



FARNHAM TOWN COUNCIL

Agenda Council

Time and date

Thursday 31st July, 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 31st July, 2025, at 6.00 pm** in the Council Chamber - Farnham Town Hall. The Agenda for the meeting is attached.

Yours sincerely

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: 31 July 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 31st July, 2025 at 6.00 pm

Place

Council Chamber - Farnham Town Hall, South Street, Farnham

Prayers

Prior to the meeting prayers will be said in the Council Chamber by Revd Jacqueline Drake-Smith of St Peter's Wrecclesham. 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

(Pages 5 - 12)

To sign as a correct record the minutes of the Farnham Town Council meeting held on June 19th 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.

Part 1 - Items for Decisions

7 Working Group Notes (Pages 13 - 28)

- I To receive the notes and any recommendations of the following Working Groups:
 - i) Environment held on 16th July 2025 **Appendix B**
 - ii) Culture & Business held on 30th July 2025 **Appendix C**
 - iii) Strategy and Resources held on 21st July 2025 **Appendix D**
- 2 To receive any relevant updates from other Working Groups
 - i) Community & Wellbeing Terms of Reference **Appendix E**

8 Planning and Licensing Applications (Pages 29 - 56)

To receive the minutes of the Planning & Licensing Consultative Group meetings held on 30th June and 14th and 28th July at Appendices F, G and H.

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 including initial actions following the award of planning permission for the Gostrey Amenity Building.

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 18th September 2025 at 6pm.

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.

- I Any confidential contract matters including Christmas Lights

Council Membership:

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



FARNHAM TOWN COUNCIL

A

Minutes Council

Time and date

6.00 pm on Thursday 19th June, 2025

Place

Council Chamber - Farnham Town Hall

Councillors

Councillor Mat Brown
Councillor Tony Fairclough
Councillor George Hesse
Councillor Chris Jackman
Councillor Michaela Martin
Councillor Brodie Mauluka
Councillor Mark Merryweather
Councillor George Murray (Mayor)
Councillor John Ward
Councillor Graham White (Deputy Mayor)
Councillor Tim Woodhouse

Apologies for absence

Sally Dickson, Alan Earwaker, Andrew Laughton and Kika Mirylees

Officers Present:

Iain Lynch (Town Clerk), Lucy Dorkins (Business & Facilities Manager)

There were 3 members of the public and 1 member of the press in attendance.

Prior to the meeting, prayers were led by Revd Dr Steve Green, Vicar of St James Church, Rowledge

C12/25 **Apologies**

Apologies were received from Cllrs Dickson, Earwaker, Jackman, Laughton and Mirylees.

C13/25 **Disclosures of Interest**

Cllr Merryweather declared an interest in relation to discussions on Rowledge Village Hall and the Waverley Asset Transfers as Portfolio holder for Finance and Assets at Waverley Borough Council. He left the room for discussion on asset transfers.

Cllr Fairclough declared an interest as an Executive member at Waverley Borough Council in relation to Asset Transfers.

Cllr Martin advised that as a County Councillor she had allocated some of her allowance to the Rowledge Village Hall Project.

C14/25 Minutes

The Minutes of Council on 15th May 2025 were agreed as a correct record for the signature of the Mayor.

C15/25 Questions and Statements by the Public

There were no questions or statements by the public.

C16/25 Town Mayor's Announcements

The Mayor advised that he had attended the Runneymede Mayor's civic event and that he had attended the BID AGM with the new BID Manager. The BID had launched its website and the Make It Farnham brand and had some lively questions.

C17/25 Questions by Members

There were no questions by Members.

C18/25 Working Group Notes

1) Environment Working Group.

Cllr Brown reported on a busy time for the Community Enhancement team and the outside Workforce and advised Council of the forthcoming judging dates for South and South East in Bloom and the contribution being made by Lara Miller who had returned to the role. He updated Council on collaboration with the Farnham Infrastructure team, Farnham Railway Station and the Biodiversity Group and on progress with sponsorship. He advised Council that following the Allotment Liaison Group, the allotment representatives felt they were being listened to. Lucy Dorkins provided additional information and advised on the new process introduced for letting vacant plots.

2) Strategy & Resources Working Group.

Cllr White introduced the Notes of the meeting held on 9th June.

i) St Andrew's Church Vision 2030 Project

Cllr White reported that the Working Group had received a presentation on St Andrew's church's bid to the National Lottery Heritage Fund (NLHF) for £2.5m to make urgent repairs and upgrade facilities for use by the local community. The Grade I listed church was also going to be put on the Heritage at Risk Register in the autumn. It was agreed that Farnham Town Council would provide a letter of support for the National Lottery Heritage Fund bid at the appropriate time.

ii) Land Adjacent to Farnham Park

Cllr White advised that the Working Group had been informed of discussions held by Cllr Powell with representatives of the Ismaili Trust following the awarding of Planning Permission on Appeal. The potential of part of the site being made available to the local community as an extension to the Farnham Park SANG with mutual benefits was discussed. There were potential opportunities to improve the

walking cycling route through Farnham Park avoiding veteran trees, improving a long neglected pond for biodiversity and improving connections into the Farnham Park SANG.

Following the Strategy & Resources meeting the Town Clerk had written to Cllr Powell outlining the Council's support for the discussions held to date and confirming its wish to remain involved in future conversations.

It was RESOLVED (with Cllr Merryweather abstaining in view of his WBC position) that:

Farnham Town Council work together with the Ismaili Trust to optimise the land west of their site as a green space in perpetuity for the benefit of the local community.

iii) Grants and Community Funding

Cllr White reported that the Working Group had considered three grant applications.

- 1 One for an individual sports person selected for an international pathway and one to support mental health and well-being in a Farnham school. The latter was deferred for more information. Council noted that whilst FTC could support an individual for a small grant it would be unusual and may create a demand that the Town Council may not be able to meet. It was agreed to investigate with the Farnham Sports Council whether a bursary scheme might be considered for such applications and a report be brought back in due course.
- 2 Cllr White reported on Rowledge Village Hall Project. The Trust had received pledges of over £1.5m in addition to its own estimated funds related to the proposed sale of the current Hall site. There was a shortfall of estimated £200k with an estimated start on site in the autumn of 2025. FTC had been asked to consider how it could best help whether by a grant or a short term loan along with other local philanthropists. The Town Clerk advised that both options were possible but in terms of a loan options Council would need to take into account the Council's own need for funding and security of the funds. The Town Clerk advised that the priority for the Council in a loan situation would be the security of the funds and a charge would be placed on the building. The Trustees accepted this and were prepared to pay interest on the loan which would be less than the cost of a bridging loan. A grant could be used to fund environmental aspects such as ev chargers and cycle racks plus other kit-out elements. Council was very supportive of the request and would be prepared to increase the level of a loan if it were required.

It was RESOLVED (Cllr Merryweather abstained) that:

- 1) **A grant of £25,000 be made to the Rowledge Village Hall Trust towards the new Village Hall**
- 2) **A short-term loan of £75,000 be offered to the Rowledge Village Hall Trust, but FTC would be prepared to consider a higher sum if required in the future. The loan would be subject to suitable repayment guarantees and it may be interest-bearing at the Council's investment rate.**

iv) Contracts and Assets

Council received details of a number of projects that were underway. These included:

- 1 Council noted that the recent tree survey had identified 181 trees requiring work within six month and that officers would proceed with essential tree works in

- priority areas following the RM Tree Consultancy survey and explore biodiversity enhancements using removed wood.
- 2 Council noted Eibe had started the playground project on 2nd June and phase 1 was scheduled for completion ahead of the summer holidays. Trees were being sources for the tree pits. Council discussed the challenge of the Borelli Shelter (part of Phase 2) and the damage caused by an adjacent tree that appeared healthy. It was noted that it may need to be built on a floating slab. A report would be brought back on options and costs.
 - 3 Council noted that following FIP works at the Union Road/Longbridge junction officers were seeking prices for making the Gostrey Meadow entrance at Longbridge less steep and more wheelchair-friendly.
 - 4 Cllr White reported on the quotations for options for the new Council Audio visual system to enhance hybrid meetings. He recommended the solution by Creative Spark which included fixed microphones that adjusted automatically when someone spoke). There were some supplementary elements and the cost was expected to be up to £12k.
 - 5 Progress on other projects including the K6 telephone box in West Street, Victoria Garden pathway works, and the *A hands Turn* sculpture were noted. Cllr Hesse congratulated the FTC team on the work done at Library Gardens and having them open at the weekend.

It was RESOLVED that:

- i) **Advice be sought from the Local Planning Authority on dismantling (and recording the layout of) the Borelli Shelter pending a decision on its future and the trees alongside.**
 - ii) **Creative Spark's audio-visual system proposal for the Council Chamber be approved at a cost of £12,000. Cllr Woodhouse voted against.**
- v) **Local Government Re-organisation**
Cllr White introduced the report on Local Government Reorganisation (attached at Annex 1 to the Notes of the Working Group meeting), along with the Government's consultation document (at Annex 2) on the options for Surrey. The consultation was running until 5th August.

Council discussed the report and agreed it was important to tell residents of the options and of the Town Council's preference. After discussion, it was agreed that the three unitary option provided the best option in terms of community accessing services, councillor representation and democracy, the voice for Farnham, and the uncertainty over what was happening to Surrey's debt.

Council also discussed what would happen around decision making at a sub-unitary level and the government's clear requirements for engagement at a Neighbourhood Area level noting it was not a question of if these were introduced but when and how. Council considered the Surrey County suggested arrangements. It was agreed to invite both Cllr Tim Oliver representing the two unitary option and Cllr Hannah Dalton representing the districts 3 unitary option to discuss sub-unitary arrangements prior to making a decision on being involved in a 'test and learn' pilot.

There was a view that government appeared not to recognize the part town and parish councils could play in areas that were parished and it was felt the FTC should make representations to the Minister to underline the value of Councils such as Farnham.

Council welcomed that Surrey ALC was commissioning a paper to promote the role of town and parish councils in unitary structures, with Farnham potentially used as a case study and noted that a small contribution was expected.

It was RESOLVED that:

- 1) Councillor Tim Oliver, Leader of Surrey County Council, be invited to a closed session to discuss the formation and operation of Neighbourhood Area Committees and how town and parish councils may contribute effectively;**
- 2) Cllr Hannah Dalton be invited to discuss the arrangements proposed for town and parish councils in the 3 unitary option;**
- 3) The Minister (Jim McMahon) be invited to hear the perspective of Farnham Town Council;**
- 4) Farnham Town Council support the 3 unitary solution for Surrey;**
- 5) FTC promotes its view and encourages its residents (through a leaflet and social media) to get as informed as possible and complete the government consultation as individual residents;**
- 6) FTC sends a leaflet to residents explaining the options and FTC view;**
- 7) The Town Clerk in consultation with the Leader and Mayor draft the Council's response to the Government Consultation on options for Surrey.**

It was agreed to defer a decision on whether Farnham Town Council participates in the Neighbourhood Area Committee pilot scheme until after the discussion with Cllr Oliver.

Cllr Beaman and Mauluka left at this point.

- vi) Community Asset Transfers** (Cllr Merryweather left the room and took no part in the discussion or voting)

Cllr White informed Council that the Working Group had welcomed the good work done by the LGR Task Group and supported the proposal to engage further with the principal authorities on assets and services that would be valued by the local community, enhance services under a new unitary or may be lost. Council noted that Waverley was considering updating its Community Assets Transfer Policy to reflect other assets as well as green spaces, and that Surrey CC was preparing its own Assets Transfer Policy. It was agreed that a series of Community Asset Transfer packages be prepared and submitted to Waverley Borough Council under themed headings (sporting, cultural, community, and green spaces), to include income-generating assets to offset costs. Council noted that transfers had to meet Best Value requirements (for the disposing authority) and there was also a duty of care to the successor authorities once the reorganization had been confirmed.

