



FARNHAM TOWN COUNCIL

Agenda Council

Time and date

Thursday 30th October, 2025 at 6.00 pm or at the conclusion of the meeting of the South Street Trust whichever is later.

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 30th October, 2025, at 6.00 pm** or at the conclusion of the meeting of the South Street Trust whichever is the later, 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: 30 October 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 30th October, 2025 at 6.00 pm or at the conclusion of the meeting of the South Street Trust whichever is later

Place

Council Chamber - Farnham Town Hall, South Street, Farnham

Prayers

Prior to the meeting prayers will be said by Revd Jane Walker of the Benefice of Frensham. Councillors and members of the public are welcome to attend. There will also be a presentation to the Council by Cllr Earwaker of a painting by Susie Lidstone entitled 'Sails of Gold'.

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 7 - 20)

To sign as a correct record the minutes of the Farnham Town Council meeting held on July 31st July at Appendix A, and 18th September at Appendix B.

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 21 - 30)

- I To receive the notes and any recommendations of the following Working Groups:
 - i) Culture & Business held on 8th October 2025 **Appendix C**
 - ii) Strategy and Resources held on 19th October 2025 **Appendix D**
- 2 To receive any relevant verbal updates from other Working Groups
 - Community & Wellbeing
 - Environment

8 Planning and Licensing Applications (Pages 31 - 58)

To receive the minutes of the Planning & Licensing Consultative Group meetings held on 29th September and 13th and 27th October at Appendices E, F, and G.

Part 2 - Items to Note

9 Actions taken under the Scheme of Delegation

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

10 Reports from Other Councils

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

11 Reports from Outside Bodies

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

12 Date of Next Meeting

To agree the date of the next meeting as 18th December 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

- 1) Recommendations of the HR Panel meetings held on 16th September and 28th October at Exempt Appendix I (to follow)
- 2) Any relevant matters arising from the discussions of the Working Groups.

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



FARNHAM TOWN COUNCIL

A

Minutes Council

Time and date

6.00 pm on Thursday 31st July, 2025

Place

Council Chamber - Farnham Town Hall

Councillors

Councillor David Beaman
Councillor Mat Brown
Councillor Sally Dickson
Councillor George Hesse
Councillor Chris Jackman
Councillor Andrew Laughton
Councillor Michaela Martin
Councillor Brodie Mauluka
Councillor Mark Merryweather
Councillor Kika Mirylees
Councillor George Murray (Mayor)
Councillor John Ward
Councillor Graham White (Deputy Mayor)

Apologies for absence

Alan Earwaker, Tony Fairclough and Tim Woodhouse

Officers Present:

There was one member of the public and one member of the press in attendance.

Prior to the meeting, prayers were led by Revd Jacqueline Drake Smith. As this was her last visit to the Council Chamber, as she was retiring, the Mayor thanked her for her contribution to the Farnham community and presented her with an engraved paperweight of Farnham Town Hall which she accepted with thanks.

Mr Peter Banks presented the Mayor with a wood carved World Craft Town sign and thanked the Council for what it was doing in leading the Craft Town project and supporting local makers

C26/25 Apologies

Apologies were received from Cllrs Fairclough and Woodhouse.

C27/25 Disclosures of Interest

Cllr Merryweather declared an interest in relation to potential asset transfers as portfolio holder for assets and finance at Waverley Borough Council and left the room for discussion of that item.

C28/25 Minutes

The Minutes of the meeting held on 19th June 2025 were agreed for signing by the Mayor subject to correction of Cllr Jackman in apologies as he appeared in those present and apologies.

C29/25 Questions and Statements by the Public

There were no questions or statements by the public.

C30/25 Town Mayor's Announcements

The Mayor began by passing on the Council's wishes for a speedy recovery to the past Mayoress Mrs Caroline Mauluka.

The Mayor advised he had had a busy time since the last Council meeting and that being Mayor was an absolute treat. It was an honour and privilege to meet local organisations and individuals and to hear that the Town Council is held in such high esteem.

In particular the Mayor mentioned a number of activities including school visits, judging the Farnham Carnival floats, welcoming the judges for South and South East in Bloom and hosting the Lord Lieutenant as he presented the King's Award for Voluntary Service to the Tice's Meadow Bird Group.

