Farnham Castle

Officer: Simon Brooksbank

THE OLD HOP KILN, 1 LONG GARDEN WALK, FARNHAM

Erection of extensions and alterations including change of use of existing office building to provide student accommodation and for relevant demolition of an unlisted building in a conservation area.

Farnham Town Council supports the provision of appropriate student accommodation in the town centre but raises concerns about some elements of the

proposed development of a two storey office to a three storey 22 room student accommodation with shared kitchen and dining facilities.

Farnham Town Council raised the question of Class in its comments in March 2024. This question is reiterated: In the application form the Use Class is noted, Class C1 Hotels, boarding houses or guest houses for 22 rooms. As the pre-application advice states 'there is some confusion as to how to classify student accommodation, with local authorities adopting different elements of the Use Class Order including C1, C2, C3 or sui generis uses.' In the pre-application WBC notes C2 for student residential accommodation [the same as the previous the Class Use defined for student accommodation built by the UCA WA/2018/0830, C2 residential institution - Halls of residence where kitchen and dining facilities are shared between a number of units/bedrooms].

Further information has been added to advise the size of the student rooms - shown as 7 ground floor rooms, 9 first floor rooms, 6 second floor rooms – do these sizes meet required standards.

The application form is marked 'unknown' for foul sewage. Further clarification must be provided as to the sewage capacity for 22 en-suite rooms and 3 kitchens compared to 403.1 sq m of office space.

10 vertical bicycles stands are now shown at the front/east elevation, separate to the bin storage.

No parking is being made available for the student accommodation. A Condition must be included to restrict future occupiers from applying for on-street parking permits within the Farnham town centre controlled parking zone. This principle has been applied to other development in the town centre without on-site parking provision.

WA/2025/00176 Farnham Castle

Officer: Sam Wallis

FARNHAM TOWN FOOTBALL CLUB, MEAD LANE, FARNHAM GU9 7DY

Erection of spectator stand.

Farnham Town Council supports the provision of an additional spectator stand to 'future proof' Farnham Town Football Club.

NMA/2025/00184 Farnham Castle

Officer: Dana Nickson

THE COURTYARD, 17 WEST STREET, FARNHAM GU9 7QW

Amendment to WA/2024/01007 to remove reference to brick boundary wall on the proposed site plan under condition 2.

Farnham Town Council asks if a NMA is the appropriate application for this work. The wall must be dismantled rather than demolished, with bricks being reused, if possible, and traditional lime mortar being used, appropriate for the rebuilding of this substantial wall in the setting of the Town Centre Conservation Area. The resident's amenity at no. 11 Kingham Place must be protected when the works are taking place, and a timescale should be provided.

Farnham North West

WA/2025/00167 Farnham North West

Officer: Simon Dunn-Lwin

LAND AT NORTHBROOK FARM, ALTON ROAD, FARNHAM

Outline application with all matters reserved for use of land and the erection of a building for Class E B2 (general industrial) and B8 (storage and distribution) use.

Previous application WA/2024/01751 refused October 2024 concluded that insufficient information had been provided to demonstrate that the development would not harm the character of the AGLV; information did not satisfy the County Highway Authority and Lead Local Flood Authority requirements; harm or impact trees; no information on minimising energy and water use. The planning balance assessment concluded that the proposed development of an industrial or business unit on the site was not in accordance with the Development Plan.

More information has been included in this application to respond to the previous refusal and must satisfy the County Highway Authority and Lead Local Flood Authority and in response to the Arboricultural Officer's concerns.

In a response to Climate Change, a Climate Change and Sustainability Checklist must be completed by the applicant. The site must include the provision of renewable energy, such as PV panels, and limit the use of water, in line with WBCs Climate Change and Sustainability SPD.

4. Applications Considered

Farnham Bourne

CA/2025/00131 Farnham Bourne

Officer: Alex Needs

20 LANCASTER AVENUE, FARNHAM GU9 8JY

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

WA/2025/00121 Farnham Bourne

Officer: Matt Ayscough

25A UPPER BOURNE LANE, WRECCLESHAM, FARNHAM GU10 4RG

Erection of two storey extensions and alterations together with raising of roof ridge height to provide habitable accommodation in roof space and demolition of conservatory; erection of two storey garage/gym building following demolition of existing single storey garage.

Farnham Town Council objects to the large two storey garage/gym building to the front boundary, contrary to Residential Extensions SPD, and being more dominant than the existing single storey garage in the street scene.

WA/2025/00186 Farnham Bourne

Officer: Anna Whitty

126 BURNT HILL ROAD, LOWER BOURNE, FARNHAM GU10 3LJ

Erection of second storey extension together with alterations to roofspace including dormers, rooflights and raising of roof ridge height to provide habitable accommodation.

No comment.

WA/2025/00189 Farnham Bourne

Officer: Sam Wallis

THE BOURNE SPORTS CLUB PAVILION, THE BOURNE RECREATION GROUND, OLD FRENESHAM ROAD, FARNHAM GU10 3PT

Alterations to pavilion building to provide accessible access with associated parking and landscaping; relocation of bin storage area.