It was RESOLVED that the proposed Asset Transfer requests be further developed and prepared for submission to the relevant Principal Authorities.

- vii) Farnham Infrastructure Programme (FIP)**

Council noted the latest position with the Farnham Infrastructure Programme and that additional works teams had been allocated to Farnham to expedite the project. Cllr Beaman was stepping down as the FTC representative and was thanked for his contribution.

It was RESOLVED that Councillor George Hesse be appointed as Farnham Town Council's representative on the Farnham Infrastructure Programme Board.

C19/25 Planning and Licensing Applications

In the absence of Andrew Laughton, Lead Member of the PLCG, Cllr Beaman reported that since the last Full Council meeting the PLCG had met 3 times (12 May, and 2 and 16 June) at appendices C, D and E.

The Minutes of all these meetings provided details of the agreed responses which also took into account comments received from ward councillors.

Most were routine applications which were not controversial but Cllr Beaman drew attention to the following applications : -

- An application to use former Homebase building in the retail park off Guildford Road as a Marks & Spencer Food outlet which was welcomed
- An objection was submitted to the planning application that had been submitted retrospectively for the erection of boarding fencing and gates at The Mulberry on Station Hill.
- Further information was sought regarding a premises licence submitted by Papa Johns Pizza located in Contec House on East Street that sought to allow delivery drivers to collect ordered food up to 0200 hours and at weekends 0300 hours. FTC expressed its concern over potential public nuisance for residential neighbours caused by noise and assurances had been sought.
- An objection was submitted to the proposed erection of 7 new dwellings on two parcels of land separated by Burnt Hill Road.
- An application had been received for use of the building used by Carpetright (Unit 3 Romans Business Park, East Street) by Greggs. There was some surprise that this was not a site location normally associated with Greggs. Although welcome, concern had been expressed over the adequacy of parking and how commercial waste would be dealt with.
- An application by Best Farnham Kebab (trading on Long Garden Walk) for a new premises licence had highlighted the need for those which hold street trading licences to also hold a premises licence if they wished to trade after 2300 hours.
- FTC had welcomed WBC's proposal to name the current unnamed road approaching Farnham Park as Graham Thorpe Way.

Cllr Beaman advised that FTC was represented in public speaking at the meeting of WBC's Planning Committee held on 4 June when an application for erection of 3 industrial / warehouse buildings on land south east of Farnham Sewage Treatment Works was determined. Although designated in the FNP for development of employment opportunities (the applicant states that 200 jobs would be created) there were concerns over the access, and size and scale of the development. This application had a planning officer recommendation for approval and was granted

Cllr Beaman advised that the Planning Inspectorate had finally published their decision, following a public inquiry held in February, allowing the appeal for up to 83 dwellings (24 of which would be "affordable") on land South of Old Park Lane. He said this was very disappointing especially given the problems created by the access arrangements using Cascade Way and Keepsake Close, particularly during the construction phase. This appeal represented yet another residential development that had been allowed on land not allocated for development in the FNP mainly due to the fact that Waverley does not have a

5 year housing land supply. A reserved matters application has still to be submitted giving more specific details of layout, appearance and scale of the proposed development.

Council expressed disappointment and concern over SCC's decision to appeal the refusal of monolith digital advertising at Hickleys corner. FTC had longstanding objections about digital advertising as conflicting with conservation area and heritage. This location was of concern on traffic safety grounds. There was also great disappointment that SCC had not discussed with FTC (which went against its place shaping commitments) and agreed a 10 year deal with Trueform knowing it would not exist after 2026. Cllr Fairclough agreed to take up with the Portfolio holder and Cllr MacLeod requesting SCC withdrew appeal and advise that FTC objected in strongest manner.

C20/25 Actions taken under the Scheme of Delegation

C21/25 Reports from Other Councils

There were no reports from other councils.

C22/25 Reports from Outside Bodies

There were no reports from outside bodies.

C23/25 Date of Next Meeting

The date of the next meeting was agreed as 6pm on 31st July 2025.

C24/25 Exclusion of the Press and Public

Following a proposal by the Mayor, it was agreed to exclude the Press and Public in view of the confidential property and contractual matters that were to be discussed.

C25/25 Any confidential matters (if required) arising from discussions of the Working Group notes.

Council received additional confidential information relating to Land adjacent to Farnham Park that formed part of the planning application for the Ismaili Trust. Council reaffirmed its interest in securing the land as an extension of the Farnham Park SANG if this were possible and confirmed the Town Council's interest in taking on the land if that were practicable and achievable.

The Mayor closed the meeting at 9.28 pm.

Chairman

Date

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FARNHAM TOWN COUNCIL



B

Notes Environment Working Group

Time and date

16th July 2025, commenced at 4 p.m.

Place

Council Chamber

Environment Working Group Members Present:

Councillor Matt Brown (Lead Member)
Councillor Graham White
Councillor Mark Merryweather
Councillor Alan Earwaker
Councillor Tim Woodhouse
Councillor Chris Jackman
Councillor David Beaman (in attendance)

Officers: Iain Lynch (Town Clerk) and Lucy Dorkins (Business and Facilities Manager)

1. Apologies for absence

No apologies received.

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 February were agreed.

4. Farnham in Bloom

The Farnham in Bloom Community Group had been re-established, with John Ely elected as Chair. One of the group's key aims will be to revitalise the Bloomin' Litter initiative by re-engaging existing volunteers, promoting the scheme to attract new members, and exploring a ward-based volunteer model proposed by local Councillors.

Sponsorship update and income

Cala Homes had agreed to be a new Gold Sponsor for 2025, and Waitrose & Partners Farnham a Silver Sponsor. The support from Waitrose will help fund two themed activity mornings for disadvantaged primary school children, focusing on families living in the Chantry and Beldham estate in Wrecclesham.

A total of £18,950 in sponsorship income had been pledged, with £13,535 received to date.

This figure excludes contributions for services provided by FTC such as:

- Grounds maintenance at the Lion and Lamb Yard
- Plants supplied to Weyhill in Bloom and Odiham Parish Council

The Working Group noted that with sponsorship and other income streams, the projected total is approximately £22,000.

Secret Gardens of Farnham

This year's competition had seen a rise in entries, including several new entrants. Judging will take place in August, with a Councillor joining representatives from the Farnham in Bloom Community Group and FTC staff as part of the panel.

All entrants will be invited to the Farnham in Bloom Awards, held at Squire's Garden Centre this October. Squire's is kindly donating £450 in gift vouchers for the winners, as part of their in-kind Gold Sponsorship.

5. Tree Survey 2025

The Working Group received details of the comprehensive tree survey that had been completed across all green spaces managed by Farnham Town Council. In total, 188 trees were assessed as requiring remedial works across 17 sites, with all identified works classified as Priority 3. It was noted that there was an inevitable increase in works given the amount of land transferred from the Borough Council and climate impacts.

Completed Works: Urgent tree maintenance at two sites, covering 24 trees, was successfully carried out in early July 2025.

Scheduled Works: A local contractor had been appointed to undertake work on a further three sites, affecting six trees; planned for September/October 2025.

An application had been submitted to Waverley Borough Council at the end of June 2025 for permission to carry out tree works in conservation areas—specifically at Gostrey Meadow and Haren Garden.

6. Allotments

It was noted the allotments waiting list was currently 118 people. There are only 6 allotments to be allocated with 25 plots allocated since March 2025.

i) Allotment Liaison Group

The Allotment Liaison Group met on the 27th of April and the notes of the meeting were received. Several matters were discussed:

ii) Uncultivated plots

The Working Group noted 14 plots across Farnham's allotment sites remained uncultivated and plot holders had been contacted in line with tenancy rules. If no satisfactory response or explanation was received following two written notifications the tenancies would be terminated and additional plots would be available.

iii) Water and hosepipes

The Working Group heard that several allotment holders had made unauthorised water connections to their plots, which constitutes a serious breach of the Tenancy Agreement. This issue was particularly pronounced at the Wrecclesham site, where water usage had surged to more than double the average across other locations. All unauthorised fixings were currently being removed. In order to manage demand and improve water access for compliant users, an additional water tank was being installed at Wrecclesham.

iv) Insurance

A number of allotment tenants had chosen not to pay the £2 annual public liability insurance, withholding this amount from their overall payments. The highest number of refusals was concentrated at the Wrecclesham site, with six tenants declining coverage. Farnham Town Council was writing to all individuals who had opted out of the public liability insurance and required to provide evidence that allotment cover was included under their household insurance, in accordance with tenancy requirements.

v) Disputes and housekeeping

The Working Group received an update on the Six Bells dispute noting that the case has highlighted several additional tenancy breaches requiring attention including:
Instances of decking installations on plots, which are not permitted under allotment rules and reports of barbecues being held on site, raising concerns around safety and regulation.

vi) Dogs

Recent requests to allow dogs on allotment sites had been reviewed, but permission was not agreed in order to preserve site safety and hygiene. The Working Group endorsed the approach of assistance dogs only were permitted.

7. Parks and Open Spaces

i) In Bloom and Blooming Friends

Judging for Farnham in Bloom 2025 was well underway, with visits taking place at several locations:

Cemeteries — including Badshot Lea, Hale, and West Street — were judged on 4 July 2025

Town Centre judging took place on 8 July 2025

Farnham Train Station was judged earlier on 30 June 2025

The judging panel had been highly complimentary of Farnham Train Station, calling it one of the finest examples nationally of Town Council involvement in enhancing a station environment.

Inspired by this recognition, Farnham Town Council and Friends of Farnham in Bloom were now exploring the creation of a *Friends of Farnham Station* volunteer group to further enrich the station and build community engagement.

ii) Gostrey Meadow playground

Phase 1 was due for completion by the start of the school holidays. Current completion date was the end of July.

Phase 2 would commence once the amenity block was completed. Planning permission for the amenity block had been granted.

iii) Gostrey Meadow – Borelli Shelter

The Borelli Shelter remained closed due to structural concerns. Farnham Town Council officers consulted a tree consultancy, which confirmed that the adjacent tree is healthy and poses no immediate risk.

Officers were currently seeking quotes to assess the shelter's structural stability.

The goal is to preserve the tree and maintain the shelter on-site, allowing it to continue providing shade and shelter in the future.

iv) Gostrey Meadow – Union Road/Longbridge junction entrance

The entrance affected by the SCC Farnham Infrastructure Programme was reopened on 28th June 2025 following construction works. However, concerns have since been raised about accessibility, as the newly installed sloped pathway from the pavement into the park is currently too steep to meet Disability Discrimination Act (DDA) compliance standards. Farnham Town Council officers had requested quotes to re-profile the entrance, aiming to achieve full accessibility while maintaining safety and usability for all visitors.

v) Gostrey Meadow footbridge

The Working Group noted a structural inspection had been conducted by Garrick Consulting Engineers on 14th May 2025. The report identified a number of essential remedial works required to maintain safety, durability and structural integrity including the sealing of open laminated joints within the glulam beams.

vii) Wey powered Gostrey lights

The Working Group was advised that a resident living adjacent to Gostrey Meadow had proposed exploring the feasibility of installing a simple paddle generator beneath the Longbridge bridge to harness water flow and generate electricity that could power the lighting at Gostrey Meadow, supporting sustainability efforts within the park.

