



FARNHAM TOWN COUNCIL

Agenda Council

Time and date

Thursday 18th September, 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 18th September, 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: 18 September 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 18th September, 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 Lexi Russell, Rector of St George's Church, Parish of Badshot Lea and Hale. All are welcome to attend.

1 Apologies

To receive apologies for absence.

2 Disclosures of Interest

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

NOTES:

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

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

3 Minutes

To sign as a correct record the minutes of the Farnham Town Council meeting held on July 31st 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 7 - 18)

1 To receive the notes and any recommendations of the following Working Groups:

i) Community & wellbeing held on 4th September 2025

Appendix B

ii) Strategy and Resources held on 8th September 2025

Appendix C

iii) Environment held on 10th September 2025

Appendix D

2 To receive any relevant verbal updates from Culture & Business Working Group

8 Planning and Licensing Applications (Pages 19 - 46)

To receive the minutes of the Planning & Licensing Consultative Group meetings held on 11th August, 1st September and 15th September at Appendices E, F, and G.

9 Appointment of a Trustee of the Isabella Schroder Trust

Farnham Town Council appoints Trustees to local charities as part of their Trust Deeds. One is the Isabella Schroder Trust which has a vacancy. Robert Durrant is currently an ex-officio Schroder Trustee as he is Churchwarden of St. Peter's Church Wrecclesham. His term as Church Warden has come to an end and the Trust seeks the Council's approval for Robert Durrant to continue as a Trustee in his own right.

Recommendation: FTC agrees to appoint Robert Durrant as a Trustee to fill the vacant Isabella Schroder Trustee position.

Part 2 - Items to Note

10 Actions taken under the Scheme of Delegation

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

11 Reports from Other Councils

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

12 Reports from Outside Bodies

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

13 Date of Next Meeting

To agree the date of the next meeting as 30th October 2025 at 6pm.

14 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

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

- 1) Cemetery Appeal matter at Exempt Annex 1
- 2) Report of the HR meeting held on 15th September 2025 at Exempt Annex 2.

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

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FARNHAM TOWN COUNCIL

B

Notes

Community & Wellbeing

Time and date

4.00 pm on Wednesday 4th September, 2025

Place

Council Chamber - Farnham Town Hall

Community & Wellbeing Members Present:

Councillor Matthew Brown
Councillor Alan Earwaker (Lead Member)
Councillor Chris Jackman
Councillor Andrew Laughton
Councillor Graham White

Officers:

Iain Lynch (Town Clerk)
Mo Ashdown (Community & Wellbeing Officer)

Prior to the formal start of the meeting, The Working Group listened to a presentation by Roz Aberly and Debbie Warner from Smartphone Free Childhood (SFC). They wished to raise awareness of this national collective action grassroots movement whose mission is "Let's reclaim childhood".

The Working Group was supportive of SFC's aims and considered ways in which The Council could support them to further raise awareness of their "Parent Pact" across Farnham. The Parent Pact is an online tool that helps parents agree to delay the age at which children receive a smartphone to 14.

Suggestions of support that could be offered included was to use Farnham Town Council's communication channels including notice boards and website. It was also suggested that they return to ask a question, based on a much-distilled summary of the campaign, at the next full Council meeting where the press was in attendance, seeking the Council's support.

The use of the FTC gazebo that is present at FTC events to promote community groups was also discussed as well as opportunities to run the charity tea tent at Music in the Meadow.

I. Apologies

Councillor Tim Woodhouse.

2. Declarations of interest

None

3. Terms of Reference

The terms of reference for the Community and Wellbeing Working Group were agreed. It was observed that the wider remit of the group to include health and community engagement will become more important in the move to Unitary Authorities and the development of Neighbourhood Action Groups.

4. Community Grants

4.1 The Town Clerk gave an overview of the different levels of grants set out in the agenda and also the Small Grants Fund.

As the detailed information on allocations to date was not available at the meeting it was agreed that a fuller financial report would be circulated, before the next full Council Meeting (Attached as Annex 1).

It was noted that the call on the Farnham Support Fund had been quiet with fewer requests for school uniform as previous years.

Spending from Farnham Support fund	£3,802.35
(less donations recieved for specific applicants)	£1,108.99
Total spent by FTC	£2,693.36
FTC spending to help people	£2,693.36
Charities donations to FTC for specific applicants	£1,108.99
Charities spending direct	1839.48
Total spending to help people	<u>£5,641.83</u>

It was noted that there was to be a Cost of Living Summit on 2nd October for professionals and organisations supporting the Farnham population. The event aims to bring local partners together to share information, strengthen collaboration, and raise awareness of the services available to help residents navigate the ongoing cost-of-living challenges.

The challenges faced by other community groups in continuing with support they offer was discussed. For example, St Thomas on the Bourne were finding it increasingly difficult to continue providing lunches for children during the summer holiday due to the increase costs of food.

4.2 The timetable for grant applications in 2026/27 was noted:

Community Grants:

Application window 01/09/20 – 17/11/25

Applications considered at Strategy and Resource Working Group – 19/01/25

Decisions made at Full Council – 29/01/25

Applicants will be notified by email of any funding decisions in February.

Payments are made in May.

South St Trust:

Application window 01/09/20 – 17/11/25

Decisions made and applicants notified– Feb/March

Payments are made in May.

5. Considering the Work Programme of the Working Group

5.1 Young People and youth Engagement. The Working Group received reports from Youth Support District Representatives (SLA Funding) Hale Community Centre, 40 Degreez and the Jubilee Hub.

Hale Community and Youth Centre (£15K)

The Working Group noted that the Hale Community & Youth Centre were grateful to Farnham Town Council for ongoing support. The Centre is a standalone charity with no statutory funding; income comes from room hire, gifts, and grants.

Services are delivered free of charge to Sandy Hill, Hale, and Folly Hill and include: Community Fridge and Cupboard; Community Wednesdays (including Seniors Group) ; Pop-In Café and Craft Group Warm Hub on Tuesdays and Fridays; Cooking, crafts, kids' activities, physical sessions, book club, and a family trip to Marwell Zoo

The Youth Centre had a successful summer programme (bushcraft, swimming, high ropes, London trip) funded by FTC, KFC, and Surrey Community Foundation. A new youth partnership with Farnham Heath End School was in development. A craft day showcased young entrepreneurs selling their creations.

Funding challenges continue: A fundraising event will be held on 26th September with live music, food, and drinks and a "100 Plus Club" will be set up to raise ongoing funds.

40 Degreez (£30K)

The Working Group noted 2024/2025 was a successful financial year but the Alternative Curriculum team who were using the first floor of the building have ended their lease leaving a considerable gap in funding. 40 Degreez were hopeful that a donor would be found and that WBC and FTC would maintain their support. The Chair and CFO are staying on in their roles and three new trustees have been elected.

Jubilee Hub (15K)

The Jubilee Hub had been very active in progressing a substantial package of work during the past (24/25) and current (25/26) SLA period. Significant preparatory work was carried out including developing the strategic plan, networking, setting up and holding meetings, producing promotional materials, running a pilot café, running an information evening drawing key professionals together, weekly visits to Weydon School, outreach to parents, a holiday event, growing the youth club, and The Den Club nights.

Immediate work targets include engagement with the new Headteacher at Weydon School and further interaction and support from a new franchise initiative accessing professional Councillors, Speech Therapists and Occupational Therapists etc.

The February 25 Jubilee Hub Report to FTC outlined the activities accomplished and their ongoing programme. A copy of this report would be provided for circulation to councillors. The Working Group discussed additional funding for the Jubilee hub recognizing that the initial year's activity had started part way through the first year but this had been backed by preparatory work which merited an additional contribution from the funds that had not been allocated.

Recommendation

It is recommended that Jubilee Hub should receive £4,875 (out of the remaining £7,500) for the additional work they were undertaking in 2025/26. The residual amount of £2,625 will remain in the budget to be reallocated.

Participation People Support Programme Administration and Research

Members noted it had not been possible to organize the planned in-person meeting with Participation People over the summer period. It was felt to be important that Councillors to discuss this matter and take time out to understand in more detail the methods adopted and outcomes achieved. It was noted this discussion had been scheduled for Wednesday 24th September at 1.30pm. It was proposed that this meeting be extended to review the PP response and discuss the next steps for the Working Group's research program to include collaboration with other Youth Support providers and NEET (Not in Education, Employment or Training) organisations.

5.2 – Support for Older People

The Working Group noted that Brightwell's Gostrey had relocated to Brambleton Hall. A report would be given at the next meeting once they had settled into the new accommodation. It was suggested that Jessica Wells from Brightwells Gostrey be invited to the next meeting to give an update of their work and to what extent they need the Council's continued support. They are at Brambleton Hall four days a week and at Falkner Court one day a week.

Other groups discussed were Farnham Assist (known to the WG through them being a charity supported during a previous mayoralty) and Age UK. Its work in Farnham would be further investigated, and its services in Farnham would be signposted from the FTC website.