C31/25 Questions by Members

There were no Questions by Members.

C32/25 Working Group Notes

1) Environment Working Group

Cllr Brown introduced the Notes of the Environment Working Group held on 16th July.

- a) Council noted the Farnham in Bloom Community Group had been re-established and that there had been a positive response to sponsorship opportunities with a welcome new approach from the team.

Council noted the outcomes of the Tree survey and the required works and maintenance. In terms of the allotments a number of breaches of the rules were being addresses and the Working Group had endorsed the fact that only assistance dogs were allowed on allotments on hygiene and safety grounds.

The Working Group had reported on various works in Gostrey Meadow and also the delays in the Riverside Walk walking and cycling improvements.

It was Resolved *nem con* that Farnham Town Council makes representations to Surrey County Council, Waverley Borough Council and Crest Nicholson over the quality of work and the time taken to complete the Riverside Walk project.

- b) Council noted the outcomes of a recent safety inspection had resulted in the need for remedial works to 54 memorials. It was also made aware of recent concerns that had been raised on cemetery matters and of an ongoing review into a breach of Cemetery Regulations in Badshot Lea noting the sensitivities around this issue.

It was Resolved *nem con* that Farnham Town Council updates the Cemetery Regulations and the Exclusive Rights of Burial (EROB) and Notification of Burial forms, reflecting recent questions raised regarding non-resident interment fees and an advisory notice about adjacent burials.

2) Culture & Business Working Group

Cllr Mirylees outlined discussions that had taken place at the Culture and Business Working Group held on 30th July.

Council noted the success of recent events but that it had proven difficult to have councillors attending the FTC Information Tent on every occasion. The Working Group had reviewed the Sustainability Festival and how it could be further developed but reaffirmed the long-standing position that political groups would not have a space allocated at community events organized by FTC.

The experiment with longer Music in the Meadow events had generally not worked with most people arriving at the normal start time and with additional costs incurred. Ult was agreed that the World Music Day event would continue.

In terms of World Craft Town, Cllr Mirylees advised that the Artist in Residence was hoped to be a jeweller in 2026 and plans were progressing well for Craft month and a repeat of the Lantern Festival.

In terms of business activities, Cllr Mirylees advised that the Farnham Infrastructure Programme was planning to promote Downing Street during the works with bunting and additional promotion for businesses.

3 Strategy & Resources Working Group

Cllr White introduced the notes of the Strategy & Resources Meeting held on 21st July at Appendix D.

a) Finance

Council noted the quarterly Finance Report with expenditure running at the expected level for the first three months of the year at 37.4% with income at 57.8% given the payment of the first half of the precept. There were no debtors being a cause for concern with 90% being the result of invoices issued in June

It was RESOLVED unanimously 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.

b) Reappointment of the current Internal Auditor

The Working group had considered reappointing the Internal Auditor to allow for 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.

It was Resolved unanimously that Mike Platten of April Skies Accounting Ltd be reappointed as Internal Auditor for a further three-year period (2025/26 to 2027/28), subject to annual confirmation of independence and professional competence.

c) Bank signatories

Council noted that the Council's banking mandates for different accounts required updating

It was Resolved that

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

d) Contracts and assets

- i** Council received detailed information on a range of current contracts and assets issues including the triennial tree survey, the Gostrey Meadow Playground project and the contribution of £33,000 from a Your Fund Surrey allocation, and preparations for the new Gostrey Amenity Building. There were also updates on Library Gardens and plans for a new vehicle to replace a twenty year old vehicle.

It was Resolved that

- 1) 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) the actions taken under the Scheme of Delegation to improve the surfacing outside the playground pending the Gostrey Amenity Building Project be endorsed at a cost of up to £5,000.**
- 3) A vote of thanks be made to Surrey County Councillor Andy MacLeod and Michaela Martin for their very welcome contributions to the Gostrey Meadow Playground.**

ii Christmas Lights

Council noted the detailed analysis of the bids for Christmas Lights and the competitive tenders that had been received with six bids received and costs ranging from £250,000 to £456,000. The detailed analysis was attached as an exempt annex.