Further assessment was required in collaboration with engineering consultants and stakeholders to determine viability and environmental and planning regulations. It was agreed to invite the resident to discuss the possibility further.

viii) Riverside Walk

The Working Group discussed the quality of work delivered, and the time taken to complete the project which was unsatisfactory as it had significantly overrun and was impacting on residents.

Recommendation: FTC make representations to SCC, WBC and Crest Nicholson over the quality of the work and the length of time taken.

8. Cemeteries and Burial Matters

Members received a detailed update on current burial figures and the administration of Farnham's cemeteries, including the results of recent memorial safety testing.

A total of 54 memorials had failed safety inspections across all cemetery sites, with the majority relating to common graves. For graves with identifiable owners, correspondence was underway to inform them of the results and complete paid for repairs if agreed.

In cases where notable memorials linked to untraceable families, Farnham Town Council was covering the remedial costs through its Memorial Budget, helping to preserve the character and heritage of the cemeteries.

Badshot Lea Memorial

Members reviewed an issue involving a recent non-compliant memorial headstone which breached the Cemetery Regulations and potentially copyright laws.

The installed memorial deviated from the signed proof submitted to FTC, prompting several concerns:

1. Height discrepancy;
2. Unauthorised engraving on the reverse side, which is prohibited under current memorial regulations;
3. Unapproved design change.

Members recognised the profound sensitivity surrounding the memorial headstone and emphasised the importance of responding with empathy and understanding. Concerns were raised that the Stonemason had not exercised appropriate professional judgement knowing the non-compliance with cemetery regulations, and had also seen correspondence making it clear the family had knowingly wished to breach the Regulations. Members agreed that the matter be pursued initially with the Stonemason and the Copyright holder.

Other issues

The Working Group received details of two formal complaints have recently received concerning cemetery operations:

- i) **Non-Resident Interment Fee Concern.** A family member of a former Farnham resident who relocated out of area some 30 years ago had expressed concern over being charged non-resident interment fees. Officers had reviewed the policy interpretation and potential exceptions and agreed that an additional advisory note should be added to make it clearer that the resident fee applied to current residents/council tax payers and that if someone moved out (eg to a care home) discretion would only be considered for a limited time (eg three years)
- ii) **Spoil Displacement during Burial Preparation.** A complaint was received about a grave site that had been partially covered with spoil while a neighbouring plot was being excavated for a new burial. Unfortunately, the affected grave belonged (unknowingly) to relative of the complainant. The difficulties of placing temporary spoil to facilitate a burial was discussed, and it was agreed an additional note could be added to the details for the purchase of a grave to emphasise the potential for this happening and the FTC aims for respectful site management and maintaining high operational standards. Once advised, the gravedigger resolved the problem ahead of the funeral.

Recommendation: FTC to update the Cemetery Regulations document and the EROB and Notification of Burial forms.

9 Date of next scheduled meeting

The date of the next meeting was scheduled for Thursday 11 September.

The meeting ended at 6.30 p.m.

Notes written by Lucy Dorkins



FARNHAM TOWN COUNCIL

D

Notes

Strategy & Resources

Time and date

2.00 pm on Monday 21st July, 2025

Place

Council Chamber - Farnham Town Hall

Strategy & Resources Members Present:

Councillor David Beaman
Councillor Mat Brown
Councillor Alan Earwaker
Councillor Tony Fairclough
Councillor George Hesse
Councillor Andrew Laughton
Councillor Michaela Martin
Councillor Kika Mirylees
Councillor George Murray (ex-Officio)
Councillor Graham White (Lead Member)

Officers:

Iain Lynch (Town Clerk)
Ben Binnell (Interim Business & Facilities Manager)

1. Apologies

All appointed members were present.

2. Declarations of interest

Cllrs Murray and Fairclough made personal declarations for the re-appointment of the Internal Auditor as they both know him personally.

3. Minutes

The Notes of the meeting held on 9th June were agreed as a correct record.

4. Finance Report

1 Quarterly Finance

The Working Group reviewed the papers for the Quarterly Finance Report attached at Appendices B, C, D and E. Expenditure was running at the expected level for the first three months of the year with income at 57.8% given the payment of the first half of the precept and expenditure at 37.4%. There were no debtors being a cause for concern with 90% being the result of invoices issued in June

The Working Group noted responses to some specific questions on the detail within the papers, and the finance report was agreed.

2 Grant Request: St Peter's Lychgate

The Working Group considered a grant request towards the restoration of St Peter's Churchyard Lychgate in Wrecclesham. The request was backed by a detailed proposal by Luard Conservation, and on a proposal by Cllr Murray, seconded by Cllr Fairclough **it was agreed to recommend to Council that a contribution of 25% of the cost up to a maximum of £5,000 be pledged to the project to restore the St Peter's Lychgate.**

3 Reappointment of Internal Auditor

The Working Group considered the reappointment of the current Internal Auditor for a further three years in order to allow continuity for the new Council after the 2027 elections. Under the Accounts and Audit Regulations 2015, the Council is required to maintain an adequate and effective system of internal audit. The internal auditor must be independent of the Council's operations and demonstrate competence in reviewing financial and governance controls. Mr Mike Platten, April Skies Accounting Ltd has provided internal audit services to the Council since 2019. Mr Platten is a member of the Chartered Institute of Public Finance and Accountancy (CIPFA), which regulates professional standards through an independent disciplinary scheme. The scope of work includes assessment of the Council's financial regulations, risk management, budgeting process, bank reconciliations, accounting practices, payroll, asset registers, and publication of financial information in accordance with the Smaller Authorities' Proper Practices Panel (SAPPP - formerly JPAG) Practitioners' Guide.

April Skies Accounting Ltd confirms that it has no relationship with any councillors or staff and will not undertake any consultancy work for the Council, thus maintaining independence in line with sector guidance and best practice.

Recommendation

It is recommended that the Council reappoints Mike Platten of April Skies Accounting Ltd as Internal Auditor for a further three-year period (2025/26 to 2027/28), subject to annual confirmation of ongoing independence and professional competence.

4 Bank signatories

As part of a request for updated information for an investment account, it became clear that the Council's banking mandates for different accounts required updating. In the past, the main bank account and South Street Trust accounts were set up to be signed by all councillors. In practice, only a few are involved in banking transactions and it was agreed to recommend that a smaller number be included on mandate (with any two typically required to authorise transactions).

Recommendation: It is recommended that:

- 1) **The following be signatories on council banking and investment accounts with any two used for particular transactions: Cllrs David Beaman, Alan Earwaker, George Hesse, Andrew Laughton, Michaela Martin, George Murray, John Ward, Graham White.**
- 2) **The Town Clerk/Responsible Financial Officer continue as the person authorised to manage the accounts and investments.**

5. Contracts & Assets update

The Working Group received a report updating on various contracts and assets matters at Appendix G to its agenda.

- 1 It was noted that the triennial tree survey had identified four immediate and 181 priority 3 works required to FTC trees. 90% of the required tree works need to be contracted out to specialist tree surgeons due to the nature of the work, which often involves working at height or in technically challenging locations (e.g., near roads or involving large trees over 10 metres).

The priority 3 works had been tendered and the detail presented to the Environment Working Group. Using the contractors' lowest quotes per site, the total value for Priority 3 tree work (excluding allotments) is £36,620, including £3,980 spent on emergency felling of a lime tree at Badshot Lea Cemetery. There will be a resurvey fee for 64 trees covered in ivy once that has been removed. This sum exceeds the budget and a virement will be proposed in the sixth month finance report to cover the expected £50k total for 2025/26.

What is clear is that with more land taken on and climate changes the available budget will need to be significantly enhanced from 2026/27 onwards.

Recommendation;

It is recommended that the tree works be progressed by three arboricultural companies with a report to vire budget to cover the costs made in the six month financial report.

- 2 Gostrey Meadow Play project

The Working Group noted the project was scheduled for completion by 25th July. A number of snags had been identified and were being corrected by the contractor. A small delay had occurred with the ordering of the three trees for the playground. A site inspection had taken place on the site of the Phase 2 playground works and the Gostrey Amenity Building, and councillors considered it beneficial to remove the old safety surfacing and put down a hard surface over most of the area. Discussions were taking place with Eibe over the extent of these works within the tender price but the Working Group agreed work now would make the area safer and be a start for required works on the Borelli Shelter.

On a proposal by Cllr White, seconded by Cllr Fairclough, it was agreed that a provisional sum of £5,000 should be allocated for clearing the area and putting a Type1/Scalping. This work was agreed (ahead of the playground opening) under the scheme of delegation urgency provisions with the Mayor, Leader and Town Clerk agreeing to progress this.

Recommendation:

The actions taken under the Scheme of Delegation to improve the surfacing outside the playground be endorsed at a cost of up to £5,000.

The Town Clerk advised that there was a contribution of £33,000 agreed by Surrey County Councillors Martin and MacLeod from their funding allocation. It was noted this was to contribute to a wider package of activities they wished to support including table tennis and a trim trail.

The Working Group proposed a vote of thanks to Councillor MacLeod and Cllr Martin for their very welcome contribution.

- 3 The Working Group also received updates on the Library Gardens and access to Bishops Meadow; the Hale Chapels water supply, with further reports expected on the FTC vehicle replacement plans. The Working Group also discussed the misaligned new bridge leading into Brightwells, and it was noted that this was a matter for Waverley Borough Council and Surrey County Council and Crest Nicholson
- 4 Christmas Lights Tender
The Working Group received the detailed analysis shortlisting, interviewing and current recommendations to date for the Farnham Christmas Lights tendering process, following the submission of 6 bids received on 9th June 2025.

The summary analysis is attached at Exempt Annex 1.

In total 13 companies considered the tender and 5 advised they would not be bidding because of timescale or capacity issues. 5 bidders were invited to attend FTC to present their proposals, meet Officers and Councillors and a BID representative and for a 2-way Q&A session, which was held on Wednesday 9th July.

It was clear that some contractors had not included costs outside the Town Centre, and several would be using sub contractors. There was a wide disparity in costs - ranging from £240,000 to £456,000 and it was unanimously agreed that the best value and most cost-effective option was to appoint Thomas Nagy.

Recommendation

Subject to references and final design details, the Christmas Lights Contract be offered to Thomas Nagy at a cost of £280,000 for the initial five year contract.

6. Devolution and Local Government Reorganisation

- i) Cllr White outlined arrangements for the two meetings being held with Cllr Dalton and Cllr Dalton on 23rd and 24th July to discuss sub-unitary arrangements in the two or three unitary options. Cllr Mirylees suggested that councillors should have a series of questions they wished to have answered and offered to circulate a list of seven questions she had prepared in discussion with other councillors. It was agreed these should be sent in advance to Cllr Oliver. The Mayor encouraged everyone to attend if it were possible.

Cllr Fairclough left at this point.

- ii) Councillors congratulated the FTC team on the FTC leaflet being distributed to all households which explained the Government's Consultation on the reorganisation of local government in Surrey. It was hoped people would read and respond.
- iii) The Working Group received, at Appendix I to its agenda, a letter sent by the Surrey Association of Local Councils to Surrey CC and district and borough leaders setting out the expected requirements from and Neighbourhood Area Committees terms of reference and operational requirements. These were based on learning from other areas that were already operating similar structures.