5.3 Community Safety

Two new high resolution CCTV cameras had been installed in Gostrey Meadow and provide a clear picture of the entrance to the park, the new Amenity Building site. One is a 'hunt' camera that moves every 15 seconds and offers a degree of visual deterrent because of the movement. The new cameras were funded by Section 106 funding from Brightwells Yard development

New lighting was proposed for Borelli Walk – similar to that provided by Local Cycling and Walking Improvement Partnership (LCWIP) in the Riverside walk. This would be part of the FIP works in November. CCTV has been commissioned for the Youth Shelter.

Councillor White left the meeting (17:55).

The state of Brightwells Bridge was discussed. It remained closed as it had not yet been adopted (additional guard rails may be required). Members noted it was covered in graffiti which would need careful treatment because of the risk of chemical contamination of the river and aquatic life.

5.4 Community Engagement.

It was agreed to support local campaigns for residents that will improve wellbeing, such as Smartphone Free Childhood and other ways of changing behaviours that will come to the fore as time goes on.

6 Changes in Health

The Working Group noted a briefing from Interim Chief Executive of the Frimley ICB regarding the proposed changes to the ICB and NHS had been organised for Wednesday 17th September.

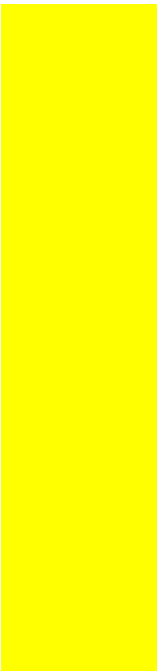
Councillors would get a good update of the changes to the NHS affecting Farnham noting that it was proposed that Farnham would move to Surrey Heartlands. It is unclear whether Farnham people will continue to be directed to Frimley Park (or its replacement) or the Royal Surrey.

It was noted that health representatives would be part of the Neighbourhood Area Committees and fit well with the remit of the Community & Wellbeing Working group. **It was agreed it would be appropriate to recommend that the lead member of the Working group to be one of the Council's representatives on the Neighbourhood Area Committee.**

7 **Date of next meeting**

The date of the next meeting was agreed as Thursday 20th November at 4pm.

BACS no	BACS date	Invoice date	Reference	PO no	Applicant	Supplier code	Amount	Code	Code	Description
4800 Grants										
4	8.5.25	08/05/25	COMMGRANT25-26	GRANT	1ST ROWLEDGE RAIN	1ST02	510	4800	130	Community Grant 25-26
4	8.5.25	08/05/25	COMMGRANT25-26	GRANT	FARNHAM ART & DESIGN	ARTDESIGN0	830	4800	130	Community Grant 25-26
4	8.5.25	08/05/25	COMMGRANT25-26	GRANT	THE BIRTH REPUBLIC C	BIRT01	800	4800	130	The Birth Republic CIC
18	21.8.25	13/08/25	GRANT	9443	BOURNE PCC	BOUR03	250	4800	130	Contribution to lunch bags
4	8.5.25	08/05/25	COMMGRANT25-26	GRANTS	CREATIVE RESPONSE	CREATIVE01	1,500.00	4800	130	Community Grant 25-26
4	8.5.25	08/05/25	COMMGRANT25-26	GRANT	DISABILITY CHALLENGE	DISA01	1,000.00	4800	130	Community Grant 25-26
4	8.5.25	08/05/25	COMMGRANT25-26	GRANT	F BRASS BAND	FARN07	484	4800	130	Community Grant 25-26
4	8.5.25	08/05/25	COMMGRANT25-26	GRANT	FARNHAM ASSIST	FASS01	750	4800	130	Community Grant 25-26
4	8.5.25	08/05/25	COMMGRANT25-26	GRANT	FRENSHAM POND SAILA	FREN02	1,000.00	4800	130	Community Grant 2025-26
4	8.5.25	08/05/25	COMMGRANT25-26	GRANT	HELEN ARKELL DYSLLEXI	HELE02	1,000.00	4800	130	Community Grant 25-26
4	8.5.25	08/05/25	COMMGRANT25-26	GRANT	HIVE HELPERS	HIVE01	900	4800	130	Community Grant 2025-26
4	8.5.25	08/05/25	COMMGRANT25-26	GRANT	HOMESTART	HOME02	1,500.00	4800	130	Community Grant 25-26
4	8.5.25	08/05/25	COMMGRANT25-26	GRANT	HYGIENE BANK	HYGI01	500	4800	130	Community Grant 25-26
8	5.6.25	05/06/25	ACTIVITYGRANT2		NEW ASHGATE G	NEWA01	2500	4800	130	Community grant 25-26
4	8.5.25	08/05/25	COMMGRANT25-26	GRANT	OPTIMISE FOUNDATION	OPTI01	195	4800	130	Optimise Foundation
4	8.5.25	08/05/25	COMMGRANT25-26	GRANT	PARISH OF BADSHOT LE	PARI02	1,000.00	4800	130	Optimise Foundation
4	8.5.25	08/05/25	COMMGRANT25-	GRANT	PARISH OF BADSHOT LE	PARI02	1,000.00	4800	130	Community Grant 2025-26
19	28.8.25	21/08/25	GRANT25-26	9444	ST PETERS CHURCH	PETE03	2,500.00	4800	130	Grant
4	8.5.25	08/05/25	COMMGRANT25-26	GRANT	SIGHT FOR SURREY	SIGH01	500	4800	130	Optimise Foundation
4	8.5.25	08/05/25	COMMGRANT25-26	GRANT	VOICES TOGETHER	VOIC02	400	4800	130	Community Grant 25-26
4	8.5.25	08/05/25	COMMGRANT25-26	GRANT	WAVERLEY SINGERS	WAVE03	800	4800	130	Community Grant 2025-26
5	15.5.25	08/05/25	COMMGRANT25-26	GRANT	WEYDON	WEYD02	1,000.00	4800	130	Community Grant 25-26
4	8.5.25	08/05/25	COMMGRANT25-	GRANT	WEYDON	WEYD02	555	4800	130	Community Grant 25-26
5	15.5.25	15/05/25	COMGRANT25-26	GRANT	WOODLARKS	WOOD	500	4800	130	Community Grant 25-26
4	8.5.25	08/05/25	COMMGRANT25-26	GRANT	WRECCLESHAM VILLAGE	WREC03	750	4800	130	Community Grant 2025-26
4	8.5.25	08/05/25	COMMGRANT25-26	GRANT	WRECCLESHAM	WREC05	900	4800	130	Community Grant 25-26
4	8.5.25	08/05/25	COMMGRANT25-26	GRANT	FARNHAM YOUTH	YOUTH01	1,000.00	4800	130	Community Grant 25-26
16	7.8.25	06/08/25	GRANT25-26	9427	ROWLEDGE VILLAGE HAL	ROWL04	25000	4800	175	Grant towards village hall
							49,624.00			
4803 Grant 40 Degreez										
18	21.8.25	21/08/25	COMMGRANT25-26	GRANT	40 DEGREEZ	40DE01	5,000.00	4803	130	Community Grant Community & Culture
4805 Hale Carnival Comm										
4	8.5.25	08/05/25	COMMGRANT25-26	GRANT	HALE CARNIVAL COM	HALE03	1,000.00	4800	310	Community Grant 2025-26 Community & Culture
4806 Hale Community Centre										
6	22.5.25	22/05/25	GRANTSLA25-26	GRANT	HALE COMMUNITY CENTR	HALE07	5,000.00	4806	130	SLA Grant 2025-26
4808 Hoppa										
14	17.7.25	17/07/25	COMMGRANT25-26	GRANT	W HOPPA COMMUNITY TR	WAVE02	15000	4808	130	Community Grant 2025-26
4811 Youth Initiatives										
18	21.8.25	21/08/25	SLA25-26	GRANT	40 DEGREEZ	40DE01	15,000.00	4811	176	Payment 1 of 2 SLA
8	5.6.25	05/06/25	ACTIVITYGRANT2		40 DEGREEZ	40DE01	4000	4811	176	School Activity Grant 25-26
6	22.5.25	22/05/25	ACTIVITYGRANT2	GRANT	FARNHAM BAPTIST CHUR	BAPT01	500	4811	176	School Holiday Activity Grant
14	17.7.25	17/07/25	ACTIVITYGRANT2	GRANT	BETHEL BAPTIST CHURC	BETH01	750	4811	176	School Activity Grant 2025-26
14	17.7.25	14/07/25	ACTIVITYGRANT2	GRANT	CHANTRY'S AND BYWORTH	CHAN02	1500	4811	176	School Activity Grant 2025-26
6	22.5.25	22/05/25	ACTIVITYGRANT2	GRANT	F MALTINGS	FARN06	4,000.00	4811	176	School Holiday Grant 25-26
8	5.6.25	05/06/25	ACTIVITY25-26		HALE COMMUNITY CENTR	HALE07	4000	4811	176	School holiday grant 25-26
14	17.7.25	17/07/25	ACTIVITYGRANT2	GRANT	HIVE HELPERS	HIVE01	305	4811	176	School Activity Grant 25-26
7	29.5.25	01/05/25	INV-1155	8338	PARTICIPATION PEOPLE	PART01	2,142.00	4811	176	Youth Engagement projects
1	10.4.25	01/04/25	INV-1108	8338	PARTICIPATION PEOPLE	PART01	3213	4811	176	Youth Engagement project
4	17.7.25	17/07/25	ACTIVITYGRANT2	GRANT	RURAL LIFE CENTRE	RURA01	3,000.00	4811	176	School Activity Grant 25-26
							38410			
4814 Museum of Farnham										
6	7.8.25	01/08/25		1319	6659 F MALTINGS	FARN06	10000	4814	303.00	Contribution to Museum
4815 Support fund							3108			
Total							127142			





FARNHAM TOWN COUNCIL

D

Notes Environment Working Group

Time and date

10th September 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 (attending via Zoom)

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

1. Apologies for absence

Councillor Tim Woodhouse, Councillor Chris Jackman and Councillor Alan Earwaker.