It was Resolved unanimously that, subject to references and final design details, the Christmas Lights Contract be awarded to Thomas Nagy at a cost of £280,000 for an initial five-year term.

iii Gostrey Amenity Building

Council discussed a report on the Gostrey Amenity Building attached as an Annex to the Working Group report. The Annex set out the outcome of a recent meeting with the architects and details of the specialists required prior to tendering the project. An Assets meeting was scheduled for 18th August.

It was RESOLVED *nem con*, with Cllr Hesse abstaining, in order to move the Gostrey Amenity Building forward without further delay that:

- 1 **Plan A Architects be commissioned to advise FTC to the tender stage including preparing the detailed specification for tender;**
- 2 **The Town Clerk in consultation with the Leader, Mayor and Lead Member of the Assets Task Group be delegated authority to progress the scheme as required in between Council meetings.**

Cllr Merryweather left for the next item

e) **Community Asset Transfers**

Council received an update on the discussion taking place over Community Asset Transfers. Council confirmed its desire to take on key assets that were at risk in the future of sale to fund historic debt of councils across Surrey as a result of Local Government Reorganisation. Council agreed that there was need to take on some assets that were dilapidated from years of underinvestment but these should be supported by a dowry or income generating asset such as a car park. It was noted that Surrey CC had not yet formalised its own Community Asset Transfer policy.

Cllr Merryweather returned.

f) **Farnham Infrastructure Programme**

Cllr Beaman was thanked for being the Council's representative on the Farnham Infrastructure programme in recent years, and the county councillors were thanked for their ongoing input. Cllr Beaman provided an update on the current position of works and the timetable with the most notable next step being the closure of Downing Street from 18th August to 1st November. This was recognized as being a significant closure

Council noted there was also a Business Case being prepared for the A31 corridor which was anticipated to be submitted to government in August 2026.

Concern was expressed over the constant flouting of the 20MPH zone and Cllr Hesse was writing to Cllr MacLeod to take up formally with Surrey.

4 Devolution and Local Government Reorganisation

Council discussed the recent presentations by Cllr Tim Oliver and Cllr Hannah Dalton on options for governance under new unitary councils.

A detailed debate ensued on whether or not Farnham should be part of a pilot test and learn Neighbourhood Area Committee, with some councillors believing the pilots were premature and should await the election of shadow unitary councils whilst others it would be a good opportunity to be part of shaping new arrangements.

Some of the points made included:

- Understand FTC wants to sit at the table and shape things but FTC is an award-winning council already doing many of the things the NAC aims to do. There is a risk to FTC of loss of identity and purpose. There is a loss to residents of a local vibrant democratic voice.
- FTC has a lot to contribute and shape the outcome of the NACs. This was an opportunity to make the NACs even better by participating and learning for the future. It is clear this model is part of the future structures.
- Farnham was held in high esteem across Surrey, and people had confidence in FTC's ability to see if things worked and try and create an exemplar with partners.
- Concern that the NACs would falter by being a talking shop with people not wanting to attend or being unable to as there were too many for the voluntary and community organisations expected to participate across Surrey.
- If the NAC did not work FTC would still be there to support its community.

- The whole process was being rushed through and creating additional pressure on the workload of officers.
- The process was being orchestrated by Surrey and it was not clear what was being piloted or what could be achieved in the very short time (3 months) for the pilot.
- There was also a view that reorganisation may not happen given the backtracking that had taken place at central government. NACs had a place in unparished areas but this was not ideal where there were strong parishes as there would be less of an input.
- Potentially this could be a way of engaging better with policing, water/health and other issues in a constructive way and a conduit for future working, but there was concern about how area committees have narrowed or been replaced in the past and there has been less engagement.

It was Resolved by 8 votes to 4 with 2 abstentions that:

- 1) **FTC accept the invitation to take part in the Neighbourhood Area Committee pilot to help shape future arrangements.**
- 2) **To appoint the Leader and Town Clerk to take part initial discussion to develop terms of reference and report back to the LGR Task Group/Strategy & Resources and September Council.**
- 3) **The draft FTC response to the Government's LGR consultation be submitted subject to any councillor comments by the end of 1st August 2025.**

4 Community & Wellbeing Working Group

Cllr Earwaker presented the draft terms of Reference for the Working Group.