The Town Clerk advised that these arrangements were going to be introduced as part of new legislation so the SALC letter was a helpful contribution.

iv) The Working Group received the summary paper at Appendix J to its agenda on the just published English Devolution and Community Empowerment Bill [English Devolution and Community Empowerment Bill - Parliamentary Bills - UK Parliament](#). The Bill promises a major shift in governance, aiming to strengthen regional mayors, streamline local government, boost neighbourhood control, and revive local democracy. However, for those in the town and parish council sector, experience has shown that such reforms often marginalise the very local voices they claim to empower. The Bill seemed to be focused on creating engagement in areas without town and parish councils rather than strengthening the sector. Further work on the Bill needs to be undertaken.

v) Community Asset Transfers

The Working Group discussed the report at Appendix K and the example expression of interest form at Annex 1 to Appendix K. At the June 2025 Council meeting, FTC agreed to progress 'packages' of community assets which it would request from principal councils to safeguard services and green spaces that were important to local communities.

Initial formal expressions of interest went to WBC in March. These were for Waggon Yard garages; Weybourn and other allotments (six Bells); Thurbans Road community green space; Morley Road Recreation ground; Borelli Walk and the Brightwells green space.

Since the June Council meeting, the scope of assets proposed to be part of the packages have been categorised and evaluated as the first stage of detailed business plans. There are three categories: Green Spaces, Sport and Cultural and Community as outlined in the report to Council in June (initially excluding areas which were protected Village Greens the Bourne Recreation Ground and Hale Recreation Ground).

The Working group noted that together with evaluating each asset, the impact on the resource and funding requirements of increasing the asset base substantially needs to be assessed. As individual assets (with the exception of Farnham Park) none individually would overly stretch the current FTC resource infrastructure, but as a group there are significant implications. There are also benefits to be gained, through increased scalability opportunities to improve efficiency. The focus initially has been on the Green Space assets. There is limited information available from WBC as they do not release any detail around the assets until a formal application is made under the CAT Policy.

However, initial estimates indicate the first 14 green spaces would add 22.06 hectares (220,629 sq metres) with a requirement for ¾ additional grounds staff, an investment in equipment and an additional budget requirement.

To make detailed proposals, a comprehensive (circa 2000 word) business plan template has been created for the Green Space assets with each plan needing to cover the five key areas of the evaluation criteria set out by the Borough Council. In addition, a 'master plan' is being developed to manage a wider portfolio if assets are transferred. FTC was also looking at justifying why it made a good business case to transfer income generating assets to offset the costs being taken on which for the initial areas would be in the region of £0.75 per sqm.

The Working Group noted that there was a duty on councils to consider the Best Value principles under Section 24 of the Local Government Act for any such transfers but it can be noted that the areas requested supported the main strategic priorities of both the Borough Council and County Council. There was also a capacity issue with WBC taking

initial requests in order and not certain if others could be taken forward in the limited time available.

7. Farnham Infrastructure Programme

The Working Group received an update on the Town Centre Improvement Works and paid credit to the County Councillors for their work in raising awareness and pushing for the extra gangs that were helping the project be ahead of schedule.

The Working Group noted the varying observations on footfall with some businesses saying their takings were down and others observing that the recorded footfall seemed to be holding up and even being slightly higher than some of the other towns in the area. WBC car parking data showed that usage (apart from Waggon Yard) was pretty much unaffected and this despite the free car park that had been operating at Brightwells for six months. It was noted that Waverley were considering a general promotion of buy one hour stay two on one day a week and would be discussing this with the BID Board. It was noted that Waverley were also installing new ticket machines from September and that this would enable more flexibility.

It was noted that the current plan was for two way traffic from Waggon Yard to become effective from 18th August and for up to five gangs working over the period to November when works would stop for Christmas and the permanent traffic lights at the top of Downing Street would be installed. It had been estimated this would shorten the overall programme by 4.5 months.

Councillors expressed concern over the impact on retailers and noted the arrangements for additional delivery bays in Central Car Park and Waggon Yard.

8. Reports of Task Groups

The Working Group received the report of the IPG/Neighbourhood Plan Task Group at Appendix L. Steve Tilbury (FTC Planning Advisor) had given an update on the national position on planning. New National Development Policies (NDPs) will limit local polices and there is likely to be further changes to the Nation Planning Policy Framework (NPPF). Neighbourhood Planning funding through Locality had been stopped and Steve Tilbury did not recommend that neighbourhood plans be started or updated at this time due to the uncertainty of their future with more information due to be published in the autumn. NDPS were expected to take over the bulk of planning policies in future, superseding those of Neighbourhood Plans and Local Plans.

The Working Group noted that FTC was still awaiting an update from WBC on Surface Water Flooding and the End to End Water Study. Outcomes from these would influence FTC's focus on infrastructure. Steve Tilbury had scoped an Urban Capacity and Infrastructure Study and would shortlist consultants to carry out this research. It was expected that this might cost in the region of £10k - £20k .

A quotation of £6k has been received from Hankinson Duckett Associates who conducted the 2018 Landscape Character Assessment study.

Recommendation

It is recommended that the updated Landscape Character Assessment be carried out by HDA at a cost of £6k.

The Working Group discussed the fact that the Conservation Areas Advisory Group had not been reappointed. The Town Clerk advised that this was because all Task Groups lapse at the end of the year and with a desire to reduce the number of meetings this one had not been re-established with its work being considered as part of the Neighbourhood Plan discussions as appropriate. The reality was that much of the activity had to be progressed by the Borough Council and it did not have the capacity to do so at the current time. In reality this could mean the CA Advisory Group just became talk and not action.

The Working Group reaffirmed the IPG/Neighbourhood Plan Task Group was the right place for conservation area matters for the time being.

9. Town Clerk update

No matters raised.

10. Date of next meeting

The date of the next meeting was agreed as Monday 8th September at 2pm.

The meeting ended at 5.34 pm

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

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COMMUNITY & WELLBEING WORKING GROUP TERMS OF REFERENCE

The Community & Wellbeing Group shall comprise 6 members.

The quorum of the Group shall be 3 members with one officer in attendance.

The Group shall elect a Lead Member annually who will chair the Working Group. Apart from in an election year, the appointments to Working Groups will take place at the April meeting of Full Council when the Lead Member will be elected. In an election year, the appointments to Working Groups will take place at the first meeting of Council after the Annual Meeting of Council.

The Working Group shall function and operate in accordance with the Council's approved Standing Orders.

The Working Group shall normally meet 4 times a year, (quarterly). Task Groups appointed by the Working Group shall meet as required and report to the Working Group at each meeting if there are relevant matters to report.

Ad hoc meetings may be arranged as required.

Purpose

To work with the Council's officers to support Farnham Town Council in enhancing community wellbeing, promoting inclusion, improving quality of life across all age groups, and supporting the voluntary and community sector.

The Group will do this by leading and facilitating initiatives that promote healthier lifestyles, stronger communities and greater inclusion, community safety, and community engagement. It will also include objectives that relate to healthy communities and active travel and the administration of FTC community grants and the Farnham Support Fund.

Key tasks

The Task Group will operate in an advisory capacity to develop monitor and or review the following and make recommendations to Full Council:

A COMMUNITY GRANTS

Administration of a range of grants including follow-up reports to demonstrate the value of the grant.

- a. Community Grants - available to any not-for-profit organisation for one-off projects or schemes that may require funding including those organisations that receive annual funding with Service Level Agreement.
- b. Farnham Support Fund - provides financial support or assistance to individuals and families in Farnham who find themselves facing difficult circumstances due to financial pressures. The Support Fund includes partner organisations in determining each application.
- c. School Holiday Activity Grants

The Working Group will also consider any links relevant to South Street Trust Grants – for organisations who wish to apply for funding for an art-based (or allied subject) educational activity ensuring alignment of grant objectives where appropriate.

B COMMUNITY ENGAGEMENT & INVOLVEMENT

To consider opportunities alongside other Working Groups to involve community organisations and individuals in projects being implemented by FTC. This may include:

- database of volunteers
- community consultations

C YOUNG PEOPLE & YOUTH ENGAGEMENT

- Identify needs and opportunities to improve services and support for children and young people in Farnham
- Consider the best opportunities to improve youth engagement and consultation particularly with those who are disengaged
- Liaise with youth organisations, schools, and relevant service providers.
- Promote positive activities for young people and encourage their civic participation.

D SUPPORT FOR OLDER PEOPLE

- Support initiatives that reduce isolation, promote independence, and improve wellbeing among older residents.
- Work with partners such as health services, Age UK, and local organisations such as Brightwells Gostrey, Farnham Assist etc to identify gaps and opportunities.

E COMMUNITY SAFETY

1. Review and advise on the effectiveness and location of Farnham's public space CCTV provision.
2. Liaise with Surrey Police, local neighbourhood teams, and community safety partners to tackle crime, anti-social behaviour and promote a safer town.
3. Support partnership working and encourage collaboration between groups on anti fraud and crime prevention campaigns

F HEALTH ENGAGEMENT

Working alongside Health Trusts, Integrated Care Boards and principal authorities to support and promote projects in the Farnham area.

Task Groups which may report to the Community and Wellbeing Working Group include:
Younger People Task Group



FARNHAM TOWN COUNCIL

F

Notes

Planning & Licensing Consultative Working Group

Time and date

9.30 am on Monday 30th June, 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 Alan Earwaker
Councillor Mark Merryweather
Councillor George Murray

Officers: Jenny de Quervain

1. Apologies for Absence

Apologies were received from Councillors Mauluka, White and Woodhouse.

2. Disclosure of Interests

Councillor Merryweather declared a non pecuniary interest to WA/2025/01208 Farnham Museum as portfolio holder for Assets and Finance at WBC. The item was not discussed as it was not deemed necessary to comment on the works to the chimney and parapet.

3. Applications for Key/Larger Developments Considered**Farnham Castle**Amended scheme, new plans received

Instead of 162 dwellings, the description now reads:

Erection of 159 dwellings with associated landscaping access and parking following phased demolition of existing buildings (amended scheme 2).

WA/2024/01557 Farnham Castle

Officer: Simon Dunn-Lwin

CENTRUM BUSINESS PARK, 35-42 EAST STREET, FARNHAM

Erection of 159 dwellings with associated landscaping access and parking following phased demolition of existing buildings (amended scheme 2).

Deferred until meeting on 14 July 2025.

Farnham Rowledge

WA/2025/01176 Farnham Rowledge

Officer: Tajinder Rehal

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

Erection of extensions and alterations; installation of PV panels.

Previous scheme was refused under WA/2023/02607. This revised application is for the same ground floor alterations to the current dining and living room areas alongside an additional bedroom at ground floor level. There is no additional first floor accommodation proposed.

No comment.

4. Applications Considered

Farnham Bourne

CA/2025/01146 Farnham Bourne

Officer: Theo Dyer

10 LITTLE AUSTINS ROAD, FARNHAM GU9 8JR

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 CC1 Climate Change and NE2 Green and Blue Infrastructure.

Though more relevant to hedge cutting, the bird nesting season is generally March to August – checking for active nests is essential, prior to cutting and pruning during this period.

TM/2025/01138 Farnham Bourne

Officer: Alex Needs

29 LONGHOPE DRIVE, WRECCLESHAM, FARNHAM GU10 4SN

APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 06/99

Farnham Town Council, subject to the Arboricultural Officer's comments, welcomes the maintenance of trees to extend their life and associated amenity. In response to a climate emergency, it is vital to retain green infrastructure in line with LPP1 policy CC1 Climate Change and NE2 Green and Blue Infrastructure.

Though more relevant to hedge cutting, the bird nesting season is generally March to August – checking for active nests is essential, prior to cutting and pruning during this period.

WA/2025/01140 Farnham Bourne

Officer: Justin Bramley

25 LONGDOWN ROAD, LOWER BOURNE, FARNHAM GU10 3JL

Erection of single storey extensions and alterations and creation of a basement level following demolition of existing single storey extension and attached garage.

No comment.