Farnham Town Council notes that permission was granted under WA/2017/1142 for the demolition and reconstruction of the Pavilion on a similar footprint and path to the Car Park. The purpose of the application is to provide disabled access with a wheelchair friendly path from the existing car park area to an enlarged patio area and into the Pavilion via new bifold doors.

Farnham Town Council supports the provision of new accessible facilities in place of the previously approved proposals.

Farnham Castle

CA/2025/00155 Farnham Castle

Officer: Alex Needs

THE WILLIAM COBBETT PUBLIC HOUSE, 4 BRIDGE SQUARE, FARNHAM GU9 7QR
FARNHAM CONSERVATION AREA WORKS TO AND REMOVAL OF TREES
Farnham Town Council leaves to the Arboricultural Officer.

NMA/2025/00188 Farnham Castle

Officer: Alistair de Joux

SOUTH STREET TOWN HOUSE, 46 SOUTH STREET, FARNHAM GU9 7RP

Amendment to WA/2024/00461 - insertion of 2 additional doors to alleyway. Slight repositioning of door to Brightwells Road. First floor section of extension reduced in size and height. Alterations to bin store to align with condition 8 requirements.

No comment.

PRA/2025/00137 Farnham Castle

Officer: Anna Whitty

6 HIGH PARK ROAD, FARNHAM GU9 7JL

Erection of a single storey rear extension which would extend 8 m beyond the rear wall of the original house for which the height would be 4m and for which the height of the eaves would be 2.50 m.

No comment.

WA/2025/00152 Farnham Castle

Officer: Omar Sharif

62 CASTLE STREET, FARNHAM GU9 7LN

Application under Section 73 to vary condition 2 of WA/2024/01579 (approved plans) to allow the existing roof to be retained on the Coach House.

No comment.

WA/2025/00153 Farnham Castle

Officer: Omar Sharif

62 CASTLE STREET, FARNHAM GU9 7LN

Application under Section 19 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to vary condition 2 of WA/2024/01578 (approved plans) to allow the existing roof to be retained on the Coach House.

No comment.

Farnham Firgrove

TM/2025/00180 Farnham Firgrove

Officer: Alex Needs

22 FAIRHOLME GARDENS, FARNHAM GU9 8JB

APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER WA229

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.

WA/2025/00135 Farnham Firgrove

Officer: Matt Ayscough

30 ST JOHNS ROAD, FARNHAM GU9 8NU

Erection of an ancillary outbuilding.

Farnham Town Council notes the neighbour to rear has made comment about the retention of trees and hedges, particularly a large Sycamore. The application form and biodiversity checklist make no mention of trees and hedges close to the development. Trees and hedges must be retained.

Farnham Heath End

WA/2025/00105 Farnham Heath End

Officer: Anna Whitty

34 WEST AVENUE, FARNHAM GU9 0RB

Erection of ground and first floor rear extensions, and alterations to existing garage to create habitable accommodation following demolition of existing conservatory.

Farnham Town Council notes that the existing garage interior has already been converted to habitable accommodation.

Farnham Moor Park

WA/2025/00181 Farnham Moor Park

Officer: Omar Sharif

THE STUDIO, OLD COMPTON LANE, FARNHAM GU9 8EH

Erection of a dwelling with associated landscaping.

Farnham Town Council notes the applicant's fallback position is to continue with the implementation of granted WA/2024/00840 Certificate of lawfulness under section 192 for the erection of an outbuilding incidental to the enjoyment of the dwellinghouse.

This application upscales the previously granted incidental outbuilding to a separate dwelling, sub-dividing the garden land. The use of an incidental outbuilding is not comparable to the impact and use of a new dwelling.

Farnham North West

WA/2025/00171 Farnham North West

Officer: Anna Whitty

23 TRINITY FIELDS, FARNHAM GU9 0SB

Application under Section 73 to vary Condition 2 (approved plans) of WA/2024/01476 to erect a porch/utility room on the east elevation.

No comment.

Farnham Rowledge

CA/2025/00175 Farnham Rowledge

Officer: Alex Needs

ARFIELD, 28 POTTERY LANE, WRECCLESHAM, FARNHAM GU10 4QJ

WRECCLESHAM CONSERVATION AREA WORKS TO TREES

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.

Farnham Weybourne

WA/2025/00150 Farnham Weybourne

Officer: Sam Wallis

WHITETHORNS, 90 UPPER WEYBOURNE LANE, FARNHAM

Erection of a boundary wall with fencing over following demolition of existing brick wall with associated landscaping and adjusting of ground levels.

No comment.

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

Farnham Moor Park

WA/2025/00168 Farnham Moor Park

Officer: Simon Dunn-Lwin

LANDFILL GAS EXTRACTION SITE, RUNFOLD SOUTH QUARRY, GUILDFORD ROAD, RUNFOLD

Non-material amendment to planning permission ref: WA/2018/1977 dated 8 March 2019 to (1) remove the words 'until 31 December 2040' from the description of development; and (2) replace the site layout plan reference GPP/I/RQ/18/03 with new layout plan reference Rsp-PLN-0125-01 to enable the existing nearby leachate storage tank and associated pump cabin to be moved into the fenced compound. (County matters planning application registered for County Planning Authority).