It was Resolved *nem con* that the Terms of Reference be adopted.

Cllr Merryweather reported that Hampshire Police had opened a front desk in Alton and wondered if Surrey could do the same in Farnham.

C33/25 Planning and Licensing Applications

Cllr Laughton introduced the Notes to the Planning & Licensing meetings held on 30th June and 14th and 28th July at Appendices F, G and H. Items of note included the refusal of the Trueform sign on appeal (being inappropriately sited) and a presentation by the developers of the Centrum Site with the Waverley Planning Officer. Cllr Laughton outlined the comments made by FTC.

In terms of Licensing, an application had been received for Laithwaites.

C34/25 Actions taken under the Scheme of Delegation

The Town Clerk advised that the National pay award had been agreed by the National Joint Negotiating Committee and that this would be implemented in the August salaries effective from 1st April.

C35/25 Reports from Other Councils

Cllr Martin confirmed that the Your Fund Surrey would be continuing with each of the County Councillors being allocated £50,000 to support local projects.

C36/25 Reports from Outside Bodies

There were no reports from outside bodies.

C37/25 **Date of Next Meeting**

The date of the next meeting was agreed as Thursday 18th September at 6pm.

The Mayor closed the meeting at 8.38pm

Chairman

Date

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FARNHAM TOWN COUNCIL

B

Minutes Council

Time and date

6.00 pm on Thursday 18th September, 2025

Place

Council Chamber - Farnham Town Hall

Councillors

Councillor Alan Earwaker
Councillor David Beaman
Councillor Mat Brown
Councillor George Hesse
Councillor Chris Jackman
Councillor Andrew Laughton
Councillor Brodie Mauluka
Councillor Mark Merryweather
Councillor Kika Mirylees
Councillor George Murray (Mayor)
Councillor John Ward
Councillor Graham White (Deputy Mayor)
Councillor Tim Woodhouse

Apologies for absence

Tony Fairclough and Michaela Martin

Officers Present:

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

There were two members of the public and one member of the press in attendance.

Prior to the meeting, prayers were led by Revd Lexi Russell of St George's Church in the parish of Badshot Lea and Hale.

C38/25 **Apologies**

Apologies were received from Cllrs Fairclough, Martin and Mirylees..

C39/25 **Disclosures of Interest**

There were no disclosures of interest.

C40/25 Minutes

The Minutes of the meeting held on 18th July were deferred to the next meeting.

C41/25 Questions and Statements by the Public

Ros Abery and Debbie attended to encourage Council to support a smartphone free childhood, an item that had been discussed at the Community and Well-being Working Group. This was a community and health issue to create smartphone free areas in schools and community buildings. They asked if it was possible for the Council to help raise awareness at other tiers of councils as well as the community, providing leadership and informing parents that there was help available to them. Primary schools in the area were already supportive but Secondary Schools were more challenging but were engaging in the conversation.

The Mayor congratulated Ros and Debbie for their grassroots campaign and for what they had achieved already in raising awareness. Cllr Earwaker advised that the Community Grants programme was open and they may wish to apply for support.

C42/25 Town Mayor's Announcements

The Mayor advised that he had been away for part of September and the Deputy Mayor had stepped in and covered his engagements including a visit to Farnham's Twin Town Andernach with the Farnham Andernach Twinning Association. The Deputy Mayor said this had been uplifting and useful with discussions with the Oberburgermeister and Burgermeister ahead of the 35th anniversary of the partnership in 2026. He would prepare a paper for discussion for a future meeting.

The Mayor said he was really pleased that the Council had played its part in Getting the entrance to Farnham Park named as Graham Thorpe Drive. This is where Graham Thorpe had begun his cricketering career and was an appropriate legacy for him.

The Mayor had attended the Sandy Hill Fun Day, which was part of the activities of one of his charities for the year. It was very good and positive. He encouraged everyone to support his fundraising quiz and karaoke night at the Six Bells on 3rd October.

The Mayor reported on the Mayor of Guildford's Civic Service and reminded that the Farnham Civic Service was taking place on 21st September.

C43/25 Questions by Members

There were no Questions by Members in accordance with Standing Order 9.