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 16th July 2025 were agreed.

4. Tree Survey 2025

The members were updated about the tree survey carried out by RMT at the beginning of 2025. 188 trees were assessed across 17 sites. All the priority 3 works would be completed by the end of 2025. It was also mentioned that one of the large trees in Haren Garden which was taken down will be made to a eat. The works will be carried out on the 19th of September.

5. Allotments

The Working Group was informed about the revised allotment wating list - as of 01.09.25 with 230 applicants on the wating list.

Prospective tenants will be encouraged to accept the unallocated, unpopular plots on the basis that the Outside Workforce will clear the area—strimming to ground level—prior to the commencement of the tenancy agreement and where required rotavate the plot.

It was noted that the number of uncultivated plots now stood at over 40. All relevant plot holders had been issued with a Notice to Improve, and it was anticipated that some plots would become available following the termination of tenancy agreements. The Working Group suggested that a polite notice was placed on each of the uncultivated allotments informing that FTC is aware and dealing with the uncultivated allotment.

Farnham Town Council officers will conduct visits to all allotment sites and meet with site representatives with a full update provided at the next meeting.

The Working Group noted the main point for discussion at the upcoming allotment Representatives meeting would be the uncultivated plots on each of the allotments.

The Working Group members were updated on a small number of complaints from both existing and new allotment holders regarding double occupancy and unclear plot boundaries. In response: Officers will agree a standardised format for plot marking with new plot markers placed where required.

All impacted allotment holders would be notified accordingly.

Resolved complaints included:

- Removal of overhanging branches at Shepherd & Flock
- Dripping tap repaired at Six Bells and Morley Road

The Working Group noted the current projects which included:

- Two additional taps and a water butt to be installed at the Wrecclesham site;
- The pathways between plots are to be reinstated (and maintained) to 2 feet width;
- Reinstatement of water extraction from the river (by West Street allotments) was being considered.

Numbering of Allotment Plots – Officers will be contacting all allotment holders to remind them of the requirement to clearly mark their plot numbers, in accordance with clause 8.22 of the agreement.

The Working Group noted that there had not been an allotment show in 2025 (in line with the Site Representatives agreement) but suggested that produce competition should be reconsidered for all allotment sites. The Working Group also discussed the requirement for a revision, sometime in 2026, of the allotment rules.

6. Parks and Open Spaces

Gostrey Meadow Playground

The Working Group was updated on the Completion of Phase 1 of the playground redevelopment project and the official opening ceremony held on 1st August 2025 noting Phase 2 was scheduled following the completion of the amenity block. It was further noted specialist consultants had been commissioned to assist with the tendering process of the Amenity Building.

The Borelli Shelter.

The Working Group noted the options for The Borelli Shelter following a survey by the Garrick Consultancy. The detail would be decided as part of the wider Gostrey Amenity Building project.

Union Road/Longbridge Junction Entrance – The Working Group was updated on improvement works to the northwest entrance to Gostrey Meadow, located at the Union Road/Longbridge junction which would be carried out shortly.

Gostrey Footbridge – The Working Group noted Officers were obtaining quotes for some minor remedial works.

Gostrey Meadow – other: The Working Group was informed about the long overdue Gostrey Meadow grassy area renovation to restore its health and appearance. The works would include weed treatment, fertiliser application, spiking and re-seeding (to ensure even coverage across the lawn). These improvements would be carried out by the Outside Workforce.

The Working Group also noted that the raised flower bed adjacent to the War Memorial was due to be removed as part of ongoing landscaping enhancements.

Library Gardens

The Working Group noted the significant programme of clearance and cleaning which had recently been completed at the library gardens which included overgrown vegetation removal and power washing the paved surfaces surrounding the fountain and the upper sitting area.

Plans to open the back gate at the bottom of the gardens, providing direct access to the Bishops Meadows site were pending subject to installation of CCTV and the installation of an Alert Bell notifying closure of the gardens.

Riverside (by Brightwells Tennis Club)

Members noted the community-led vegetation clearance event along the riverbank was taking place on 25th September 2025 led by Surrey Wildlife Trust, the Farnham Biodiversity Group, and Farnham Town Council (FTC). All were welcome to take part. The project aims to raise awareness about local biodiversity and the importance of maintaining healthy waterways by enhancing water flow and supporting the ecological health of the river corridor.

Town Centre

The Members were updated on the expected timeline of the 220sqm of raingardens being ready for FTC to take over and undertake planting. These sustainable drainage features are designed to capture and filter rainwater, reduce surface runoff, and promote urban greening. The planting in Union Road would start mid to end of October with a variety of native and pollinator-friendly plants will be planted to enhance the gardens' visual appeal and ecological value. Members noted these installations were part of a broader effort to improve climate resilience and green infrastructure within Farnham's urban landscape.

Members discussed the potential issues with watering the gardens, the potential use of standpipes and the idea of planting herbs in the freestanding planters.

Nursery

The Working Group was updated on the works to a new improved composting area in the FTC nursery. This initiative was designed to significantly reduce green waste generated from grounds maintenance and horticultural activities across the town with the composting area also being integrated into the nursery's operations.

SANG

The Working Group was informed about Farnham Town Council discussing the potential management of the Moor Park (SANG). This could align with FTC's ongoing strategic objectives to manage local green infrastructure and public open spaces and help spread the operational overheads. A meeting between FTC and the developer's planning advisor has been arranged for 11th of September – an update would follow.

OTHER MATTERS

Loss of contract – Members were made aware of a loss of a new contract for a neighbouring parish's summer and winter flowers after they had decided to use a private contractor.

Litter Picker Trolleys - The Working Group were updated on the popularity of a litter picker trolley given to a regular Sunday litter picker group by FTC. The group had now requested further trolleys -estimating that around eight trolleys would be ideal. As each trolley costs approximately £150, officers were seeking local businesses who might sponsor the project to support this valuable community effort as part of Farnham in Bloom.

7. Cemeteries and Burial Matters

The Members received a detailed update on current burial figures and the administration of Farnham's cemeteries as well as memorial testing and repairs.

Appeals. The Members were updated on appeals - no appeals since the last meeting although the breach reported to the last meeting was rediscussed following a positive response from the copyright holder. The Panel also expressed serious concern about the rude and aggressive behaviour of the out-of-area stonemason to a member of the Council staff and agreed that this was unacceptable and could not be tolerated. The Appeal Panel's decisions are set out at **Exempt Annex I**.

Cemetery Project Work

The Working Group was updated on planned and project works which included

- the repair of tree-damaged historic flint wall in Hale Cemetery; and the Lych Gate refurbishment. Which was awaiting Luard Conservation Ltd's condition report and recommendations.
- The refurbished listed gates (undertaken by Lost Art) in West Street Cemetery had become rusty around the lock and officers are following up with Lost Art to find a solution to preserve the gates long term.
- Prepare management plans and submission for a Green Flag award in Green Lane Cemetery along with restoring the top path to a safer condition (where tree roots have lifted the path). The scheduled tree works to 25 trees in the cemetery would be carried out in December 2025 and a plan drawn up for the replacement of the trees. In addition extensive work on hedge cutting/control was scheduled towards the end of 2025.

Cemetery Regulations

The Members discussed the need to do a formal review/update the Cemetery Regulations in place since 2016. It was agreed to do this in 2026, with a representative from ICCM invited to meet with Councillors prior to the regulations update.

Date of next scheduled meeting

The date of the next meeting was agreed as 27th November 2025

The meeting ended at 6.15 p.m.

Notes written by Lucy Dorkins



FARNHAM TOWN COUNCIL

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Notes

Planning & Licensing Consultative Working Group

Time and date

9.30 am on Monday 11th August, 2025

Place

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

Planning & Licensing Consultative Working Group Members Present:

Councillor David Beaman

Councillor Alan Earwaker

Councillor Graham White

Officers: Jenny de Quervain

Councillor Andrew Laughton arrived at 10.30am for item 8.

1. Apologies for Absence

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

Councillor Laughton advised that he'd be late to the meeting. Councillor Beaman was nominated as chair for the meeting by Councillor White and seconded by Councillor Earwaker.