Farnham Town Council relies on the Runfold Quarry Community Liaison Group. This is a positive move towards final restoration of the quarry.

6. Appeals Considered

There were none for this meeting.

7. Licensing Applications Considered

There were none for this meeting.

8. Waverley Borough Council Street Naming Applications Considered

SNN/2024/0455 – Hawthorns development

The two road names have been decided:

Road One: Nadderside Way - the Nadder is the stream on the boundary.

Road Two: Mustela Close - Addressing Team concluded Badger not acceptable due to duplication and authorised Mustela as badgers are part of the Mustela family.

SNN_2024_0154 - Coxbridge Farm development

CALA has requested birds for the development.

The list has been depleted to Kestrel, Buzzard, Kite, Jackdaw, Chaffinch. Four or five additional names are needed.

Additional suggestions: Snipe, Peregrine, Merlin, Raven, Waxwing, Nuthatch, Woodcock, Fieldfare, Bullfinch, Greenfinch, Linnet, Siskin, Yellowhammer, Brambling – I've been advised all of these have been seen in the Farnham area!

A second developer has taken part of the site and will require roads names – number TBC.

9. Public Speaking at Waverley's Planning Committee, Hearings or Inquiries

Councillor Murray has been registered to speak as Ward Councillor on the application below at Waverley's Planning Committee on 12 February at 7.00pm.

WA/2024/01788 Farnham Bourne

Officer: Alistair de Joux

BOURNE HALL THE BOURNE HALL VICARAGE HILL FARNHAM GU9 8HG

Erection of 3 dwellings with associated parking and landscaping following demolition of existing dance studio (as amended by plans received 24 January 2025).

10. Date of next meeting

Monday 24th February 2025 at 9.30am.

The meeting ended at 11.15 am

Notes written by Jenny de Quervain

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FARNHAM TOWN COUNCIL

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Notes

Planning & Licensing Consultative Working Group

Time and date

9.30 am on Monday 24th February, 2025

Place

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

Planning & Licensing Consultative Working Group Members Present:

Councillor Andrew Laughton (Lead Member)
Councillor David Beaman
Councillor Brodie Mauluka
Councillor Mark Merryweather
Councillor George Murray
Councillor Alan Earwaker (Observer)

Officers: Jenny de Quervain

1. Apologies for Absence

Apologies were received from Councillors Hesse, White and Woodhouse.

2. Disclosure of Interests

Officer declared an interest to WA/2025/00278 due to knowing the applicant, though completely unaware of this application.

3. Applications Considered for Key/Larger Developments

Farnham Castle

WA/2025/00283 Farnham Castle

Officer: Omar Sharif

33-34 THE BOROUGH, FARNHAM GU9 7NJ

Erection of extensions and alterations to first and second floor including dormer windows and rooflights to provide 5 flats; alterations to ground floor commercial unit.

WA/2024/01592 and WA/2024/01591 Listed Building Consent were refused

November 2024 with the officer concluding: *The proposal offers minor public benefits, including additional housing units and improvements to parts of the rear elevation.*

However, the design fails to respect the listed building's character, resulting in significant

harm within the less than substantial spectrum to the heritage asset. This harm is not outweighed by the scheme's benefits.

This is a resubmission of the planning application and Listed Building Consent application noting that the officers' assessment of the previous applications confirmed that the internal changes were acceptable and most of the proposed roof alterations were acceptable subject to further consideration of flat roof edge detailing, gable details, and amended dormer details. This resubmission takes into account these comments. The alterations to the ground floor front windows in the previous application were unacceptable and have been omitted from this resubmission.

The proposal is for alterations and extensions to the first and second floors to provide 5 flats. These would be accessed via a separate entrance to the side. The ground floor would remain in Class E commercial business and service use. Bin and cycle storage would be provided at the rear of the building.

Prior approval PRA/2023/00976 under Class G of the GPDO for two flats on the first floor was granted by in June 2023. This represents the applicant's fallback position and establishes the grant of permission for residential use on the upper floor.

Farnham Town Council maintains its previous comments that the proposed flats are surrounded by commercial businesses, including a licensed establishment with opening hours until 01.00 hours. Sound insulation and appropriate glazing will be required to a good standard in this town centre location. The amenity of the established businesses must be protected.

WA/2025/00284 Farnham Castle

Officer: Omar Sharif

33-34 THE BOROUGH, FARNHAM GU9 7NJ

Listed Building Consent for erection of first and second floor extensions including dormer windows and rooflights to provide 5 flats; alterations to ground floor commercial unit.

10/02/25

Farnham Town Council relies on the Heritage Officers to assess the impact on the Listed building.

Farnham Moor Park

WA/2025/00257 Farnham Moor Park

Officer: Omar Sharif

ANIMAL SNACK AND TACK LTD, GUILDFORD ROAD, FARNHAM GU10 1PN

Application under Section 73 to vary Conditions 1, 27 and 41 (all relating to the approved plans) of WA/2019/0063 to allow for alterations to design and layout of the residential scheme and increase floorspace of commercial unit.