C44/25 Working Group Notes

I Community & Wellbeing Working Group

Cllr Earwaker introduced the Notes of the Community & Wellbeing Working Group held on 4th September at Appendix B to the agenda. The Working Group received a presentation from Smartphone Free Childhood (SFC) promoting its 'Parent Pact' to delay smartphone ownership until aged 14. Members supported the principles of the campaign and discussed promotion via council channels and events. There was particular concern over peer pressure in schools with bullying and demand for

inappropriate pictures leading to significant mental health issues for younger people. Cllr Mauluka offered to support SFC in its visits to schools.

The Working Group had reviewed community grants, noting quiet demand for the Support Fund and confirming the 2026/27 grant timetable which was open until December. Reports from youth partners (Hale Community Centre, 40 Degreaz, and the Jubilee Hub) highlighted ongoing work supporting young people were welcomed, and a discussions on the research by Participation People was noted. The Jubilee Hub had requested an additional £4,875 from unallocated SLA funds for additional work undertaken which was supported.

The Working Group also discussed older people's services with the move of the Brightwells Gostrey Centre to Brambleton Hall; CCTV improvements; and better health integration within the new Neighbourhood Area Committees (NAC) following a presentation by the Chief Executive of the Frimley Integrated Care Board advising of changes being implemented as part of new Government priorities. It was hoped other observers could also attend the NAC pilots to learn how the process worked.

It was Resolved *nem con* that:

- 1) Jubilee Hub receive an additional £4,875 from the remaining SLA allocation for 2025/26 to support extended youth engagement work, with £2,625 retained for future reallocation;**
- 2) the Lead Member for Community and Wellbeing represent the Council on the pilot Neighbourhood Area Committee to ensure community health and wellbeing issues were prioritised;**
- 3) Farnham Town Council continue to support community awareness initiatives, including Smartphone Free Childhood, through communication channels and event participation;**
- 4) the timetable for community and South Street Trust grants for 2026/27 be approved.**

2 Strategy & Resources Working Group

- a) Cllr White introduced the Notes of the Strategy & Resources Working Group held on 10th September at Appendix D to the agenda. The Working Group reviewed the mid-year finance report showing income at 62% and expenditure at 49% of the profiled budget and noted the budget timetable for 2026/27.
- b) Asset Transfer updates were received with a report at Appendix F to the S&R agenda, noting progress with responses awaited from Waverley on Waggon Yard Garages, Montrose House, Monkton Lane, the Memorial Ground and Brightwells Green Space. Business plans submitted to Waverley Borough Council for nine sites. Council endorsed the concern set out about the time being taken to process the applications (despite FTC paying for the service) and reiterated the need for income generating assets to support some transfers which needed significant investment. It was noted that FTC would still have to do its own surveys and due diligence if transfers were agreed. Business Plans would be circulated to the Assets Task Group Members.
- c) Members discussed Christmas lights contract issues with the successful tenderer withdrawing and the second preferred bidder Festive Lighting being awarded the contract. The costs were slightly higher with additional items being purchased and it was agreed that the five year project cost with contingency be budgeted at

£320,000, but a five year commitment from the Farnham BID to enable new items to be purchased was welcomed in helping generate footfall for businesses.

- d) In terms of asset management updates, Council noted the successful launch of the new website on time and within the agreed budget and congratulated Savage and Grey for their work. The proposed CRM software development was noted and Cllr Woodhouse offered to support the next steps, Council noted the cost (staff plus equipment) of loaning items for community events could be in the region of £600 per event, which were met from an in-kind grant. Council endorsed the continued importance of supporting volunteers running community events.
- e) In terms of the Gostrey Meadow Amenity Building, the challenges with protecting tree roots meant that the solution was likely to require the rebuilding of the Borelli Shelter a metre away from its current position. Trial holes were being dug in preparation. The Tender document was due to be issued before Christmas with the hope that construction on site would commence in April 26. External funding applications (eg Strategic CIL) would be made.
- f) Councillors noted the improvements done to Library Gardens since FTC took over the management of the gardens and officers were thanked for the work done to date. The refurbished telephone box outside the Library was also discussed and it was agreed Cllr Hesse would liaise with Creative Response to provide art inside the box as a feature.
- g) Council noted the report submitted by Cllr Hesse on the ongoing infrastructure works under the Farnham Infrastructure Programme. Planting for the raingardens had been chosen by Surrey and would be planted by FTC but there were concerns things were not as planned and with officers at Surrey changing this could lead to complications. Cllr Hesse and Jenny de Quervain were meeting with Surrey to discuss the layout for Castle Street. The problems of staining on the new footways would be resolved by Surrey sealing the finished works to prevent future issues. The Mayor advised he was meeting with the street cleaning contractor to see if more could be done in keeping the finished areas in good condition.
- h) Council noted the latest position on the Neighbourhood Plan and that the Urban Study proposal had still not been agreed by Waverley.