2. Disclosure of Interests

Officer declared an interest to WA/2025/01113 due to vicinity.

3. Applications Considered for Key/Larger Developments**Farnham Castle****WA/2025/01427 Farnham Castle**

Officer: Alistair de Joux

THE OLD HOP KILN, 1 LONG GARDEN WALK, FARNHAM

Application under Section 73 to vary conditions 2 (approved plans), 6 (pre-commencement approval of materials) & 8 (pre-commencement scheme of sustainability measures) of WA/2024/00371 to retain existing roof; allow relocation of bin store; replace internal stairwell with external staircase; allow alterations to fenestration and removal of conditions 5 (bats, birds & sensitive lighting) & 7 (works adjoining Daniel Hall).

Farnham Town Council notes the removal of the second storey. No comment.

WA/2025/01495 Farnham Castle

Officer: Alistair de Joux

BEEFEATER RESTAURANT, BOURNE MILL BUSINESS PARK, GUILDFORD ROAD, FARNHAM GU9 9PS
Erection of a three storey annexe building to the existing hotel to provide additional bedrooms with associated works following demolition of existing restaurant.

Farnham Town Council objects to the bulk of the proposed three storey annexe building, with accommodation also in the mansard roof, close to the front boundary of the site, in this prominent entry point to Farnham. Although the design is said to reflect the industrial character of the area, no other industrial units are three storeys plus. The existing hotel is much more sensitively designed within the vicinity of the Grade II Listed Bourne Mill. Objections by the Local Lead Flood Authority must be addressed. The County Highways Authority response is yet to be received; requests should be included for improvements to pedestrian access, extending footways and connectivity to the town centre.

4. Applications Considered

Farnham Bourne

CA/2025/01421 Farnham Bourne

Officer: Theo Dyer

WILLOWBY LODGE, 10 VICARAGE LANE, THE BOURNE, FARNHAM GU9 8HN
OLD CHURCH LANE CONSERVATION AREA WORKS TO AND REMOVAL OF TREES

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.

CA/2025/01422 Farnham Bourne

Officer: Theo Dyer

BRYANSTON, 13 GREAT AUSTINS, FARNHAM GU9 8JQ
GREAT AUSTINS CONSERVATION AREA WORKS TO AND REMOVAL OF TREES

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/2025/01406 Farnham Bourne

Officer: Tajinder Rehal

LAND AT FRENHAM PARK MANOR, 40 FRENHAM VALE, LOWER BOURNE, FARNHAM GU10 3HT
Application under Section 73 to vary condition 1 (approved plans) & Condition 3 (pre-commencement tree protection) of WA/2021/02574 to allow development to commence prior to 03 August 2025 and to allow phased tree protection measures.

No comment.

WA/2025/01409 Farnham Bourne

Officer: Ninto Joy

PINE RIDGE EAST, 16A LONGDOWN ROAD, LOWER BOURNE, FARNHAM GU10 3JS

Erection of extensions and alterations.

Farnham Town Council notes that the dwelling is a Building of Local Merit; consideration must be given to ensuring the character is retained.

WA/2025/01416 Farnham Bourne

Officer: Tajinder Rehal

BOURNE FARM, 27 UPPER BOURNE LANE, WRECCLESHAM, FARNHAM GU10 4RG

Certificate of Lawfulness under Section 192 for formation of vehicular access and associated hardstanding.

No comment.

WA/2025/01473 Farnham Bourne

Officer: Tajinder Rehal

ANNEXE, BROOKLANDS, DENE LANE WEST, FARNHAM

Erection of extensions and alterations to ancillary outbuilding including installation of PV panels and rooflights to provide a dwelling; installation of an access gate.

This is the third planning application submitted by Michael Conoley Associates for an ever-increasing dwelling, having previously been granted permission under WA/2023/02539 for 'erection of extensions and alterations to existing outbuilding to provide ancillary residential accommodation (retrospective)' followed by WA/2024/02396 for 'alterations to elevation of ancillary outbuilding to provide a dwelling and installation of an access gate'.

The Surrey Hill AONB Planning Adviser previously requested conditions to restrict the use to ancillary to the dwellinghouse, remove permitted development rights to ensure no further enlargement, to use darker colours or timber cladding for the exterior, not have large suburban style windows incongruous in the AONB and no vehicular access should be provided to the building.

This application includes extensions to form a 3-bedroom single storey dwelling with bathrooms, a separate living room, study and utility. This is a gross increase on the internal floor area of the original outbuilding - Policy DM14 gives guidance of 40%. Additional works include planting of a hedge to separate the existing and proposed dwelling, storage of bins and additional hardstanding for parking.

The proposed erection of extensions and alterations to ancillary outbuilding including installation of PV panels and rooflights to provide a dwelling; installation of an access gate will negatively impact the character of the Surrey Hills National Landscapes/Surrey Hills Area of Outstanding Natural Beauty (AONB) & Area of Great Landscape Value (AGLV).

WA/2025/01487 Farnham Bourne

Officer: Wanda Jarnecki

16 AVELEY LANE, FARNHAM GU9 8PR

Application under Section 73 to Vary Conditions 5 (tree information and pre-commencement inspection) and 6 (tree protection) of WA/2025/01968 to allow for main works to house to be completed before erecting carport.

No comment.

Farnham Castle

HRA/2025/01433 Farnham Castle

Officer: Dana Nickson

104A WEST STREET, FARNHAM GU9 7EN

Application under Regulation 77 of The Conservation of Habitats and Species Regulations 2017 for assessment of the proposal's effect on the integrity of the Special Protection site.

The application relates to PRA/2024/00959 General Permitted Development Order 2015, Schedule 2 Part 3 Class G - Prior approval for change of use from commercial, business and service (Use Class E) on ground floor to mixed use to provide two flats on upper floors (Use Class C3).

No comment.

NMA/2025/01456 Farnham Castle

Officer: Dana Nickson

93-94 OLD CHAMBERS, WEST STREET, FARNHAM
GU9 7EB

Amendment to WA/2024/00380 - Site Location Plan (966-011-PL04), Plans (966-012-PL04), Elevations (966-016-PL02)

No comment.

PRA/2025/01504 Farnham Castle

Officer: Tajinder Rehal

16-17 WEST STREET, FARNHAM GU9 7DR

General Permitted Development Order 2015, Schedule 2 Part 3 Class MA - Prior Notification application for change of use from commercial, business and service (Use Class E) to a use falling within dwellinghouses (Use Class C3).

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/2025/01418 Farnham Castle

Officer: Justin Bramley

4 HIGH PARK ROAD, FARNHAM GU9 7JL

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

No comment.

WA/2025/01440 Farnham Castle

Officer: Sera Elobisi

75 CASTLE STREET, FARNHAM GU9 7LP

Repairs to front façade arch, including structural support below.

Rectifying previous work. No comment.

WA/2025/01441 Farnham Castle

Officer: Sera Elobisi

75 CASTLE STREET, FARNHAM GU9 7LP

Listed Building Consent for repairs to front façade arch, including structural support below.

Rectifying previous work. No comment.

WA/2025/01478 Farnham Castle

Officer: Wanda Jarnecki

BOOTS PHARMACY, 48-49 THE BOROUGH, FARNHAM GU9 7NW

Display of non-illuminated fascia signage and digital window vinyl.

The description is slightly misleading in that the window vinyl is digitally printed not 'digital window'. No comment.

WA/2025/01492 Farnham Castle

Officer: Tajinder Rehal

16-17 WEST STREET, FARNHAM GU9 7DR

Alterations to elevations of commercial building together with canopy over entrance door and construction of external steps; use of existing detached store for cycle storage with installation of a charging point for e-bikes.

No comment.

Farnham Firgrove**WA/2025/01410 Farnham Firgrove**

Officer: Anna Whitty

119 WEYDON HILL ROAD, FARNHAM GU9 8NZ

Erection of pitched roof at ground floor with porch canopy, alterations to elevations and fenestration following removal of ground floor flat roof.

No comment.

Farnham Heath End**WA/2025/01432 Farnham Heath End**

Officer: Justin Bramley

28 BETHEL LANE, FARNHAM GU9 0QA

Erection of extensions and alterations.

No comment.

WA/2025/01442 Farnham Heath End

Officer: Justin Bramley

35 UPPER HALE ROAD, FARNHAM GU9 0NX

Certificate of Lawfulness under Section 192 for dormer extension to provide additional habitable accommodation in roof space following partial demolition of existing chimney.

No comment.

WA/2025/01458 Farnham Heath End

Officer: Justin Bramley

43 EAST AVENUE, FARNHAM GU9 0RA

Erection of a first floor extension and alterations to elevation.

No comment.

WA/2025/01460 Farnham Heath End

Officer: Justin Bramley

MULBERRY HOUSE, LOWER HALE, FARNHAM GU9 9RP

Erection of a tree house and associated works (retrospective).

No comment.