No comment.

Farnham Rowledge

NMA/2025/00213 Farnham Rowledge

Officer: Sam Wallis

CHERRYFIELDS, FULLERS ROAD, FARNHAM GU10 4DF

WA/2022/00955 To reduce costs, simplify construction, and create a more efficient building that still provides all our requirements for a new Rowledge Village Hall:

1. Reduction in length of double-height Main Hall.

2. Removal of first-floor Meeting Room and replacement with smaller Meeting Room on the ground-floor, off the main foyer.
3. Reduction of width of ground-floor Main Hall storage to align with front of the small hall and lobby.

Farnham Town Council supports the development of the community facility. The non-material amendment was allowed.

4. Applications Considered

Farnham Bourne

WA/2025/00221 Farnham Bourne

Officer: Anna Whitty

CHARLWOOD HOUSE, 30G FRENHAM VALE, LOWER BOURNE, FARNHAM GU10 3HT

Certificate of Lawfulness under Section 192 for alterations to roofspace to provide habitable accommodation including installation of 5 rooflights.

No comment.

WA/2025/00236 Farnham Bourne

Officer: Anna Whitty

GRAYS, 33 FORD LANE, WRECCLESHAM, FARNHAM GU10 4SF

Erection of single and two storey extensions and alterations following demolition of existing single and two storey elements and porch.

To retain the character of the of the dwelling, Farnham Town Council notes that the new roof elements and extensions will match existing materials of natural slate and textured white render.

WA/2025/00242 Farnham Bourne

Officer: Matt Ayscough

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

Erection of a single storey extension.

No comment.

WA/2025/00246 Farnham Bourne

Officer: Anna Whitty

PINEHILL HOUSE, 10 PINE RIDGE DRIVE, LOWER BOURNE, FARNHAM GU10 3JP

Erection of extensions and alterations including roof extensions to form gabled roofs; alterations to existing garage building to provide habitable accommodation; erection of a detached garage/outbuilding and replacement entrance gates and associated works.

No comment.

WA/2025/00265 Farnham Bourne

Officer: Matt Ayscough

6 BOURNE GROVE, LOWER BOURNE, FARNHAM GU10 3QT

Erection of extensions and alterations to existing single storey dwelling with accommodation in roof to provide a two storey dwelling; alterations to existing detached garage.

Farnham Town Council considers the proposed front extension to be bulky in appearance and will be dominate in the street scene, not in keeping with the sensitive location of FNP8 South Farnham Arcadian Area.

Farnham Castle

TM/2025/00228 Farnham Castle

Officer: Alex Needs

BOURNE BUILDINGS, ADJACENT 39 TO 43 GUILDFORD ROAD, FARNHAM GU9 9PY
APPLICATION FOR WORKS TO AND REMOVAL OF TREES SUBJECT OF TREE
PRESERVATION ORDER

Farnham Town Council leaves to the Arboricultural Officer.

WA/2025/00217 Farnham Castle

Officer: Ninto Joy

CHURCH COTTAGE, EAST STREET, FARNHAM GU9 7TJ

Erection of boundary walls and removal of fence.

No comment.

WA/2025/00287 Farnham Castle

Officer: Anna Whitty

LITTLEWAYS, 1A FORGE CLOSE, FARNHAM GU9 9PX

Alterations to integral garage to provide habitable accommodation and roof extension to room above following removal of existing dormer window.

No comment.

Farnham Firgrove

WA/2025/00230 Farnham Firgrove

Officer: Anna Whitty

29 ST GEORGES ROAD, FARNHAM GU9 8NA

Erection of a single storey extension and alterations to raise existing flat roof.

No comment.

WA/2025/00231 Farnham Firgrove

Officer: Anna Whitty

29 ST GEORGES ROAD, FARNHAM GU9 8NA

Certificate of Lawfulness under Section 192 for alterations to roofspace to provide additional habitable accommodation including rooflights and dormer with Juliet balcony following removal of existing chimneys.

No comment.

WA/2025/00252 Farnham Firgrove

Officer: Dana Nickson

LAND TO REAR OF WEYDON FARM HOUSE, WEYDON FARM LANE, FARNHAM GU9 8QJ

Erection of a dwelling and associated works.

Neighbours' objections have been raised including errors with the redline boundary – Surrey Highways has also queried the redline boundary against the highway. The neighbours' amenity must be protected and not be negatively impacted by the proposed new dwelling from loss of privacy or overlooking. Given the restrictive access, a Construction Management Plan must be conditioned. Farnham Town Council notes that the proposed development is bounded by footpath 131 and 132, popular routes to school.

WA/2025/00267 Farnham Firgrove

Officer: Anna Whitty

5 ELEANOR PLACE, FARNHAM GU9 8FR

Erection of first floor extension including raising of ridge height to form habitable accommodation, alterations to fenestration and installation of roof lights.

No comment.

WA/2025/00290 Farnham Firgrove

Officer: Anna Whitty

22 WEYDON HILL ROAD, FARNHAM GU9 8NX

Erection of single storey extension; alterations to roof space including dormer extension and roof lights to provide habitable accommodation.

No comment.