It was Resolved that:

- 1) the Town Clerk progress discussions with Waverley Borough Council regarding the transfer of identified community assets;**
- 2) Festive Lighting be confirmed as the Christmas Lights contractor for five years commencing 2025, at a cost of £296,000 with a contingency allocation from the Christmas Lights reserve;**
- 3) Farnham Town Council continue to support key community events with the loan of gazebos, tables, and chairs, recognising the cost and community value of such support;**
- 4) The Lead Member for Community and Wellbeing join the Farnham Neighbourhood Area Committee along with the Leader or Mayor;**
- 5) Officers continue to investigate the introduction of CRM software to streamline service delivery and prepare a report for a future meeting;**
- 6) Creative Response be invited to use the West Street telephone box as a showcase for art and craft.**

3 Environment Working Group

Cllr Brown introduced the Notes of the Environment Working Group held on 10th September at Appendix D to the agenda. Cllr Brown advised there was a cross-over with some of the items discussed at Strategy & Resources and he would limit his comments.

The Working Group received updates on tree works (with all the priority trees works being on target for completion by the end of 2025) , allotment maintenance, park improvements, and cemetery operations. The completion of Phase 1 of the Gostrey Meadow playground was noted, with Phase 2 to follow. Plans for the Riverside biodiversity project, Library Gardens improvements, and composting developments at the nursery were noted.

The Working Group supported reviewing Cemetery Regulations (2016) in 2026 with ICCM guidance and pursuing a Green Flag Award for Green Lane Cemetery.

C45/25 Planning and Licensing Applications

Cllr Laughton introduced the Notes of the Planning & Licensing Consultative Group meetings held on 11th August, 1st September, and 15th September 2025 at appendices E, F and G.

He drew attention to the proposed extension to the Premier Inn and concerns over the bulk and that it was of an industrial design not in keeping with the area which was an important entrance to the town. Similarly an application for six self-build houses near Switchback Lane was of concern, being in a flood area and a management plan to protect woodland would be required. An application for five dwellings on a tight site in West Street was supported as long as there was sufficient amenity space. In terms of a resubmission of an application in Gardeners Hill Road FTC maintains its objections as contrary to the Farnham Neighbourhood Plan.

Cllr Laughton advised that the 26 dwellings near Birdworld had been approved on appeal.

In terms of Licensing applications concerns of residents over Restaurant Bar No 5 in Brightwells were noted and the applicant had been requested to work with residents to minimise any disruption. The application for the new Italian in the Borough was supported.

C46/25 Appointment of a Trustee of the Isabella Schroder Trust

The Council considered the recommendation to reappoint Robert Durrant as Trustee of the Isabella Schroder Trust following the end of his ex-officio term as Churchwarden of St Peter's Church, Wrecclesham.

It was Resolved *nem con* that Robert Durrant be appointed as a Trustee of the Isabella Schroder Trust in his own right.

C47/25 Actions taken under the Scheme of Delegation

There were no items to report.

C48/25 Reports from Other Councils

There were no reports from other councils.

C49/25 Reports from Outside Bodies

- i) Cllr Jackman reported that drainage works had been carried out by Waverley at Badshot Lea Recreation Ground and the dugouts for the football pitch had been upgraded thanks to a grant from Your Fund Surrey.
- ii) Cllr Jackman thanked FTC for its support in helping improve the Badshot Lea War Memorial which had been in a poor state.
- iii) Cllr Fairclough and Martin had attended the Farnham BID meeting and with the new BID Manager in place it now had more momentum.
- iv) Cllr White reported he had met with the Chair of Trustees of Wrecclesham Community Centre and there will hopefully be a new Youth Evening in the future.
- v) The Mayor advised that the Farnham Society's exhibition in Brightwell's was really interesting and encouraged councillors to attend.
- vi) Cllr Brown advised the Heritage Open Day's talk on the architecture of Kharkiv and Farnham had been well presented and the UCA art exhibition on Ukrainian Women was worth a visit.