WA/2025/01484 Farnham Heath End

Officer: Justin Bramley

11A EAST AVENUE, FARNHAM GU9 0RA

Erection of a single storey extension following demolition of existing lean to.

No comment.

TM/2025/01420 Farnham Moor Park

Officer: Alex Needs

ROCK HOUSE, ROCK HOUSE LANE, RUNFOLD, FARNHAM GU10 1NR

APPLICATION FOR REMOVAL OF TREE SUBJECT OF TREE PRESERVATION ORDER 04/15

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.

Farnham Moor Park

WA/2025/01446 Farnham Moor Park

Officer: Lauren Kitson

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

Erection of a detached dwelling and associated works.

Farnham Town Council objects to the proposed detached dwelling in the garden of 7 Pine View Close being overdevelopment of the site, leaving very little amenity space for both the new and host dwelling. The parking spaces for the proposed dwelling are impractical and difficult to access, running parallel with the boundary of no. 6 to the rear of the proposed subdivided plot. This must be reviewed by the CHA.

WA/2025/01467 Farnham Moor Park

Officer: Matt Ayscough

COURT HOUSE, 8 BRIDGEFIELD, FARNHAM GU9 8AN

Erection of a single storey extension; installation of balcony with glass balustrade over existing flat roof.

The balustrade on the boundary side is 1.7m obscured glazing to protect the neighbour's amenity from overlooking. No comment.

WA/2025/01499 Farnham Moor Park

Officer: Ninto Joy

8 LYNCH ROAD, FARNHAM GU9 8BZ

Erection of single and two storey extensions and alterations together with erection of an open sided porch following demolition of existing outbuilding.

No comment.

Farnham North West

Amendments received

Description amended to:

Erection of a self-build / custom-build dwelling with associated landscaping following demolition of existing outbuilding

WA/2025/01113 Farnham North West

Officer: Sam Wallis

NEW DWELLING ON LAND AT THE END HOUSE, 12 OLD PARK LANE, FARNHAM

Erection of a dwelling with associated landscaping following demolition of existing outbuilding.

Farnham Town Council maintains its objection to further enlargement of a proposed new dwelling in the garden of The End House, 12 Old Park Lane, and its position against the boundary of the adjoining garden, with doors and windows opening on to the boundary hedge, having a negative impact on the neighbour's amenity in the garden to the east due to proximity and scale of the built-form. The ridge height has risen from the original application of 4m to 'approximately' 6.3m. The proposals are no longer modest compared to WA/2023/02058 allowed at appeal, will not be hidden behind vegetation, will have a negative impact on the verdant nature and wildlife in the garden and the semi-rural character of the lane.

WA/2025/01472 Farnham North West

Officer: Dana Nickson

COXBRIDGE FARM, WEST STREET, FARNHAM GU9 7AS

Listed building consent for internal and external remedial works and restoration of barns and hop kilns.

No comment.

Farnham Rowledge

TM/2025/01428 Farnham Rowledge

Officer: Theo Dyer

LAND KNOWN AS THE NEST NURSERY, THE LONG ROAD, ROWLEDGE, FARNHAM GU10 4EB
APPLICATION FOR REMOVAL OF TREES SUBJECT OF TREE PRESERVATION ORDER 26/24

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.

TM/2025/01489 Farnham Rowledge

Officer: Theo Dyer

21 BOUNDSTONE ROAD, WRECCLESHAM, FARNHAM GU10 4TW

APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 45/99

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.

Farnham Weybourne

WA/2025/01466 Farnham Weybourne

Officer: Justin Bramley

14 WOODSIDE ROAD, FARNHAM GU9 9DS

Erection of a single storey extension and alterations to elevation.

No comment.

WA/2025/01493 Farnham Weybourne

Officer: Ninto Joy

18 THE CRESCENT, FARNHAM GU9 0LG

Erection of a first floor extension over existing balcony area.

No comment.

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

There were none for this meeting.

6. Appeals Considered

There were none for this meeting.

7. Licensing Applications Considered

New

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 Late night refreshment 23:00-23:30 Thursday to Saturday (Christmas Eve 23:00 to 23:30; New Year's Eve 23:00 to 00:30 the next day; and Sundays immediately preceding a Bank Holiday Monday 23:00 to 23:30); On and Off sales of alcohol 10:00-22:30 Sunday to Thursday and 10:00-23:30 Friday and Saturday (Christmas Eve 09:00 to 23:30; New Year's Eve 09:00 to 00:30 the next day; and Sundays immediately preceding a Bank Holiday Monday 09:00 to 23:30); and Opening hours 09:00-23:00 Sunday to Thursday and 09:00-00:00 Friday and Saturday (Christmas Eve 09:00 to 00:00; New Year's Eve 09:00 to 01:30 the next day; and Sundays immediately preceding a Bank Holiday Monday 09:00 to 23:30 the next day).

Farnham Town Council has no comment to make.

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

There were none for this meeting.

9. Date of next meeting

Due to the bank holiday on 25th August, the next meeting is on Monday 1st September 2025 at 9.30am.

The meeting ended at 10.41 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 1st September, 2025

Place

Council Chamber, 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 Alan Earwaker

Councillor Brodie Mauluka

Councillor Mark Merryweather

Councillor Graham White

Councillor Tim Woodhouse (via Zoom)

Officers: Jenny de Quervain

1. Apologies for Absence

Apologies were received from Councillors Beaman and Murray.

2. Disclosure of Interests

None were received.

3. Applications Considered for Key/Larger Developments

Farnham Bourne

Amendments received

Additional Highways and Ecology Information

WA/2025/00281 Farnham Rowledge

Officer: Dana Nickson

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

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

Farnham Town Council notes additional highways and ecology information has been provided.

Unsurprisingly, Biodiversity Net Gain is not possible on the site given the verdant nature of the site and an area subject to a group TPO to the south.

The applicant's response to the CHA demonstrates that this is a busy road prone to higher speeds, large volumes of traffic, especially school traffic, on a narrow rural lane with limited opportunity to achieve visibility splays and no opportunity to provide pedestrian or cycle connectivity.

Farnham Town Council maintains its objection to an additional 3 dwellings on the site.

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

New development must be in accordance with FNP1. These proposals are contrary to policy FNP1 and do not meet the criteria in a), d), e), f):

- a) Is designed to a high quality which responds to the heritage and distinctive character of the individual area of Farnham in which it is located, as defined on Maps B(i) and B(ii) - Conservation Areas and Character Areas, by way of: i. height, scale, density, layout, orientation, design and materials of buildings, ii. boundary treatment, iii the scale, design and materials of the public realm (highways, footways, open space and landscape); d) Respects the natural contours of a site and protects and sensitively incorporates natural features such as trees, hedges and ponds within the site; e) Is well integrated into the landscape by existing and new landscape buffers;**
- f) Will not be at an unacceptable risk of flooding itself, and will not result in any increased risk of flooding elsewhere.**

The proposals are contrary to policy FNP30 and do not meet the criteria in 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.**

4. Applications Considered

Farnham Bourne

TM/2025/01505 Farnham Bourne

Officer: Theo Dyer

22 BOURNE FIRS, LOWER BOURNE, FARNHAM GU10 3QD

APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 02/00

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.

TM/2025/01546 Farnham Bourne

Officer: Theo Dyer

33 LONGHOPE DRIVE, WRECCLESHAM, FARNHAM GU10 4SN

APPLICATION FOR WORKS TO TREES 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.

TM/2025/01602 Farnham Bourne

Officer: Theo Dyer

2C KILN LANE, LOWER BOURNE, FARNHAM GU10 3LR

APPLICATION FOR REMOVAL OF TREE SUBJECT OF TREE PRESERVATION ORDER 09/09

Farnham Town Council strongly objects to the application to remove the Scots Pine. The tree was to be protected as part of the development of 2 Kiln Lane and must be retained.

WA/2025/01523 Farnham Bourne

Officer: Wanda Jarnecki

10 UPPER BOURNE LANE, WRECCLESHAM, FARNHAM GU10 4RQ

Erection of single storey extension and alterations together with partial demolition of detached garage with alterations to elevation and roof and associated landscaping.

No comment.

WA/2025/01532 Farnham Bourne

Officer: Sera Elobisi

FRENSHAM PARK MANOR, 40 FRENSHAM VALE, LOWER BOURNE, FARNHAM GU10 3HT

Certificate of Lawfulness under Section 191 to confirm implementation of permission

WA/2021/02574, that works began before expiry of the permission.

No comment.

WA/2025/01548 Farnham Bourne

Officer: Wanda Jarnecki

NOTRE, 2 LODGE HILL ROAD, LOWER BOURNE, FARNHAM GU10 3QN

Erection of single storey extensions and alterations to dwelling; alterations to roof of detached outbuilding; associated landscaping; demolition of attached conservatory and detached outbuilding.

No comment.

WA/2025/01564 Farnham Bourne

Officer: Clare Woodhatch

THE OLD GRANARY, HILLSIDE ROAD, FRENHAM, FARNHAM GU10 3AJ

Erection of a first floor extension and alterations.