WA/2025/01169 Farnham Bourne

Officer: Justin Bramley

WARRINGTON LODGE, 30D FRENHAM VALE, LOWER BOURNE, FARNHAM GU10 3HT
Erection of a detached garage.

No comment.

WA/2025/01171 Farnham Bourne

Officer: Justin Bramley

1 BURNT HILL WAY, WRECCLESHAM, FARNHAM GU10 4RN

Erection of extensions and alterations.

No comment.

WA/2025/01206 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.

No comment (temporary, though in the Waverley Abbey CA and Surrey Hills National Landscape).

WA/2025/01209 Farnham Bourne

Officer: Matt Ayscough

4 LEIGH LANE, FARNHAM GU9 8HP

Application under Section 73 to vary Condition 1 (approved plans) of WA/2024/01245 to allow for a larger parking area, revision of the access steps and provision of a bin store.

Farnham Town Council requests that the Arboriculture Officer review the proposed changes with larger parking area, additional paths and bin store encroaching under trees on the southeast boundary.

Farnham Castle

CA/2025/01137 Farnham Castle

Officer: Theo Dyer

2- 12 PARK ROW, FARNHAM GU9 7JH

FARNHAM CONSERVATION AREA WORKS TO TREES

No comment.

CA/2025/01145 Farnham Castle

Officer: Theo Dyer

OVERWEY, BISHOPS MEAD, FARNHAM GU9 7DU

FARNHAM CONSERVATION AREA REMOVAL OF TREE

Farnham Town Council leaves to the Arboricultural Officer.

Though more relevant to hedge cutting, the bird nesting season is generally March to August – checking for active nests is essential, prior to cutting and pruning during this period.

NMA/2025/01178 Farnham Castle

Officer: Omar Sharif

9-11 EAST STREET, FARNHAM GU9 7RX

Amendment to WA/2025/00494 to add a ramped approach to the rear elevation with associated external door and adjusted fenestrations. New mechanical equipment located at first floor flat roof level is also proposed.

No comment.

WA/2025/01154 Farnham Castle

Officer: Justin Bramley

13 ST JAMES TERRACE, FARNHAM GU9 7JT

Certificate of Lawfulness under Section 192 for erection of dormer extensions to provide habitable accommodation in roof space.

No comment.

WA/2025/01149 Farnham Castle

Officer: Anna Whitty

3 BISHOPS MEAD, FARNHAM GU9 7DU

Erection of extensions and alterations to existing single storey dwelling to provide a two storey dwelling.

Farnham Town Council notes objections raised regarding the extension being three storeys not two storeys and comments on the CMP being misleading and not possible to implement. The officer's site visit will enable clarification of these points.

Councillor Merryweather declared a non pecuniary interest as Portfolio Holder at WBC.

WA/2025/01208 Farnham Castle

Officer: Dana Nickson

FARNHAM MUSEUM, 38 WEST STREET, FARNHAM GU9 7DX

Application under regulation 13 for Listed Building Consent for replacement of chimney stacks and parapet wall.

No comment.

Farnham Firgrove**NMA/2025/01152 Farnham Firgrove**

Officer: Anna Whitty

12 ARTHUR ROAD, FARNHAM GU9 8PB

Amendment to WA/2023/02595 - Revised side wall to car port

No comment.

WA/2025/01220 Farnham Firgrove

Officer: Justin Bramley

13 ST GEORGES ROAD, FARNHAM GU9 8NA

Certificate of Lawfulness under Section 192 for erection of a single storey extension.

No comment.

Farnham Heath End**PRA/2025/01177 Farnham Heath End**

Officer: Matt Ayscough

6 OLD HEATH WAY, FARNHAM GU9 0QP

The erection of a single storey rear extension which would extend beyond the rear wall of the original house by 4.30 m for which the height would be 3.20 m and for which the height of the eaves would be 2.90 m.

No comment.

WA/2025/01214 Farnham Heath End

Officer: Justin Bramley

43 EAST AVENUE, FARNHAM GU9 0RA

Certificate of Lawfulness under Section 192 for the erection of an incidental outbuilding.
No comment.

Farnham Moor Park

NMA/2025/01226 Farnham Moor Park

Officer: Matt Ayscough

9 BROOMLEAF ROAD, FARNHAM GU9 8DG

Amendment to WA/2023/01411 for change to the existing building materials to a full brick exterior (half red brick and half tumbled brick). The current approved plans show a combination of exposed brickwork and flat material (either render or pebble dash).

No comment.

Deferred from 16 June

WA/2025/01130 Farnham Moor Park

Officer: Russell Brown

THORNFIELDS, BADSHOT FARM LANE, BADSHOT LEA, FARNHAM GU9 9HY

Change of use of land to provide 1 gypsy pitch comprising 1 static caravan; erection of 1 day room, bike & bin store and parking following demolition of existing shed.

Farnham Town Council notes the allocation in LPP2 for a maximum of 3 pitches on the site. With the proposed addition of a day room, the built form on the site will be increased in this sensitive setting on a track close to the Neolithic Long Barrow at Badshot Lea and outside of the built-up area boundary of the Farnham Neighbourhood Plan covered by policy FNP10 Protect and Enhance the Countryside.

A condition must include to protect from encouragement of the Neolithic Long Barrow. A condition must be included to maintain access to FP113 and FP209 and ensure no obstruction to the wider footpath network over the railway. Conditions must be included to restrict business operations and storage on the site and be for residential use only.

WA/2025/01201 Farnham Moor Park

Officer: Justin Bramley

1 GLEN COTTAGES, GUILDFORD ROAD, RUNFOLD, FARNHAM GU10 1PF

Erection of ground floor and first floor extensions and alterations.

No comment.

Farnham North West

WA/2025/01180 Farnham North West

Officer: Tajinder Rehal

BREDON, 45A CRONDALL LANE, FARNHAM GU9 7BG

Erection of a single storey extension together with increase in roof ridge height and installation of dormers to provide habitable accommodation in roof space; demolition of existing conservatory.

No comment.

WA/2025/01222 Farnham North West

Officer: Anna Whitty

17 WEST END GROVE, FARNHAM GU9 7EG

Erection of detached garage following demolition of existing garage.

No comment.

WA/2025/01223 Farnham North West

Officer: Anna Whitty

16 CASCADE WAY, FARNHAM GU9 7GQ

Erection of a single storey extension.

No comment.

Farnham Rowledge

NMA/2025/01179 Farnham Rowledge

Officer: Anna Whitty

4 THORN ROAD, FARNHAM GU10 4TU

Amendment to WA/2025/00286 to move two rooflights from the flat part of the crown roof to the pitched part of the crown roof. It is also proposed to remove the staircase to the loft floor and replace with a hatch, and change the proposed roof tiles to match the existing roof tiles.

No comment.

NMA/2025/01217 Farnham Rowledge

Officer: Matt Ayscough

11 CHERRY TREE ROAD, ROWLEDGE, FARNHAM GU10 4AB

Amendment to WA/2024/01305 for change in proposed grey slate roof tiles to brown clay tiles

No comment.

WA/2025/01210 Farnham Rowledge

Officer: Alistair de Joux

LOXLEY, 47A LICKFOLDS ROAD, ROWLEDGE, FARNHAM GU10 4ER

Application under Section 73A to vary Condition 1 of WA/2018/0576 (approved plans) to retrospectively allow alterations to the first floor and raise the roof profile.

No comment.

WA/2025/01219 Farnham Rowledge

Officer: Lauren Kitson

BARN COTTAGE, 25 ECHO BARN LANE, WRECCLESHAM, FARNHAM GU10 4NQ

Erection of extensions and alterations together with increase in roof ridge height installation of dormer and rooflights to provide habitable accommodation; installation of solar panels on flat roof, following demolition of existing play room & conservatory including associated works.

No comment.

Farnham Weybourne

TM/2025/01159 Farnham Weybourne

Officer: Alex Needs

106 COPSE AVENUE, FARNHAM GU9 9DZ

APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 19/01

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 CC1 Climate Change and NE2 Green and Blue Infrastructure.

Though more relevant to hedge cutting, the bird nesting season is generally March to August – checking for active nests is essential, prior to cutting and pruning during this period.

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

Ash Neighbourhood Plan

Ash Parish Council (the designated body) has now reached the pre-submission stage of the Ash Neighbourhood Plan, Regulation 14. The consultation ends 31st July 2025.

Details of the Pre-Submission Ash Neighbourhood Plan can be viewed at:

[Ash Parish Council Neighbourhood Plan Regulation 14 Consultation | Ash Parish Council Ash Neighbourhood Plan | Ash Parish Council](#)

No comment.

6. Appeals Considered

Appeal Notification - Commercial Appeals Service

PINS ref: APP/R3650/Z/25/3367440

WA/2025/00501

Farnham Castle

HIGHWAYS LAND OUTSIDE CARD CONNECTION, HICKLEYS COURT, SOUTH STREET, FARNHAM GU9 7QQ

Application for Advertising Consent for Double Sided Freestanding Digital Information & Advertising Display.

Appellant's name: Mr Sandash Punj, Trueform Engineering Limited

The appeal will be determined on the basis of **Commercial Appeals Service** followed by a site visit by the inspector.

The Commercial Appeals Service (CAS) does not offer an opportunity for interested parties to comment at the appeal(s) stage.

FTC comments:

Farnham Town Council objects to the proposed double sided freestanding digital information and advertising display in the footway at Hickleys Corner.

Farnham Neighbourhood Plan policy FNP4 Advertisement Control states that within the Plan area, proposals for an advertisement will be permitted where:

- a) It would not be obtrusive in appearance, cause visual clutter or lead to a proliferation of signs, appear dominant or overbearing in the street scene, or cause significant harm to the appearance of any building on which it would be displayed because of siting, size, design, construction of materials;
- b) The level of illumination would cause no significant harm to residential amenity; and
- c) It would not endanger highway or public safety.

The proposal conflicts with this policy.

Digital signage is discouraged in the historic market town of Farnham, especially in such a prominent location, causing distraction to motorists and obstruction to pedestrians at this very busy traffic and pedestrian junction.

Farnham Town Council has not been consulted on Surrey County Council's digital rollout and does not agree that the proposal is 'small format'. The proposed monolith, standing at 2.75m high by 1.14m wide, is visually intrusive and will detract from the heritage fingerpost agreed to be installed in this location in the Farnham Infrastructure Programme Wayfinding Strategy.

WBC Planning Committee resolved to REFUSE planning permission for the following reasons:

1. The proposed advert due to its size and position would result in an increased sense of clutter within the street scene and an overbearing impact on the amenity of the area contrary to DM 29 of the Waverley Local Plan Part 2, FNP4 of the Farnham Neighbourhood Plan and the NPPF 2024.

Please note. An application in Haslemere was refused by the WBC officer and is at appeal: WA/2025/00500

HIGHWAYS LAND OUTSIDE THE VINTAGE STORE, 9 JUNCTION PLACE, HASLEMERE, GU27 1LE
Advertising Consent for Double Sided Freestanding Digital Information & Advertising Display

Recommendation was that consent be REFUSED for the following reason:

1. The proposed advert due to its size and position would result in an increase sense of clutter within the street scene and an overbearing impact on the amenity of the area contrary to DM 29 of the Waverley Local Plan Part 2, Policy H6 of the Haslemere Neighbourhood Plan and the NPPF 2024.

Appeal Notification - Householder

PINS ref: APP/R3650/W/25/3367506

WA/2024/00875 Farnham Firgrove

6 SEARLE ROAD, FARNHAM GU9 8LJ

Outline application with all matters reserved except for access and layout for erection of a detached dwelling with associated works.