Farnham Moor Park**WA/2025/00205 Farnham Moor Park**

Officer: Dana Nickson

BADSHOT LEA VAN HIRE LTD BADSHOT LEA SELF DRIVE, 2 FARNHAM TRADING ESTATE, FARNHAM GU9 9NN

Erection of a perimeter fence and gates.

No comment.

Farnham North West**WA/2025/00199 Farnham North West**

Officer: Justin Bramley

21 COXBRIDGE MEADOWS, FARNHAM GU9 7AT

Certificate of Lawfulness under Section 192 for the erection of a single storey extension and demolition of existing conservatory.

No comment.

WA/2025/00206 Farnham North West

Officer: Matt Ayscough

2 ORLETON ROAD, FARNHAM GU9 0FA

Alterations to attached garage to provide habitable accommodation together with alterations to elevations (as amended by plan received 06/02/2025)

No comment.

WA/2025/00278 Farnham North West

Officer: Dana Nickson

STAFFORD LODGE, BEAVERS HILL, FARNHAM GU9 7DF

Erection of a dwelling, swimming pool and outbuilding together with drive and associated works following demolition of an outbuilding; Erection of a double garage for host property.

Farnham Town Council notes the location is on the edge of the build-up area boundary and ASVI, an edge of countryside setting. The impact of internal and external artificial lighting must be considered to protect wildlife and not harm the character of the dark area.

A well-established informal footpath runs along the western boundary, frequently used by residents to access the fields, especially for dog walking. This access must be maintained and not obstructed during excavation and construction.

Farnham Rowledge**NMA/2025/00248 Farnham Rowledge**

Officer: Justin Bramley

3 MEADOW WAY, ROWLEDGE, FARNHAM GU10 4DY

Amendment to WA/2024/01567 for the omission of a ground floor elevation window, the addition of a rooflight and reverting of the first floor window to its existing size.

Farnham Town Council has no objection if the planning officer deems proposed amendments as non-material.

WA/2025/00281 Farnham Rowledge

Officer: Dana Nickson

QUARRY HOUSE, GARDENERS HILL ROAD, LOWER BOURNE, FARNHAM GU10 3JB

Erection of 4 dwellings with installation of air source heat pumps and solar panels; associated garaging, parking and landscaping following demolition of existing dwelling, garage and outbuildings.

Application to be reviewed at the next meeting to allow time for neighbours' comments to be submitted.

WA/2025/00286 Farnham Rowledge

Officer: Anna Whitty

4 THORN ROAD, WRECCLESHAM, FARNHAM GU10 4TU

Erection of extensions and alterations to elevations to provide a two storey dwelling; erection of a porch; formation of a new vehicular access and dropped kerb.

No comment.

Farnham Weybourne

WA/2025/00210 Farnham Weybourne

Officer: Justin Bramley

70 LOWER WEYBOURNE LANE, FARNHAM GU9 9HP

Erection of extensions including alterations to roof with dormers, roof lights, Juliet balconies following demolition of existing conservatory, garage and chimneys.

No comment.

WA/2025/00262 Farnham Weybourne

Officer: Anna Whitty

92 WEYBOURNE ROAD, FARNHAM GU9 9HE

Erection of a single storey extension and alterations to attached garage to provide habitable accommodation.

With the loss of the garage, sufficient parking must be available within the boundary of the dwelling and vehicles able to egress in forward gear.

WA/2025/00264 Farnham Weybourne

Officer: Anna Whitty

36 UPPER WEYBOURNE LANE, FARNHAM GU9 9DF

Erection of single storey extension and porch following demolition of existing conservatory and carport (part retrospective).

No comment.

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

There were none for this meeting.

6. Appeals Considered

There were none for this meeting.

7. Licensing Applications Considered

New

Farnham Carnival, Gostrey Meadow, Union Road, Farnham
The Hedgehogs

An application has been received for a new premises licence. The application is for Live music, Regulated – anything similar and Opening hours 14:00-21:00 Saturday (The last Saturday in June and then the same day each year).

The land is owned by Farnham Town Council. Licenses are required when hired by third parties for events.

8. Public Speaking

There were none for this meeting.

9. Date of next meeting

Monday 10th March 2025 at 10.30am in the Byworth Room. Room change due to Literary Festival and time change due to Commonwealth Day commemoration at 9.30am.

The meeting ended at 10.51 am

Notes written by Jenny de Quervain

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FARNHAM TOWN COUNCIL



Notes

Planning & Licensing Consultative Working Group

Time and date

10.30 am on Monday 10th March, 2025

Place

Byworth Room, Farnham Town Council, South Street, Farnham GU9 7RN

Planning & Licensing Consultative Working Group Members Present:

Councillor Andrew Laughton (Lead Member)
Councillor David Beaman
Councillor Brodie Mauluka
Councillor Mark Merryweather
Councillor George Murray
Councillor Alan Earwaker (Observer)

Officers: Jenny de Quervain

1. Apologies for Absence

Apologies were received from Councillors Hesse, White and Woodhouse.

2. Disclosure of Interests

Officer declared an interest to WA/2025/00348 due to vicinity.