No comment.

Farnham Castle

CA/2025/01573 Farnham Castle

Officer: Theo Dyer

4 BISHOPS MEAD, FARNHAM GU9 7DU

FARNHAM CONSERVATION AREA WORKS TO AND REMOVAL OF TREES

Farnham Town Council leaves to the Arboricultural Officer. In response to a climate emergency, it is vital to retain green infrastructure in line with LPP1 policy CC1 Climate Change and NE2 Green and Blue Infrastructure, replacements must be planted.

WA/2025/01528 Farnham Castle

Officer: Ninto Joy

2 SANDFORD HOUSE, 39A WEST STREET, FARNHAM GU9 7DX

Alterations to elevation.

No comment.

WA/2025/01529 Farnham Castle

Officer: Ninto Joy

2 SANDFORD HOUSE, 39A WEST STREET, FARNHAM GU9 7DX

Listed Building Consent for external alterations.

No comment.

WA/2025/01588 Farnham Castle

Officer: Sera Elobisi

28C DOWNING STREET, FARNHAM GU9 7PD

Advertisement consent for 2 signs.

Farnham Town Council objects to the style of the projecting sign proposed, a 0.6m disc fixed to the wall, being inappropriate for the Town Centre Conservation Area. See page 15 of FCAMP for examples of appropriate hanging signs. [Farnham Conservation Area Management Plan](#)

WA/2025/01592 Farnham Castle

Officer: Justin Bramley

2 WINTON ROAD, FARNHAM GU9 9QW

Certificate of Lawfulness under Section 192 for change of use of detached outbuilding for commercial use (Sui Generis).

Farnham Town Council objects to the application under Section 192. The impact of the proposed Veterinary Practice must be determined through a full planning application where neighbours are consulted. The operation proposes 10 appointments a day between 08.00-19.00 and 08.30-14.00 on Saturdays, though suggested being seasonal to the holiday periods, the 'exceptional' estimate is 50 client appointments per week/100 vehicle movements. This is excessive to one dwelling on an already congested residential road with limited on-street parking.

WA/2025/01614 Farnham Castle

Officer: Dana Nickson

UNIT 3, ROMANS BUSINESS PARK, EAST STREET, FARNHAM GU9 7SX

Display of 2 illuminated signs.

Farnham Town Council requests that illuminated signage is switched off overnight. It is also requested that no signage or A-boards be displayed on the footway beyond the curtilage and car parking to the front of Romans Business Park.

Farnham Firgrove

NMA/2025/01584 Farnham Firgrove

Officer: Wanda Jarnecki

24 ST JOHNS ROAD, FARNHAM GU9 8NT

Amendment to WA/2015/1458 to alter the proposal description relating to the erection of extensions and alterations; as well as minor changes to the rear and side single storey extension.

No comments.

TM/2025/01526 Farnham Firgrove

Officer: Theo Dyer

5 HILLARY ROAD, FARNHAM GU9 8QY

APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 01/05

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.

WA/2025/01587 Farnham Firgrove

Officer: Matt Ayscough

35 ST JOHNS ROAD, FARNHAM GU9 8NU

Erection of extensions and alterations including roof mounted solar panels.

No comment.

WA/2025/01604 Farnham Firgrove

Officer: Justin Bramley

4 LANCASTER AVENUE, FARNHAM GU9 8JY

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

Previously refused under a S192 Certificate of Lawfulness due to width of proposal being beyond permitted development parameters. This is a full planning application. No comment.

WA/2025/01616 Farnham Firgrove

Officer: Justin Bramley

OAKWOOD, 1 MORLEY ROAD, FARNHAM GU9 8LX

Erection of a single storey extension and alterations.

No comment.

Farnham Hale and Heath End

TM/2025/01534 Farnham Heath End

Officer: Theo Dyer

47 WHITE COTTAGE CLOSE, FARNHAM GU9 0NL

APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 33/99

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.

WA/2025/01521 Farnham Heath End

Officer: Matt Ayscough

6 OLD HEATH WAY, FARNHAM GU9 0QP

Erection of an extension.

Previously refused under a Prior Approval application due to a Condition in the 1982 planning permission restricting enlargement without a full planning application. No comment.

WA/2025/01600 Farnham Heath End

Officer: Wanda Jarnecki

LAND AT 33 ALMA LANE, FARNHAM

Certificate of Lawfulness under Section 191 for conversion of ancillary outbuilding as an independent dwelling in breach of Conditions 1 (restriction on use) in excess of 4 years, and 2 (approved plans) in excess of 10 years, of WA/2010/0222.

Farnham Town Council submitted comments on WA/2010/0222 (shown on the planning portal dated 8 March 2010) raising concern that 'the garage may become a separate dwelling, particularly as there is access to the rear'. Conditions were requested to restrict the use of the garage to the dwelling. It is disappointing to see it took such little time to breach conditions. Council Tax must be backdated to the full extent allowed of 6 years.

Farnham Moor Park

WA/2025/01552 Farnham Moor Park

Officer: Anna Whitty

AUSTINS PLACE, 40 COMPTON WAY, FARNHAM GU10 1QU

Erection of a dwelling with attached garage following demolition of the existing dwelling and garage/workshop; alterations and erection of extension of the existing indoor pool building.

Replace with mock Georgian design. No comment.

WA/2025/01572 Farnham Moor Park

Officer: Wanda Jarnecki

HOLLY HOUSE, SANDS ROAD, THE SANDS, FARNHAM GU10 1PX

Erection of extensions and alterations with addition of balconies; alterations to roof space to provide habitable accommodation with dormer windows and associated works including enlargement of existing tennis court.

No comment.

WA/2025/01613 Farnham Moor Park

Officer: Wanda Jarnecki

9 PENFOLD CROFT, FARNHAM GU9 9JD

Erection of a single storey extension and alterations with demolition of existing detached garage.

Farnham Town Council notes that the existing garden is to become parking, and the existing parking is noted as 'retained garden'. A grassed garden area must be maintained within the frontage to retain the character of the dwelling and the street scene – a condition must be included for the maintaining of an area of garden to the frontage. Block paving is noted in the Climate Change and Sustainability checklist for the driveway - measures must be put in place to ensure permeability and prevent surface water runoff into the highway. Vehicles must be able to enter the highway in forward gear.

Farnham North West

WA/2025/01580 Farnham North West

Officer: Lauren Kitson

ANNEXE, THE OLD BARN, RUNWICK LANE, RUNWICK, FARNHAM GU10 5EE

Certificate of Lawfulness under Section 191 to establish annexe as a residential dwelling.

No comment.

Farnham Rowledge

CA/2025/01609 Farnham Rowledge

Officer: Theo Dyer

4 QUENNELLS HILL, WRECCLESHAM, FARNHAM GU10 4ND

WRECCLESHAM CONSERVATION AREA WORKS TO AND REMOVAL OF TREES

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

TM/2025/01527 Farnham Rowledge

Officer: Theo Dyer

4 GREYSTEAD PARK, WRECCLESHAM, FARNHAM GU10 4NB

APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 09/01

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.

WA/2025/01515 Farnham Rowledge

Officer: Justin Bramley

ECHO BARN, 33 ECHO BARN LANE, WRECCLESHAM, FARNHAM GU10 4NG

Erection of single storey extensions and alterations; relocation of existing entrance gates with associated works.

Surrey Highways have no objection to the relocation of the existing entrance gates. No comment.

WA/2025/01536 Farnham Rowledge

Officer: Dana Nickson

LAND AT 30 MEADOW WAY, FARNHAM

Erection of a detached single storey dwelling with associated parking, landscaping and access.

Replacement single storey dwelling following extensive fire. No comment.

WA/2025/01571 Farnham Rowledge

Officer: Justin Bramley

22 POTTERY LANE, WRECCLESHAM, FARNHAM GU10 4QJ

Erection of extensions and alterations following demolition of detached garage; widening of existing vehicle access and associated works.

A similar scheme was approved under WA/2022/00131. No comment.

WA/2025/01603 Farnham Rowledge

Officer: Justin Bramley

9 VINE LANE, WRECCLESHAM, FARNHAM GU10 4TD

Erection of porch and veranda together with alterations following demolition of porch.

No comment.

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

There were none for this meeting.

6. Appeals Considered

There were none for this meeting.

7. Licensing Applications Considered

Licensing Applications Considered

New Premises Application

Tavola Di Famiglia, 4-5 Town Hall Buildings, The Borough, Farnham GU9 7ND

Tavola Di Famiglia (Farnham) Ltd

An application has been received for a new premises licence.