Appellant's name: Mr Powell

The appeal will be determined on the basis of **Written Representations** followed by a site visit by the inspector.

FTC comments:

Farnham Town Council objects to the proposed garden development for a, being out of character with the pattern of development in Searle Road, in scale, height, layout, orientation. The proposed dwelling is not compliant with the Farnham Design Statement or Farnham Neighbourhood Plan policy FNP1 Design of New Development and Conservation, in particular points a) and e).

WBC Officer concluded that permission be REFUSED for the following reasons:

1. The proposed development would materially detract from the character and appearance of the property and its surroundings, where the garden settings of the dwellings in Searle Road retain a sense of spaciousness and greenness that contributes significantly to the amenities of the area. The proposed development would result in an erosion of this character and would conflict with Policy TD1 of the Waverley Borough Local Plan (Part 1) 2018, Policy DM4 of the Local Plan (Part 2) 2023, and Policy FNP1 and FNP15 of the Farnham Neighbourhood Plan.
2. The proposed development would be overbearing in relation to the closest neighbouring properties to the north at Stratford Court, and as such is not in accordance with Policy TD1 of the Local Plan (Part 1) 2018, Policies DM1 and DM5 of the Local Plan (Part 2) 2023 and the Residential Extensions SPD.
3. It has not been demonstrated that the first floor accommodation would comply with the internal floor to ceiling roof height as set out in the Nationally Described Space Standards, which is the Council's adopted internal space standard in Policy DM4 and Appendix 1 of the Waverley Local Plan (Part 2) 2023. Standard (i) in Appendix 1 sets out that the minimum floor to ceiling height should be 2.3m for at least 75% of the Gross Internal Area. Addressing that by increasing the height of the dwelling would not then comply with the scale of the dwelling applied for, and could further impact points objected to above in regards to character of the area and neighbour impacts. As such the application is contrary to Policy DM4 of the Waverley Local Plan (Part 2) 2023.
4. In the absence of a completed section 106 planning obligation to secure financial contributions towards the provision of Suitable Alternative Natural Greenspace (SANG) and Strategic Access Management and Monitoring (SAMM) in accordance with the Thames Basin Heaths Avoidance Strategy, the application does not provide for the mitigation of the effects of the proposal on the Thames Basin Heaths Special Protection Area. In the absence of this mechanism, the application is contrary to Policies NE1 and NE3 of the Local Plan 2018 (Part 1), Policy FNP12 of the Farnham Neighbourhood Plan, Policy NRM6 of the South East Plan and paragraphs 193 - 195 of the NPPF 2024.
5. The application included no assessment of potential ecological impacts, including impacts on Wealden Heaths SPA, and as such is not in accordance with Policy NE1 of the Local Plan (Part 1), Policy DM1 of the Local Plan (Part 2) and Policy FNP13 of the Farnham Neighbourhood Plan.

7. Licensing Applications Considered

New

Londis Heath End, 138 Farnborough Road, Farnham, Surrey, GU9 9BD
Symboli Ltd

An application has been received for a new premises licence. The application is for Off sales of alcohol and Opening hours 06:00-23:00 Monday to Sunday.

Farnham Town Council seeks confirmation as to parking provision at the premise. Concern is raised about the potential for public nuisance caused by inappropriate parking as the premise has double-yellow lines to the front and limited parking bays in front of residential dwellings on Farnborough Road.

Following communications with the agent/applicant via WBC Licensing, a condition has been added for Londis Heath End to display signage directing customers to the parking to the rear to prevent nuisance with parking to the front, inside the double-yellow lines by the busy traffic junction.

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

There were none for this meeting.

9. Date of next meeting

The next meeting is on Monday 14th July 2025 and will start after a meeting with WBC Officers and Centrum representatives (WA/2024/01557) has concluded.

The meeting ended at 11.05 am

Notes written by Jenny de Quervain



FARNHAM TOWN COUNCIL

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Notes

Planning & Licensing Consultative Working Group

Time and date

9.30 am on Monday 14th July, 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 Alan Earwaker
Councillor Brodie Mauluka
Councillor Mark Merryweather
Councillor George Murray
Councillor Graham White

Officers: Jenny de Quervain

1. Apologies for Absence

Apologies were received from Councillor Woodhouse.

2. Disclosure of Interests

None were received.

3. Applications Considered for Key/Larger Developments

Farnham Castle

Deferred from 30 June to allow for a meeting on amendments to the scheme

Amended scheme, new plans received

Instead of 162 dwellings, the description now reads:

Erection of 159 dwellings with associated landscaping access and parking following phased demolition of existing buildings (amended scheme 2).

WA/2024/01557 Farnham Castle

Officer: Simon Dunn-Lwin

CENTRUM BUSINESS PARK, 35-42 EAST STREET, FARNHAM

Erection of 159 dwellings with associated landscaping access and parking following phased demolition of existing buildings (amended scheme 2).

The site is an allocation in the Farnham Neighbourhood Plan 2020 policy FNP14j). Farnham Town Council has considered the application against this policy:

Centrum Business Park, East Street (Gross Area: 0.7ha. Approximate density: 215 dph. Approximate capacity: 150 dwellings)

Design and Layout

The development should respond to the local characteristics of the Central Farnham – Outside Conservation Area Character Area as set out in the Farnham Design Statement, 2010. The site is located on an important approach to the town centre and its Conservation Area and proposals should comprise a high quality design which enhances this approach. The site would suit higher density flatted development fronting the periphery of the site facing East Street and Dogflud Way. Undercroft parking should be provided in order to optimise the potential of the site and avoid blank ground floor frontages on this town centre approach. Advantage should be taken of the sloping site with 4 storey development stepping down the natural slope.

Landscape

The stepped terraces should incorporate tree planting to complement the built form.

Access

Vehicular and pedestrian access should be taken from East Street or Dogflud Way. The site is close to the town centre and a range of sustainable transport options. The site is also close to an AQMA and lower parking standards will be appropriate on this site. The development should include electric vehicle charging points within the scheme to mitigate the impact on the AQMA.

Infrastructure

Contributions will be sought to provide necessary infrastructure in accordance with Policy FNP32 in this Plan.

Farnham Town Council acknowledges the difficulties of delivering an edge of town centre brownfield development and the viability of a high-quality scheme.

In considering the number of storeys and height of the blocks, the principle is that there is no binding precedent in planning because each planning application must be determined on its own merits. Comments have been made that the height of the blocks on East Street are lower than Lionsgate on the north side of East Street and the height of blocks on Dogflud Way are lower than the highest building on Brightwells. The design has been amended slightly to reduce bulk of roof elements, setting back the roof lines.

The layout shows blocks set back from the edge of the public footway with private amenity space creating some separation. Increasing the width of public footways would require changes to the highway, outside of the scope of the scheme.

Planting, including large trees, has been included on the site to soften the scheme and add biodiversity. Conditions must be included to maintain the planting scheme for a minimum of 5

years and legal agreements for the wider maintenance of landscaping and building, especially those with rendering.

Access on to the site for vehicles is on East Street and a delivery bay is included on Dogflud Way for larger vehicles. A locker service should be considered for deliveries to reduce vehicle movements.

Pedestrian routes have been created through the site adding connectivity north and south and limited connection east and west. Although there is aspiration to create new public realm to the east and more connection east and west, this land is outside of the ownership and boundary of the site.

The scheme will deliver a pedestrian crossing on Dogflud Way, currently shown as a Zebra crossing. A cycling route has been suggested outside of the scheme in Motion's response to Surrey Highways, utilising public footway and the bus stop space on Dogflud Way.

It has been confirmed that a commuted sum to deliver offsite affordable housing is unlikely to be available which is disappointing.

The scheme is subject to CIL and, if approved, will contribute to wider infrastructure requirements detailed in Policy FNP32 Securing infrastructure:

Any development permitted will be expected to ensure provision of the necessary social, physical and green infrastructure needed to support the proposed development, or the additional infrastructure identified in the Neighbourhood Plan, which should be provided in a timely manner, or through developer contributions subject to an appropriate assessment of viability.

Local Plan Part 1 (LPP1) policy TD1 Townscape and Design states: account will be taken of design guidance adopted by the Council including design and development briefs, Conservation Area Appraisals and associated Management Plans, town and village design statements and other design policies and guidance produced within subsequent Development Plan Documents, Supplementary Planning Documents and Neighbourhood Plans.

Farnham Bourne/ Farnham Moor Park

WA/2025/01270 Farnham Bourne

Officer: Shane O'Donnell

LAND WEST OF AND OPPOSITE OLD COMPTON LANE, WAVERLEY LANE, FARNHAM
Approval of reserved matters (appearance, landscaping, layout and scale) following outline permission granted under appeal reference APP/R3650/W/22/3311941 (original reference: WA/2022/01621) for the erection of 146 dwellings (including 37% affordable housing); public open space, detailed design of onsite SANG, landscaping infrastructure and new vehicular accesses; discharge of some pre-commencement and other conditions, namely Conditions: 8, 9b, 10, 21, 23, 24. Miller Wates (Farnham) LLP and Neame Sutton Limited
Clarification being sought as to why there is a duplicate application.

WA/2025/01277 Farnham Bourne

Officer: Shane O'Donnell

LAND WEST OF AND OPPOSITE OLD COMPTON LANE, WAVERLEY LANE, FARNHAM
Approval of reserved matters (appearance, landscaping, layout and scale) following outline permission granted under appeal reference APP/R3650/W/22/3311941 (original reference: WA/2022/01621) for the erection of 146 dwellings (including 37% affordable housing); public

open space, detailed design of onsite SANG, landscaping infrastructure and new vehicular accesses; discharge of some pre-commencement and other conditions, namely Conditions: 8, 9b, 10, 21, 23, 24 (duplicate application). Miller Wates (Farnham) LLP and Neame Sutton Limited
Clarification being sought as to why there is a duplicate application.

Farnham North West

WA/2025/01230 Farnham North West

Officer: Alistair de Joux

FOXHOLLOW, CASTLE HILL, FARNHAM GU9 0AD

Erection of building comprising 9 apartments with installation of solar panels on roof; associated garaging, parking, bin store, landscaping and associated works following demolition of existing dwelling and 3 outbuildings.

Farnham Town Council relies on the County Highways Authority to assess the safety of the access for the increased vehicle movements for 9 apartments. The trees on the boundaries must be maintained to screen the apartments, especially on the western boundary, being in close proximity to the ancient pilgrim St Swithun's Way long distance footpath. Tree Protection Orders should be considered to protect the verdant character of the site. The town centre can be accessed via footpath no. 86; a condition must be included to ensure no pedestrian gates are installed on the western boundary into the fields. The impact of the proposals on Farnham Castle, being a Scheduled Monument, must be considered.

4. Applications Considered

Farnham Bourne

CA/2025/01233 Farnham Bourne

Officer: Theo Dyer

11 GREENHILL ROAD, FARNHAM GU9 8JW

GREAT AUSTINS CONSERVATION AREA REMOVAL OF TREE

Farnham Town Council leaves to the Arboricultural Officer.

Though more relevant to hedge cutting, the bird nesting season is generally March to August – checking for active nests is essential, prior to cutting and pruning during this period.

WA/2025/01240 Farnham Bourne

Officer: Justin Bramley

93 SHORTEATH ROAD, FARNHAM GU9 8RZ

Erection of a second storey extension, alterations to existing fenestration and installation of a Juliet balcony.

No comment.