3. Applications Considered for Key/Larger Developments

Farnham Castle

Amendments received

Supporting cover letter
Windows specification
Waste collection statement
Amendments to flats configuration
Updated heritage statement

WA/2024/02264 Farnham Castle

Officer: Dana Nickson
38-39 THE BOROUGH, FARNHAM GU9 7NP

Change of use and alterations to existing commercial building to provide 6 residential units with parking and associated landscaping; installation of vehicle entrance gates; retention of ground floor and basement commercial unit. Farnham Town Council acknowledges that additional information has been provided with the specification of glazing and other sound insulation details.

The proposed dwellings are surrounded by commercial businesses, including a licensed establishment with opening hours until 01.00 hours. Sound insulation and appropriate glazing is required to protect the amenity of the established businesses.

A construction management plan must be conditioned given the challenges of developing in a town centre location. Consideration must also be given to the Farnham Infrastructure Programme Town Centre Improvement Scheme which is due to run for at least 18 months. Changes to the footway and highway in front of 38-39 The Borough will potentially be taking place at the same time as this development, if permission is granted. Scaffolding licenses will need to be co-ordinated with phases of the scheme – please note this as an informative.

WA/2024/02265 Farnham Castle

Officer: Dana Nickson

38-39 THE BOROUGH, FARNHAM GU9 7NP

Listed Building Consent for external and internal alterations to provide 6 residential units; retention of ground floor and basement commercial unit.

Farnham Town Council relies on the Heritage Officers to assess the impact on the Listed building.

4. Applications Considered

Farnham Bourne

TM/2025/00385 Farnham Bourne

Officer: Alex Needs

PINEWOOD HOUSE, BLACK POND LANE, LOWER BOURNE, FARNHAM GU10 3NW

APPLICATION FOR WORKS TO AND REMOVAL OF TREES SUBJECT OF TREE PRESERVATION ORDER 06/14

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, replacement trees must be planted.

NMA/2025/00319 Farnham Bourne

Officer: John Bennett

17 FRENHAM ROAD, FARNHAM GU9 8HF

Amendment to ENCD/2025/00156 (under enforcement appeal APP/R3650/C/23/3314250) to add an external door at first floor level at the rear of the property as well as retaining the existing first floor level door openings on the front elevation and some changes to the internal layout.

No comment.

WA/2025/00296 Farnham Bourne

Officer: Justin Bramley

LAND AT WAVERLEY ABBEY HOUSE, WAVERLEY LANE, FARNHAM GU9 8EP

Certificate of Lawfulness under Section 192 for siting of 3 modular accommodation units for a temporary period during refurbishment works in the main house and laying of hardstanding.

Farnham Town Council believe that this is not the correct type of application as Waverley Abbey House is located in the Surrey Hills National Landscape.

No History & Constraints document is shown on the planning portal. Policy constraints include:

RE2 Green Belt – The Metropolitan Green Belt is a statutory green belt around London, England. It comprises parts of Greater London and the six adjoining "home counties". Green Belt

RE3 Landscape Character – Areas defined for their landscape character. Surrey Hills Area of Outstanding Natural Beauty (AONB) & Area of Great Landscape Value (AGLV)

HAI Protection of Heritage Assets – County Sites of Archaeological Importance

HAI Protection of Heritage Assets – Conservation Areas

HE8 Conservation Areas – Conservation Areas WAVERLEY ABBEY FARNHAM

HE14 Sites and Areas of High Archaeological Potential – Sites and Areas of High Archaeological Potential, Waverley Abbey, Cistercian Monastery

WA/2025/00300 Farnham Bourne

Officer: Dana Nickson

LAND AT 31A LODGE HILL ROAD, LOWER BOURNE, FARNHAM GU10 3QW

Erection of a detached dwelling with amenity space, parking and associated landscaping.

No comment.

Farnham Castle

WA/2025/00322 Farnham Castle

Officer: Russell Brown

RIVERSIDE BUSINESS PARK

(FORMERLY LAND AT S E B SUB STATION SITE), DOGFLUD WAY, FARNHAM

Application under Section 73 to vary Condition 5 (restrictions on use) of WA/1988/0545 to allow the premises, with the exception of 6 Riverside Business Park, to be for purposes falling within Use Class E(g)(ii) and E(g)(iii) or B2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 and not for any other purpose. 6 Riverside Business Park shall be used for Class E(c)(i), E(c)(ii), E(c)(iii), E(g)(i), E(g)(ii) & E(g)(iii) or B2 and not for any other purposes.

No comment.

WA/2025/00332 Farnham Castle

Officer: Dana Nickson

BARCLAYS, 22 THE BOROUGH, FARNHAM GU9 7NH

Removal of existing external signage; removal of external ATM and night safe; infill aperture with brickwork to match existing brickwork.

No comment.

WA/2025/00367 Farnham Castle

Officer: Anna Whitty

4 FARNHAM PARK, UPPER SOUTH VIEW, FARNHAM GU9 7GJ

Alterations to attached garage to provide habitable accommodation and erection of a cycle store.