The application is for Live music 09:00-00:00 Sunday to Tuesday and 09:00-01:00 Wednesday to Saturday (Sundays before Bank holidays 09:00-01:00; New Year's Eve 09:00-02:00; and Christmas Eve 09:00-01:00);

Recorded music and Opening hours 08:00-00:00 Sunday to Tuesday and 08:00-01:00 Wednesday to Saturday (Sundays before Bank holidays 09:00-01:00; New Year's Eve 09:00-02:00; and Christmas Eve 09:00-01:00);

Late night refreshment 23:00-00:00 Sunday to Tuesday and 23:00-01:00 Wednesday to Saturday (Sundays before Bank holidays 23:00-01:00; New Year's Eve 23:00-02:00; and Christmas Eve 23:00-01:00);

On and Off sales of alcohol 09:00-23:30 Sunday to Tuesday and 09:00-00:30 Wednesday to Saturday (Sundays before Bank holidays 09:00-01:00; New Year's Eve 09:00-02:00; and Christmas Eve 09:00-01:00).

Deferred to next meeting on Monday 15th September 2025.

Street Trading Application Considered

Renewal

Doe Wood Fired Pizza Ltd, layby, Lower Road, off Hale Road, Farnham

Waverley Borough Council is currently in receipt of a renewal application for a Street Trading Consent from an existing trader.

The application is for a mobile food operator called 'Doe Wood Fired Pizza Ltd' to continue to trade from the layby, Lower Road, off Hale Road, Farnham between the hours of 12:00 – 21:00 on Fridays, Saturdays and Sundays.

Farnham Town Council has no comment to make.

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

It was agreed that Farnham Town Council's previous comments on applications on the site would be presented by Councillor Fairclough at Waverley's Planning Committee meeting on 3rd September 2025.

9. Date of next meeting

Monday 15th September 2025 at 9.30am.

The meeting ended at 9.56 am

Notes written by Jenny de Quervain

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FARNHAM TOWN COUNCIL

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Notes

Planning & Licensing Consultative Working Group

Time and date

9.30 am on Monday 15th September, 2025

Place

Council Chamber, 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 Alan Earwaker
Councillor Brodie Mauluka
Councillor Mark Merryweather
Councillor George Murray
Councillor Graham White
Councillor Tim Woodhouse (attended 10-10.28am for items in Rowledge only)

Officers: Jenny de Quervain

1. Apologies for Absence

Councillor Woodhouse advised that he'd only be able to attend between 10.00-10.30 due to other meetings.

2. Disclosure of Interests

Councillor Merryweather declared an interest to WA/2025/01693 and WA/2025/01701 at 6 Farnham Trading Estate as Waverley Borough Council Portfolio Holder for Assets and Finance.

3. Applications Considered for Key/Larger Developments

Farnham Castle

WA/2025/01647 Farnham Castle

Officer: Lauren Kitson
85A WEST STREET, FARNHAM GU9 7EN

Alterations to existing commercial building to provide 5 dwellings with associated parking, bin and cycle storage; relevant demolition of an unlisted building in a conservation area.

Farnham Town Council notes that the previous application for 6 dwellings was refused under WA/2025/00450 though the Design and Access Statement does not include this fact.

The officer stated: It is recognised that there are benefits to the provision of six market dwellings in an accessible location in terms of supply, albeit this benefit is tempered by the fact, as officers have identified, the dwellings would not provide accommodation commensurate with minimum Technical Housing Standards, would provide poor natural light for Unit P4 and would provide no external amenity space for any unit.

With the previous application, it was concluded that there was no harm to heritage assets or neighbours' amenity.

The application is for 5 dwellings and provides amenity space to the front of the dwellings.

If approved, Farnham Town Council requests that the amenity spaces to the front and side of the dwellings be Conditioned for this purpose only to ensure that there are no future applications to turn amenity spaces into parking spaces. It is also request that the type of landscaping be appropriate for the setting – it is unlikely that grassed areas will be easy to maintain due to the overshadowing in a courtyard setting. Appropriate materials and plant must be considered and conditioned for a maintenance period of five years.

A Construction Management Plan is vital for the proposed redevelopment of this brownfield site within the town centre Conservation Area with a narrow access against existing residential dwellings. Measures must be put in place to minimise disturbance and dust to reduce harm to the neighbours' amenity on all sides of the proposed development.

Farnham Moor Park

WA/2025/01693 Farnham Moor Park

Officer: Dana Nickson

6 FARNHAM TRADING ESTATE, FARNHAM GU9 9NN

Application for Advertisement Consent to display 2 illuminated and 1 non illuminated fascia signs.

No comment.

WA/2025/01701 Farnham Moor Park

Officer: Dana Nickson

6 FARNHAM TRADING ESTATE, FARNHAM GU9 9NN

Erection of refuse store and alterations to elevations including installation of entrance door and ramp with associated works.

No comment.

Farnham Rowledge

WA/2025/01677 Farnham Rowledge

Officer: Lauren Kitson

LAND EAST COORDINATES 483183 143233, SWITCHBACK LANE, ROWLEDGE, FARNHAM

Erection of 6 self-build dwellings with detached garages, associated access and landscaping.

Farnham Town Council notes that the proposed development of 6 self-build dwellings with detached garages is located off Farnham Bridleway 174 on land in the curtilage of Frensham Vale House, outside the built-up boundary of Farnham's Neighbourhood Plan subject to policy FNP10 Protect and Enhance the Countryside and policy FNP1 Design of New Development and Conservation – new development will only be permitted where it:

- 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; and
- g) Will not result in unacceptable levels of light, noise, air or water pollution.

The access, via the southern end of Switchback Lane, is opposite the entrance to Frensham Heights School with over 200 day pupils.

Switchback Lane is a poorly maintained bridleway with varying gradients holding surface water and prone to flooding.

The proposed housing is in a clearing surrounded by dense woodland. Woodland areas must be retained and protected from urban creep.

Farnham Neighbourhood Plan includes a site for development off Switchback Lane with the proposed access of Pear Tree Lane to the south and Shrubbs Lane to the north under policy FNP14f), guidance on density is approximately 5dph; site is noted at 0.49ha.

A Construction Management Plan is needed to detail how the site will be accessed for construction. It is unclear as to whether the proposed 6 dwellings will be developed together or individually/phased development.

4. Applications Considered

Farnham Bourne

CA/2025/01671 Farnham Bourne

Officer: Theo Dyer

MAVINS COURT, 4 GREENHILL ROAD, FARNHAM GU9 8JN

GREAT AUSTINS CONSERVATION AREA WORKS TO AND REMOVAL OF TREES

Note. 10 trees to be felled.

Farnham Town Council raises concern over the number of CA applications on this site and the cumulative impact on the Great Austins Conservation Area. A History and Constraints search should be produced to monitor tree works on at Mavins Court.

TM/2025/01638 Farnham Bourne

Officer: Theo Dyer

50 AVELEY LANE, FARNHAM GU9 8PS

APPLICATION FOR WORKS TO AND REMOVAL OF TREES SUBJECT OF TREE PRESERVATION ORDER 28/07

Farnham Town Council leaves to the Arboricultural Officer. In response to a climate emergency, it is vital to retain green infrastructure in line with LPP1 policy CC1 Climate Change and NE2 Green and Blue Infrastructure, replacements should be planted.

NMA/2025/01622 Farnham Bourne

Officer: Sam Wallis

2 FOREST DRIVE, FARNHAM GU10 3HU

Amendment to WA/2019/0781 - It is proposed to amend the condition listing the approved plans (Condition 1)

No comment allowed.

WA/2025/01646 Farnham Bourne

Officer: Justin Bramley

DENE COACH HOUSE, 47 DENE LANE, LOWER BOURNE, FARNHAM GU10 3RJ

Application under Section 73 to vary Condition 1 (approved plans) of WA/2024/00340 to allow for changes to fenestration and increase size of terrace to bedroom 2.

No comment.

WA/2025/01663 Farnham Bourne

Officer: Justin Bramley

8 STREAM VALLEY ROAD, LOWER BOURNE, FARNHAM GU10 3LT

Certificate of Lawfulness under Section 192 for hip to gable and dormer extensions to provide habitable accommodation in roof space including installation of rooflights and Juliet balcony.

No comment.

WA/2025/01670 Farnham Bourne

Officer: Dana Nickson

FORMER DEODAR, 6 BAT AND BALL LANE, WRECCLESHAM, FARNHAM

Application under Section 73 to vary condition 2 of WA/2024/02395 (approved plans) to allow widening of part of driveway.

Note. Since starting on site, it has been brought to our attention that the top of the drive will require widening in order to accommodate the machinery and deliveries. On the advice of the planning officer Dana Nickson we have been told to submit this application in order for the drive to be widened slightly.

No comment.

Farnham Firgrove**WA/2025/01699 Farnham Firgrove**

Officer: Wanda Jarnecki

17 HILLARY ROAD, FARNHAM GU9 8QX

Erection of extensions and alterations to existing bungalow to create a two storey dwelling with solar panels and air source heat pump and associated landscaping; demolition of existing single storey extension.

No comment.

Farnham Moor Park**TM/2025/01689 Farnham Moor Park**

Officer: Theo Dyer

55 BADSHOT PARK, BADSHOT LEA, FARNHAM GU9 9NE

APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 14/11

Farnham Town Council, subject to the Arboricultural Officer's comments, welcomes the maintenance of trees to extend their life and associated amenity. In response to a climate

emergency, it is vital to retain green infrastructure in line with LPP1 policy CC1 Climate Change and NE2 Green and Blue Infrastructure.