WA/2025/01254 Farnham Bourne

Officer: Matt Ayscough

38 LODGE HILL ROAD, LOWER BOURNE, FARNHAM GU10 3RF

Certificate of Lawfulness under Section 191 for retention of two storey rear extension and works for installation of rooflight on existing roof, demolition of two chimneys, new doors and windows at ground floor.

No comment.

WA/2025/01260 Farnham Bourne

Officer: Lauren Kitson

OAK TREE FARM, TILFORD ROAD, FARNHAM GU9 8HU

Erection of an agricultural building following demolition of existing agricultural building.

No comment.

Farnham Castle

CA/2025/01280 Farnham Castle

Officer: Theo Dyer

THE HAREN GARDENS, SOUTH STREET, FARNHAM GU9 7RN

FARNHAM CONSERVATION AREA WORKS TO AND REMOVAL OF TREES

Farnham Town Council application.

CA/2025/01281 Farnham Castle

Officer: Theo Dyer

GOSTREY MEADOW, UNION ROAD, FARNHAM GU9 7PT

FARNHAM CONSERVATION AREA WORKS TO AND REMOVAL OF TREES

Farnham Town Council application.

CA/2025/01300 Farnham Castle

Officer: Theo Dyer

THE RECTORY, UPPER CHURCH LANE, FARNHAM GU9 7PW

FARNHAM CONSERVATION AREA WORKS TO TREE

Farnham Town Council, subject to the Arboricultural Officer's comments, welcomes the maintenance of trees to extend their life and associated amenity. In response to a climate emergency, it is vital to retain green infrastructure in line with LPP1 policy CC1 Climate Change and NE2 Green and Blue Infrastructure.

Though more relevant to hedge cutting, the bird nesting season is generally March to August – checking for active nests is essential, prior to cutting and pruning during this period.

CA/2025/01304 Farnham Castle

Officer: Theo Dyer

BISHOPS MEAD HOUSE, BISHOPS MEAD, FARNHAM GU9 7DU

FARNHAM CONSERVATION AREA WORKS TO TREE

Farnham Town Council, subject to the Arboricultural Officer's comments, welcomes the maintenance of trees to extend their life and associated amenity. In response to a climate emergency, it is vital to retain green infrastructure in line with LPP1 policy CC1 Climate Change and NE2 Green and Blue Infrastructure.

Though more relevant to hedge cutting, the bird nesting season is generally March to August – checking for active nests is essential, prior to cutting and pruning during this period.

NMA/2025/01291 Farnham Castle

Officer: Anna Whitty

LONGACRE, LONG GARDEN WALK WEST, FARNHAM GU9 7HX

Amendment to WA/2025/00414 with the approved drawing 'Proposed Plans and Elevations 470_100 Rev.A' to show change to roofing material on the existing dwelling.

No comment allowed.

WA/2025/01266 Farnham Castle

Officer: Simon Dunn-Lwin

4 THE BOROUGH, FARNHAM GU9 7NA

Listed building consent for internal alterations and installation of a fascia sign.

No comment.

WA/2025/01267 Farnham Castle

Officer: Simon Dunn-Lwin

4 THE BOROUGH, FARNHAM GU9 7NA

Application for advertisement consent to display 1 non illuminated fascia sign.

No comment.

WA/2025/01273 Farnham Castle

Officer: Anna Whitty

31 ROMAN WAY, FARNHAM GU9 9RF

Erection of a single storey extension and alterations to elevations following demolition of existing conservatory.

No comment.

WA/2025/01275 Farnham Castle

Officer: Tajinder Rehal

16 WEST STREET, FARNHAM GU9 7DR

Alterations to roof to form recessed roof terrace and installation of rooflights following partial demolition of hipped roof.

No comment.

WA/2025/01308 Farnham Castle

Officer: Lauren Kitson

FOXGLOVES, FOX YARD, FARNHAM GU9 7EX

Erection of extension and alterations including porch canopy together installation of ASHP and solar panels.

No comment.

Farnham Firgrove**WA/2025/01284 Farnham Firgrove**

Officer: Matt Ayscough

17 WEYDON HILL ROAD, FARNHAM GU9 8NX

Erection of a single storey rear extension

No comment.

WA/2025/01298 Farnham Firgrove

Officer: Ninto Joy

25 SHORTEATH CREST, FARNHAM GU9 8SA

Application under Section 73 to vary condition 4 (external materials) of WA/2025/00621 to allow changes to external materials.

No comment.

WA/2025/01307 Farnham Firgrove

Officer: Justin Bramley

6 SEARLE ROAD, FARNHAM GU9 8LJ

Certificate of Lawfulness under Section 192 for the erection of an incidental outbuilding.
The proposed outbuilding is in the same location as the proposed dwelling at appeal. It will be deemed lawful or now.

Farnham Heath End

NMA/2025/01305 Farnham Heath End

Officer: Anna Whitty

9 BISHOP SUMNER DRIVE, FARNHAM GU9 0HQ

Amendment to WA/2022/00947 - change a full length window on the south elevation to a smaller window. Change the window on the garage from pitched to flat. Remove window to rear living room and replace with a solid brick wall. Remove bifold from rear living room and replace with windows

No comment allowed.

TM/2025/01248 Farnham Heath End

Officer: Alex Needs

2 GLENWOOD, NUTSHELL LANE, UPPER HALE, FARNHAM GU9 0FE

APPLICATION FOR WORKS TO TREES SUBJECT TO TREE PRESERVATION ORDER 10/10

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 CC1 Climate Change and NE2 Green and Blue Infrastructure.

Though more relevant to hedge cutting, the bird nesting season is generally March to August – checking for active nests is essential, prior to cutting and pruning during this period.

Farnham Moor Park

WA/2025/01237 Farnham Moor Park

Officer: Justin Bramley

ODELLTI, 33 LYNCH ROAD, FARNHAM GU9 8BX

Erection of single storey extension and alterations with associated works following demolition of existing conservatory and garage.

No comment.

WA/2025/01241 Farnham Moor Park

Officer: Justin Bramley

20 WAVERLEY LANE, FARNHAM GU9 8BQ

Alterations to roof and installation of dormer to provide additional habitable accommodation.

No comment.

Farnham Rowledge

CA/2025/01287 Farnham Rowledge

Officer: Theo Dyer

THE BAKERY, 94 THE STREET, WRECCLESHAM, FARNHAM GU10 4QR

WRECCLESHAM CONSERVATION AREA REMOVAL OF TREE

No comment.

TM/2025/01251 Farnham Rowledge

Officer: Alex Needs

3 BIRCH CLOSE, WRECCLESHAM, FARNHAM GU10 4TJ

APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 16/24

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 CC1 Climate Change and NE2 Green and Blue Infrastructure.

Though more relevant to hedge cutting, the bird nesting season is generally March to August – checking for active nests is essential, prior to cutting and pruning during this period.

TM/2025/01255 Farnham Rowledge

Officer: Alex Needs

GROVE HOUSE, 7B WRECCLESHAM HILL, WRECCLESHAM, FARNHAM GU10 4JN

APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 21/05

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 CC1 Climate Change and NE2 Green and Blue Infrastructure.

Though more relevant to hedge cutting, the bird nesting season is generally March to August – checking for active nests is essential, prior to cutting and pruning during this period.

TM/2025/01318 Farnham Rowledge

Officer: Alex Needs

5 PEAR TREE LANE, ROWLEDGE, FARNHAM GU10 4DW

APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 19/99

Farnham Town Council, subject to the Arboricultural Officer's comments, welcomes the maintenance of trees to extend their life and associated amenity. In response to a climate emergency, it is vital to retain green infrastructure in line with LPP1 policy CC1 Climate Change and NE2 Green and Blue Infrastructure.

Though more relevant to hedge cutting, the bird nesting season is generally March to August – checking for active nests is essential, prior to cutting and pruning during this period.

WA/2025/01246 Farnham Rowledge

Officer: Justin Bramley

5 LICKFOLDS ROAD, ROWLEDGE, FARNHAM GU10 4AF

Erection of extensions and alterations following demolition of extension.

No comment.

Farnham Weybourne

WA/2025/01286 Farnham Weybourne

Officer: Alistair de Joux

LAND AT 1 WATER LANE, FARNHAM

Erection of a detached dwelling with solar panels on roof, associated landscaping, bin and cycle stores and EV charging points; creation of new access.

A similar scheme was granted permission 15 December 2020 under WA/2020/0762 LAND AT 1 WATER LANE, FARNHAM - Approval of reserved matters (appearance landscaping layout and

scale) following the outline approval of WA/2018/1972) erection of a new dwelling (as amplified by materials schedule received 09/07/2020). No comment.

5. Appeals Considered

There were none for this meeting.

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

Farnham Firgrove

WA/2025/01257 Farnham Firgrove

Officer: Tajinder Rehal

3 GREEN LANE, FARNHAM GU9 8PT

Change of use from Class C3 (dwellinghouses) to Class C2 (residential institutions) for use as a children's home. (This application is determined by Surrey County Council under their ref SCCRef-2025-0084) County Development Application under Regulation 3.

No comment.

7. Licensing Applications Considered

New

Valentino's Caffé, 18 Lion and Lamb Yard, Farnham, Surrey, GU9 7LL

Ilfabi Cafe Ltd

An application has been received for a new premises licence. The application is for On sales of alcohol and Opening hours 12:00-21:00 Monday to Thursday, 12:00-22:00 Friday and Saturday and 12:00-20:00 Sunday (Christmas Eve until 23:00 hours and New Year's Eve until 01:00 hours).

No comment.

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

A Hearing to determine the appeal below will be held on 29 July 2025 at 10:00 AM at Waverley Borough, Council Offices, The Burys, Godalming, Surrey GU7 1HR and is expected to last 2 days.

Planning Inspectorate Reference: APP/R3650/W/25/3359169

WA/2023/02741 Farnham Rowledge

LAND CENTRED COORDINATES 481846 144139 SOUTH OF 70 WRECCLESHAM HILL

WRECCLESHAM FARNHAM

Erection of 26 dwellings (including 8 affordable) with formation of new vehicular access from Wrecclesham Hill, area of open space, landscaping and associated infrastructure.

Appellants Name: Mr Adam Light, Sigma Homes Limited

Participation by Ward Councillors has been requested.

9. Date of next meeting

Monday 28th July 2025 at 9.30am in the Byworth Room.

The meeting ended at 11.15 am

Notes written by Jenny de Quervain

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FARNHAM TOWN COUNCIL

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Planning & Licensing Consultative Working Group

Time and date

9.30 am on Monday 28th July, 2025

Place

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

Planning & Licensing Consultative Working Group Members Present:

Councillor Andrew Laughton (Lead Member)
Councillor David Beaman
Councillor George Murray
Councillor Graham White
Councillor Mark Merryweather attended via Zoom
Councillor Tim Woodhouse attended via Zoom from 10.00am

Officers: Jenny de Quervain

1. Apologies for Absence

Apologies were received from Councillors Earwaker and Mauluka.

2. Disclosure of Interests

None were received.

3. Applications Considered for Key/Larger Developments

Farnham Castle

NMA/2025/01403 Farnham Castle

Officer: Tajinder Rehal

THE COURTYARD, 17 WEST STREET, FARNHAM GU9 7DR

Amendment to WA/2025/00595 to remove the existing boundary wall and also to introduce a sensitively designed brick boundary infill in areas adjoining the garden amenity.

No comment. The Planning Officer will determine if the proposals are non-material.

Farnham Rowledge

PIP/2025/01362 Farnham Rowledge

Officer: Dana Nickson

LAND CENTRED COORDINATES 483815 143692 WEST OF GARDENERS HILL ROAD, LOWER BOURNE, FARNHAM

Application for Permission in Principle for the erection of a minimum of 2 dwellings and a maximum of 5 dwellings.