This dwelling is located in an area with high demand for on street parking permits with limited spaces available. Sufficient parking must be available within the boundary of the dwelling to meet WBC Parking Guidelines.

A condition must be included to restrict the applicant from applying for a parking permit: In permit schemes A (in the Farnham town centre controlled parking zone, each household may apply for a maximum of one permit if there is no off-street parking for the property.

Farnham Firgrove

WA/2025/00345 Farnham Firgrove

Officer: Matt Ayscough

1 WEYDON HILL ROAD, FARNHAM GU9 8NX

Erection of extensions and alterations to bungalow to form a two storey dwelling.

No comment.

WA/2025/00356 Farnham Firgrove

Officer: Ninto Joy

4 EDWARD ROAD, FARNHAM GU9 8NP

Certificate of Lawfulness under Section 192 for erection of a single storey extension and demolition of existing attached outbuilding.

No comment.

Farnham Heath End

Amendments received

Amended Plans – moved 1 fence panel west

WA/2025/00090 Farnham Hale and Heath End

Officer: Justin Bramley

7 SANTINA CLOSE, FARNHAM GU9 0LD

Construction of vehicle access and dropped kerb, associated hard landscaping to facilitate parking.

Farnham Town Council acknowledges the repositioning of the access to improve sightlines. Vehicles must not obstruct the footway as this is a busy pedestrian route to two secondary schools and a primary school.

Farnham Moor Park

WA/2025/00304 Farnham Moor Park

Officer: Matt Ayscough

JEWSON, 15-16 FARNHAM TRADING ESTATE, FARNHAM GU9 9NS

Display of illuminated and non-illuminated signage and 3 flags.

No comment.

WA/2025/00316 Farnham Moor Park

Officer: Matt Ayscough

67 BROOMLEAF ROAD, FARNHAM GU9 8DQ

Erection of extensions and alterations including installation of a rooflight and associated hard landscaping.

No comment.

WA/2025/00388 Farnham Moor Park

Officer: Anna Whitty

7 LYNCH ROAD, FARNHAM GU9 8BZ

Erection of single storey and two storey extensions; erection of detached garage and detached gym following demolition of existing garage and two outbuildings.

No comment.

WA/2025/00389 Farnham Moor Park

Officer: Matt Ayscough

11A MONKSHANGER, FARNHAM GU9 8BU

Use of the first floor of garage as habitable space for ancillary use (retrospective).

No comment.

Farnham North West**TM/2025/00382 Farnham North West**

Officer: Alex Needs

LAND AT THREE STILES ROAD, FARNHAM GU9 7DE

APPLICATION FOR WORKS TO AND REMOVAL OF TREES SUBJECT OF TREE PRESERVATION ORDER WA282

Farnham Town Council leaves to the Arboricultural Officer. 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, replacement trees must be planted. The proposed planting and watering advice must be adhered to.

PRA/2025/00312 Farnham North West

Officer: Dana Nickson

7 AMBLESIDE CRESCENT, FARNHAM GU9 0RZ

General Permitted Development Order 2015, Schedule 2 Part 1 Class AA - Prior Notification application for enlargement of a dwellinghouse by construction of additional storey.

Farnham Town Council notes that the previously for a first floor extension was refused under WA/2024/02155. The proposed development would result in harm to the residential amenity of the adjoining property, by reason of overbearing impact, contrary to Policy TDI of the Local Plan (Part 1) 2018, FNPI and FNPI6 of the Farnham Neighbourhood Plan 2020, Policy DM5 of the Local Plan (Part 2) 2023 and the Residential Extensions SPD.

The planning balance assessment concluded that the proposal is not in accordance with the Development Plan and the benefits of the extension would not outweigh the adverse impacts in relation to visual amenity, the character of the area and the neighbouring property's residential amenity, planning permission was refused.

It is very disappointing to see that the applicant is attempting to gain approval for the inappropriate extension with an application under permitted development.

WA/2025/00299 Farnham North West

Officer: Dana Nickson

WOODSTOCK, OLD PARK LANE, FARNHAM GU10 5AA

Application for a deemed consent under Section 37 Form B (Type III) of the Electricity Act 1989 to install Three Phase 11KV Overhead Electricity Cables to serve a single customer.

No comment.

WA/2025/00348 Farnham North West

Officer: Dana Nickson

LAND WEST OF BISHOPS SQUARE, OLD PARK LANE, FARNHAM

Erection of a single storey detached dwelling with solar panels on roof and provision of bin and cycle store; creation of vehicular access and associated landscaping; demolition of existing outbuildings and removal of existing tennis court.

Farnham Town Council notes the extensive planning history on the site. Previously approved as single storey dwelling of 165sqm under WA/2022/00003. This was superseded by a two storey dwelling, the proposal increased the floor area from 165sqm to 500sqm, under WA/2023/01428. A subsequent application, WA/2023/02608, introduced a separate new access.

This application is made up of three joined single storey elements, filling the lower section of land, gravel driveway and new access on the upper section on to Old Park Lane.

WA/2025/00375 Farnham North West

Officer: Matt Ayscough

MEADS, DORAS GREEN LANE, DIPPENHALL, FARNHAM GU10 5DU

Erection of a garage including a games room above and 2 dormer windows following demolition of existing garage.