Farnham North West

NMA/2025/01695 Farnham North West

Officer: Justin Bramley

19 CRONDALL LANE, FARNHAM GU9 7BG

Amendment to WA/2025/00882 - rear hip end roof to gable end roof Additional head height and structural requirements

No comment allowed.

Farnham Rowledge

CA/2025/01688 Farnham Rowledge

Officer: David Frye

FLAT 1, THE OLD VICARAGE, THE STREET, WRECCLESHAM, FARNHAM GU10 4FD

WRECCLESHAM CONSERVATION AREA REMOVAL OF TREE

No comment.

TM/2025/01627 Farnham Rowledge

Officer: Theo Dyer

29 MAYFIELD, ROWLEDGE, FARNHAM, GU10 4DZ

APPLICATION FOR WORKS TO AND REMOVAL OF TREES SUBJECT OF TREE PRESERVATION ORDER 47/99

Farnham Town Council leaves to the Arboricultural Officer. In response to a climate emergency, it is vital to retain green infrastructure in line with LPP1 policy CC1 Climate Change and NE2 Green and Blue Infrastructure, suggested replacements welcomed.

Farnham Rowledge

Amendments received

Amended Proposed Site Plan showing entrance relocated

Amended Technical Note

Amended Ecological Information

Amended Arboricultural Information

WA/2025/00992 Farnham Rowledge

Officer: Dana Nickson

LE SOURCIL, MANLEY BRIDGE ROAD, ROWLEDGE, FARNHAM GU10 4BU

Erection of 2 dwellings with access and associated landscaping following demolition of existing bungalow.

Farnham Town Council maintains its previous objection:

Farnham Town Council objects to this application for two, two storey dwellings, following the demolition of the existing bungalow, noting an application for three dwellings was refused under WA/2024/00139.

Farnham Neighbourhood Plan policy FNP1 must be considered. New development will be permitted where it: a) Is designed to a high quality which responds to the heritage and

distinctive character of the individual area, by way of: i. height, scale, density, layout, orientation, design and materials of buildings, ii. boundary treatment, iii the scale, design and materials of the public realm (highways, footways, open space and landscape); b) Follows guidance in the Farnham Design Statement and the Surrey Hills AONB Management Plan; c) Protects and enhances heritage assets and their setting; 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.

The proposed two storey dwellings have been positioned to the front and rear of the plot to address some of the previous reasons for refusal. Although less cramped on the site, the scale, form, design and use of materials would fail to integrate with the wider character of the area, resulting in visual harm to the appearance of the street scene and the wider area.

As with the previous application, the proposal would impact mature trees on the front boundary to ensure visibility splays and access to two dwellings. Proposals would impact the verdant character of the area.

It is noted that two accessible parking spaces have been laid-out for each four-bedroom dwellings but only 'further room' for visitors to park and turning for a small van. Given the reliance on a car in this location, the parking spaces provided are below the minimum requirement for a four-bedroom dwelling as detailed in WBCs Parking Guidance SPD.

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.

Farnham Town Council notes the planning history on the site to gain permission retrospectively for the overbuild of WA/2018/0576 includes:

The first retrospective application under 73A was WA/2022/00626 made on 17th February 2022 and subsequently withdrawn on 7th July 2022.

The second retrospective 73A application was WA/2024/00502 dated 14th March 2024 and withdrawn on 23rd January 2025.

This third application WA/2025/01210 seeks to achieve the changes sought in the two previous applications, but the Waverley Officer has noted that the building is larger and given a time extension to enable the Agent to explain why the current building in situ has a larger footprint than the one agreed under WA/2018/0576 (approved plans).

The Agent has maintained in his design statement for all three applications that the current building "was built to the extant footprint" of the approved plans.

The plans approved under WA/2018/0576 had a ground floor area of 202 sqm and a first-floor area of 98 sqm.

The variation sought now under 73A WA/2025/01210 has a ground floor area of 221 sqm and a first-floor area of 183 sqm. This increase of 104 sqm floor area (predominantly to the first floor), the height has increased and additional window openings/Juliet balcony overlooking the neighbour's amenity space.

An alternative approach could be to reduce the built form to that with permission in WA/2018/0576 rather than justify the overbuild.

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

There were none for this meeting.

6. Appeals Considered

Appeal Decision

APP/R3650/W/25/3359169 Land south of 70 Wrecclesham Hill, Wrecclesham, Farnham, Surrey

The appeal was made by Sigma Homes Limited against the refusal of WA/2023/02741 by Waverley Borough Council.

The development proposed is for the erection of 26 dwellings (including 8 affordable) with formation of new vehicular access from Wrecclesham Hill, area of open space, landscaping and associated infrastructure.

Hearing was held on 29 July 2025

Site visits were made on 28 and 29 July 2025

Decision dated 29 August 2025

The appeal is allowed and planning permission is granted for the erection of 26 dwellings (including 8 affordable) with formation of new vehicular access from Wrecclesham Hill, area of open space, landscaping and associated infrastructure at Land south of 70 Wrecclesham Hill, Wrecclesham, Farnham, Surrey in accordance with the terms of the application, Ref WA/2023/02741, subject to the conditions.

7. Licensing Applications Considered

Deferred from 1st September

New Premises Application

Tavola Di Famiglia, 4-5 Town Hall Buildings, The Borough, Farnham GU9 7ND

Tavola Di Famiglia (Farnham) Ltd

The application is for Live music 09:00-00:00 Sunday to Tuesday and 09:00-01:00 Wednesday to Saturday (Sundays before Bank holidays 09:00-01:00; New Year's Eve 09:00-02:00; and Christmas Eve 09:00-01:00);

Recorded music and Opening hours 08:00-00:00 Sunday to Tuesday and 08:00-01:00 Wednesday to Saturday (Sundays before Bank holidays 09:00-01:00; New Year's Eve 09:00-02:00; and Christmas Eve 09:00-01:00);

Late night refreshment 23:00-00:00 Sunday to Tuesday and 23:00-01:00 Wednesday to Saturday (Sundays before Bank holidays 23:00-01:00; New Year's Eve 23:00-02:00; and Christmas Eve 23:00-01:00);

On and Off sales of alcohol 09:00-23:30 Sunday to Tuesday and 09:00-00:30 Wednesday to Saturday (Sundays before Bank holidays 09:00-01:00; New Year's Eve 09:00-02:00; and Christmas Eve 09:00-01:00).

See area plan below including the ground floor area under the colonnade and first floor balcony.



Farnham Town Council welcomes the cooperation of the applicant in agreeing to timing for outdoor use and outdoor recorded music restricted to 22.00 and a restriction on live music to 23.00.

It should be noted that the Noise Management Plan will need to be updated to reflect the changes to the highway on The Borough, reducing the carriageway to a single lane, as part of the Farnham Infrastructure Programme Town Centre Improvements. No deliveries will be allowed outside the premises as this will be a single live lane. Delivery bays will be located to the west on the south side and to the east around the corner on Woolmead Way.

For information, see below queries/comments were put to the applicant and their responses.

- 1. The premises has outdoor space to the front and an outdoor first-floor terrace, does the applicant intend to use outdoor seating until 00.00 Sunday to Tuesday and 01.00 Wednesday Saturday. It is believed that other premises have restrictions to 22.00 for outdoor use.**

We are completely on board with the 22:00 restriction and we have actually already outlined that in our noise management plan that we submitted to Kelechi Ogbonna (Senior Environmental Health Officer).

- 2. Although live music is proposed for indoors only, it is felt that 00.00 Sunday to Tuesday and 01.00 Wednesday to Saturday is too late as the premises adjoins resident dwellings on the first-floor and a number of shops within the vicinity have residential**

above, including directly opposite. Other than festive nights such as New Years' Eve, it is believed that other premises have restrictions to 23.00 for live music.

We are in agreement with the proposed restriction.

- 3. Recorded music is noted for both indoors and outdoors. The first-floor terrace adjoins a residential dwelling and the ground floor is on a busy thoroughfare. Music outdoors needs to tie in with the timing for outdoor use. See point 1 on use of outdoors.**

Agreed and we can confirm it will.

Representation sent via email to licensing.policy@waverley.gov.uk.

Street Trading Application

Auntie Apples Ices

Waverley Borough Council is currently in receipt of a new application for Itinerant Street Trading Consent from '**Auntie Apples Ices**' to trade from various streets in the south Farnham and Wrecclesham Area. The application is for consent to trade from 13:30-19:00, Monday to Sunday, February to October. The applicant has provided a map of streets for trading away from local shops.

No comment.

8. Waverley Borough Council Street Naming Applications

The road sign for **GRAHAM THORPE DRIVE** was installed at the entrance road to Farnham Park car park on 4th September 2025.

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

There were none for this meeting.

10. Date of next meeting

Monday 29th September 2025 at 9.30am.

The meeting ended at 10.29 am

Notes written by Jenny de Quervain

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