Farnham Town Council objects to this application for permission in principle.

A development of two to five dwellings on this site is not appropriate on this wooded site, 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 being an unsustainable location, FNP30 Transport Impact of Development.

The proposals are contrary to policy FNP1 d), e), f):

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.

Evidence of surface water flooding has been gathered in this area including regular winter road closures due to black ice on the hill.

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 pending application WA/2025/00281 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.

4. Applications Considered

Farnham Bourne

WA/2025/01372 Farnham Bourne

Officer: Tajinder Rehal

BOURNE TENNIS CLUB, THE BOURNE CLUB, 12 FRENHAM ROAD, FARNHAM GU9 8HB

Construction of one Padel court and relocation of existing Padel court both with retractable covers and associated works.

No comment.

WA/2025/01377 Farnham Bourne

Officer: Ninto Joy

7A GREENHILL ROAD, FARNHAM GU9 8JN

Erection of a detached ancillary outbuilding with gazebo; creation of new vehicle access and dropped kerb with closure of existing vehicle access; associated hard landscaping.

No comment.

WA/2025/01390 Farnham Bourne

Officer: Justin Bramley

15 BOURNE FIRS, LOWER BOURNE, FARNHAM GU10 3QD

Erection of extensions and alterations to elevations including replacement roof, dormer and open porch.

No comment.

Farnham Castle**WA/2025/01323 Farnham Castle**

Officer: Dana Nickson

4A CASTLE STREET, FARNHAM GU9 7HR

Change of use from office building (Use Class E) and alterations to provide one dwelling together with associated works including amenity space.

Farnham Town Council requests that a Condition be included to restrict future occupiers of the dwellings from applying for on-street parking permits within the Farnham town centre controlled parking Zone A. This principle has been applied to other residential development in the town centre with limited or no on-site parking provision.

WA/2025/01355 Farnham Castle

Officer: Anna Whitty

LONGACRE, LONG GARDEN WALK WEST, FARNHAM GU9 7HX

Erection of a detached garage with storage above and associated works following demolition of existing garage and outbuilding.

Farnham Town Council notes that a new section of driveway with crushed stone/gravel surface is to be installed on the southern boundary with no. 17 Long Garden Walk. The surface material has the potential to impact the amenity of the neighbour from noise. Although Farnham Town Council doesn't object to the new garage and position of the driveway, objection is raised to the surface material, if loose gravel is to be laid.

Farnham Firgrove**WA/2025/01352 Farnham Firgrove**

Officer: Wanda Jarnecki

26 RYLE ROAD, FARNHAM GU9 8RW

Erection of extensions and alterations following demolition of existing single storey extension and attached garden store.

No comment.

Farnham Heath End**WA/2025/01347 Farnham Heath End**

Officer: Justin Bramley

16 NORTH AVENUE, FARNHAM GU9 0RD

Application under Section 73 to vary Condition 1 (approved plans) of WA/2024/00087 to allow for increase to ground floor extension.

No comment.

WA/2025/01350 Farnham Heath End

Officer: Matt Ayscough

LITTLE PADDOCK, 25A UPPER HALE ROAD, FARNHAM GU9 0NX

Erection of extensions and alterations to existing bungalow to form a two storey dwelling together with additional habitable accommodation in roof space.

Applicant has addressed reasons for refusal of previous application under WA/2024/02062.

No comment.

WA/2025/01383 Farnham Heath End

Officer: Wanda Jarnecki

7 HIGHLANDS ROAD, FARNHAM GU9 0LX

Erection of extensions and alterations to fenestration together with extension to raised patio following demolition of existing conservatory and utility room.

No comment.

Farnham Moor Park

WA/2025/01341 Farnham Moor Park

Officer: Justin Bramley

58 BROOMLEAF ROAD, FARNHAM GU9 8DQ

Certificate of lawfulness under section 192 for erection of single storey side and rear extensions with construction of porch; alterations to roofspace to provide habitable accommodation including dormer and rooflights.

No comment.

WA/2025/01376 Farnham Moor Park

Officer: Justin Bramley

39 TILFORD ROAD, FARNHAM GU9 8DN

Erection of extensions and alterations including link extension to existing detached garage and conversion of the garage to habitable accommodation.

No comment.

Farnham North West

WA/2025/01345 Farnham North West

Officer: Justin Bramley

4 THREE STILES ROAD, FARNHAM GU9 7DE

Erection of extensions and alterations to bungalow to form a two storey dwelling following demolition of existing garage and conservatory.

No comment.

Farnham Rowledge

TM/2025/01321 Farnham Rowledge

Officer: Alex Needs

1 CLARE MEAD, ROWLEDGE, FARNHAM GU10 4BJ

APPLICATION FOR REMOVAL OF TREES SUBJECT OF TREE PRESERVATION ORDER 12/99

Farnham Town Council leaves to the Arboricultural Officer.

Though more relevant to hedge cutting, the bird nesting season is generally March to August – checking for active nests is essential, prior to cutting and pruning during this period.

WA/2025/01322 Farnham Rowledge

Officer: Tajinder Rehal

HORNBEAMS, 20 CHAPEL ROAD, ROWLEDGE, FARNHAM GU10 4AW

Erection of 2 dwellings and associated works following demolition of existing dwelling.

Farnham Town Council notes some amendments have made to address the previously refused application under WA/2024/01481. The entrance to both dwellings is now proposed as utilising the existing entrance; the detached gage has been removed from the proposals; the materials and designs have been changed to reflect some local character, but the previous bungalow is now proposed as a two-storey dwelling; the impact on the trees on the site have been assessed.

Farnham Town Council supports the neighbours' objections and maintains previous objections to two dwellings on the site being overdevelopment and out of character with the surrounding area.

The proposal would fail to comply with Policy TD1 of the Local Plan (Part 1) 2018, Policies DM1 and DM4 of the Local Plan (Part 2) 2023, and Policy FNP1 of the Farnham Neighbourhood Plan (2020).

WA/2025/01386 Farnham Rowledge

Officer: Justin Bramley

52 THE STREET, WRECCLESHAM, FARNHAM GU10 4QR

Erection of an extension.

No comment.

Farnham Weybourne

WA/2025/01325 Farnham Weybourne

Officer: Ninto Joy

3 THE CRESCENT, FARNHAM GU9 0LE

Erection of a single storey extension and open sided entrance porch.

No comment.

WA/2025/01397 Farnham Weybourne

Officer: Wanda Jarnecki

25 NEWCOME ROAD, FARNHAM GU9 9DJ

Certificate of Lawfulness under Section 192 for hip to gable and dormer extensions to provide habitable accommodation in roof space; installation of roof lights to north east elevation.

No comment.

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

There were none for this meeting.

6. Appeals Considered

The outcome of the appeal via the Commercial Appeals Service against the refusal of the application has been previously circulated.

For information, the appeal was Dismissed by the Inspector.

WA/2025/00501 HIGHWAYS LAND OUTSIDE CARD CONNECTION, HICKLEYS COURT, SOUTH STREET, FARNHAM GU9 7QQ

Application for Advertising Consent for Double Sided Freestanding Digital Information & Advertising Display.

7. Licensing Applications Considered

New

Laithwaites Wine, 88A East Street, Farnham, Surrey, GU9 7TP (next to Cook)
Direct Wines Ltd

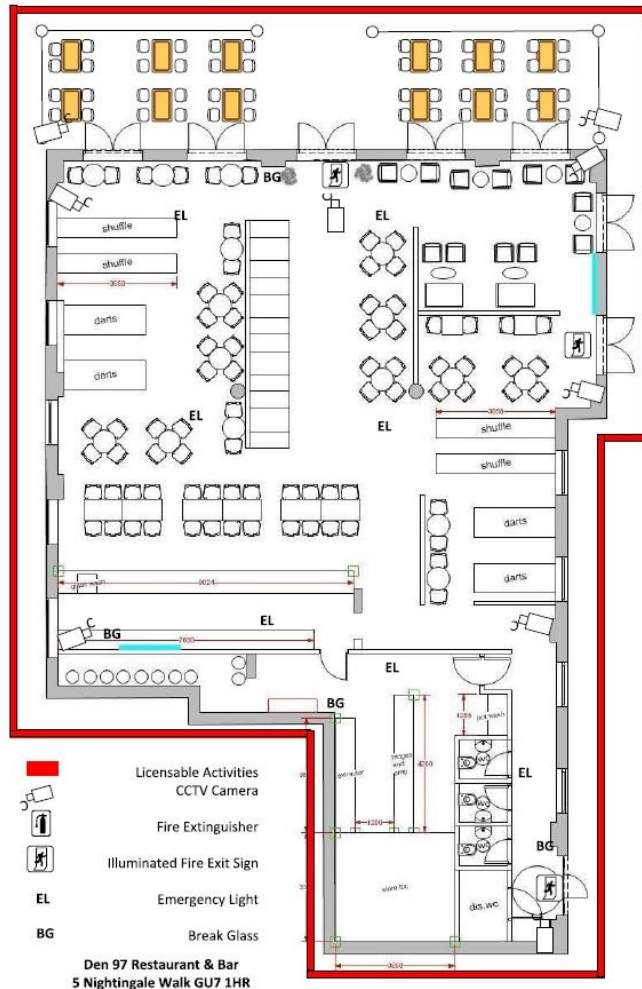
An application has been received for a new premises licence. The application is for On and Off sales of alcohol 10:00-19:00 Monday to Friday; 10:00-20:00 Saturday; and 10:00-17:00 Sunday (On no more than 2 occasions per month ticketed wine tastings shall take place where the premises shall remain open until 23:00 hours) and Opening hours 10:00-19:00 Monday to Saturday; and 10:00-16:00 Sunday (On no more than 2 occasions per month ticketed wine tastings shall take place where the premises shall remain open until 23:00 hours).

No comment.

New

Den 97 Restaurant and Bar 5 Nightingale Walk, Farnham, Surrey, GU9 7WF
Brightwells 25 Ltd

An application has been received for a new premises licence. The application is for Indoor sporting events 09:00-01:00 Sunday to Thursday and 09:00-01:30 Friday and Saturday (Christmas Eve 09:00 to 01:30 the next day; New Year's Eve 09:00 to 01:30 the next day; and Sundays immediately preceding a Bank Holiday Monday 09:00 to 01:30 the next day); Recorded music and On and Off sales of alcohol 10:00-01:00 Sunday to Thursday and 10:00-01:30 Friday and Saturday (Christmas Eve 09:00 to 01:30 the next day; New Year's Eve 09:00 to 01:30 the next day; and Sundays immediately preceding a Bank Holiday Monday 09:00 to 01:30 the next day); Late night refreshment 23:00-01:00 Sunday to Thursday and 23:00-01:30 Friday and Saturday (Christmas Eve 23:00 to 01:30 the next day; New Year's Eve 23:00 to 01:30 the next day; and Sundays immediately preceding a Bank Holiday Monday 23:00 to 01:30 the next day); and Opening hours 09:00-02:00 Monday to Sunday (Christmas Eve 09:00 to 02:00 the next day; New Year's Eve 09:00 to 02:00 the next day; and Sundays immediately preceding a Bank Holiday Monday 09:00 to 02:00 the next day).



Representations by 20th August 2025 via email to licensing@waverley.gov.uk.

Deferred until 11th August to allow for more information to be requested.

8. Public Speaking at Waverley's Planning Committee, Hearings or Inquires

There were none for this meeting.

9. Date of next meeting

Monday 11th August 2025 at 9.30am.

The meeting ended at 10.58 am

Notes written by Jenny de Quervain

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