No comment.

WA/2025/00376 Farnham North West

Officer: Matt Ayscough

MEADS, DORAS GREEN LANE, DIPPENHALL, FARNHAM GU10 5DU

Listed Building Consent for erection of a garage including a games room above and 2 dormer windows following demolition of existing garage.

No comment.

Farnham Rowledge

Deferred from meeting on 24th February 2025

WA/2025/00281 Farnham Rowledge

Officer: Dana Nickson

QUARRY HOUSE, GARDENERS HILL ROAD, LOWER BOURNE, FARNHAM GU10 3JB

Erection of 4 dwellings with installation of air source heat pumps and solar panels; associated garaging, parking and landscaping following demolition of existing dwelling, garage and outbuildings.

Farnham Town Council objects to the proposed development of the erection of four dwellings and associated garaging, parking, etc. in this wooded, countryside setting.

The proposed development is Outside Built-up Area Boundary of the Farnham Neighbourhood Plan, policy FNP10 Protect and Enhance the Countryside, must be considered along with LPP1 policy Countryside beyond the Green Belt – RE1, FNP1 Design of New Development and Conservation and, given the unsustainable location, FNP30 Transport Impact of Development.

The proposals are contrary to policy FNPI a), d), e), f):

a) Is designed to a high quality which responds to the heritage and distinctive character of the individual area of Farnham in which it is located, as defined on Maps B(i) and B(ii) - Conservation Areas and Character Areas, by way of: i. height, scale, density, layout, orientation, design and materials of buildings, ii. boundary

treatment, iii the scale, design and materials of the public realm (highways, footways, open space and landscape);
d) Respects the natural contours of a site and protects and sensitively incorporates natural features such as trees, hedges and ponds within the site;
e) Is well integrated into the landscape by existing and new landscape buffers;
f) Will not be at an unacceptable risk of flooding itself, and will not result in any increased risk of flooding elsewhere.

The proposals are contrary to policy FNP30 a), c), e), g):

a) Safely located vehicular and pedestrian access where adequate visibility exists or could be created;
c) Residential development proposals ensure that sustainable transport links, including walking and cycling links are provided to the principal facilities including the town centre and the nearest neighbourhood centre; the nearest bus stop; primary school; secondary school and public open space;
e) Where adequate transport infrastructure is not available to serve the development, the development would provide, or contribute towards, appropriate measures which will address the identified inadequacy and assist walking, cycling, public transport and other highway improvements;
g) Development proposals would not add inappropriate traffic on rural lanes and would not require highway works or footpaths which would result in unsympathetic change to the character of a rural lane.

Consideration must be given to the impact on the existing residential developments to the north and the south of the proposed dwellings.

WA/2025/00359 Farnham Rowledge

Officer: Justin Bramley

REDDING, FERNBRAE CLOSE, ROWLEDGE, FARNHAM GU10 4ED

Alterations to existing roof including change from flat roof to pitched roof; alterations to elevations including installation of solar panels, air source heat pumps and flue following removal of existing chimney.

No comment.

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

There were none for this meeting.

6. Appeals Considered

Appeal Notifications

APP/R3650/X/25/3359353

WA/2024/02157 Farnham Castle

8 FORGE CLOSE FARNHAM GU9 9PX

Certificate of Lawfulness under section 192 for siting of a mobile home within residential land to provide an ancillary annexe.

Appellants Name: Jonathan Stackhouse, Julius Bahn Ltd

The officer concluded:

The proposed mobile home would not fall within the definition of a caravan, as it fails the construction and mobility tests and would constitute a building for planning purposes. Due to its size, its position forward of the dwellinghouse, and its use, which is ancillary rather than incidental, the building would not fall within the criteria of Class E of Part 1, Schedule 2 of the

Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and would not be lawful.

No comment.

For information only

APP/R3650/D/25/3360976

WA/2024/01935 Farnham Bourne

Officer: Anna Whitty

6 GONG HILL DRIVE, LOWER BOURNE, FARNHAM GU10 3HG

Erection of a detached garage and gym.

Appellant's Name: Mr J Lyons

The officer commented:

The applicant presents the Lawful Development Certificate building as a fallback position, and describes it as 'more visually intrusive' than the proposal. However, the lawful development building is discreetly positioned behind the dwelling, in the rear garden and would not be visible from the public realm. Whereas the proposal is to the front of the dwelling, and would be visible from the public realm. There would be some screening from trees and hedging, but this would naturally vary throughout the seasons and over the years as trees and plants die or are removed or replaced, whereas the building is a permanent structure. The fallback position is not more visually intrusive than the proposal, the proposal is more visible from the public realm and therefore more harmful to the openness of the Green Belt and this would not constitute Very Special Circumstances.

As this appeal is proceeding under the Householder Appeals Service, there is no opportunity for to submit further comments.

7. Licensing Applications Considered

There were none for this meeting.

8. Public Speaking

There were none for this meeting.

9. Date of next meeting

Monday 24th March 2025 at 9.30am.

The meeting ended at 12.12 pm

Notes written by Jenny de Quervain