C50/25 Date of Next Meeting

The date of the next meeting was agreed as Thursday 30th October.

C51/25 Exclusion of the Press and Public

It was Resolved that members of the public and press be excluded for consideration of an exempt Cemetery Appeal matter.

C52/25 Any confidential matters (if required) arising from discussions of the Working Group notes.

Council received a report at Exempt Appendix I on a Cemetery Appeal. There were a number of matters discussed and a compromise was agreed for discussion with the family. It was noted that there had been direct and abusive correspondence to a member of staff from an out-of-area stonemason. The Appeals panel was the final arbiter but in view of the extra issues in this case it was necessary to report the matter to full Council.

Council reiterated that aggressive or inappropriate behaviour to staff was never tolerated and agreed a course of action in response to this matter including preventing the individual stonemason from being able to work in Farnham's cemeteries.

The Mayor closed the meeting at 9.13 pm

Chairman

Date



FARNHAM TOWN COUNCIL



Notes

Culture & Business Working Group

Time and date

11.30 am on Wednesday 8th October, 2025

Place

Byworth Room - Farnham Town Hall

Culture & Business Working Group Members Present:

Councillor Alan Earwaker
Councillor Brodie Mauluka
Councillor Kika Mirylees (Lead Member)

Officers: Oliver Cluskey, Megan Cross (Events Assistant) and Iain Lynch (Town Clerk)

1. Apologies

Apologies received from Councillor White, Councillor Laughton and Councillor Martin.

2. Declarations of Interest

None were made.

3. Notes of the Last Meeting Notes of the Last Meeting

Notes were approved.

4. Review of Recent Events

a) Music in the Meadow – 25 May to 31 August 2025

Members noted that it had been a strong season with a good variety of music. The events were well attended with an average peak attendance of 700. Several acts should be considered for rebooking and the 'Musical in the Meadows' with the Woking Wind Orchestra and Alton Concert Band was a fitting finale.

b) Markets

Monthly Farmers' market

Footfall at the Farmers' market in September was slightly down with the Food Festival taking

place but overall traders happy. Live music was enhancing the atmosphere and the craft row was proving popular

Central Car Park, 21 September – Antiques and Vintage Market (28 stalls).

Central Car Park was attracting less footfall than when on West Street. Members agreed to look at options such as moving to Brightwells and potentially partnering or passing on to the BID. Events Manager to meet the operator to review and discuss future.

c) Farnham Food Festival – 28 September 2025

Despite persistent rain, the food festival proved popular with high footfall throughout the whole day. Members were made aware that with increased costs over the years and a lower rise in income, the Festival was not as profitable as it had previously been. Members agreed that it was a very popular and well known event in the area and that benefit outweighed the cost. The Events Manager informed members that the future layout of Castle Street and The Borough would significantly reduce the number of stall spaces and income.

Action: Events Manager to review stallholder and sponsorship price rises and propose a new concept for the Food Festival in 2026 with FIP in mind.

d) Farnham Craft Month Launch – “Make Your Mark” (4 October 2025)

Despite the forecasted storm, the Craft Month launch at Frensham Heights went ahead with extra weights and supports on external structures. The event was well attended with workshops selling out in advance. Frensham Heights were particularly complimentary about the event and were keen to host again.

5. Future Events and Projects

a) Farnham Craft Month – October 2025

Around 90 events were scheduled, including 30+ free events: exhibitions, workshops, open studios, markets, masterclasses, talks, pop-ups, and family-friendly activities.

The Lantern Festival Was scheduled for 31st October and all plans in place. Members suggested asking the Farnham Youth Choir to perform at the Lantern Festival in 2026.

Members discussed and agreed that the signage at the entrances to Farnham need updating. Members suggested that the Craft partners group should discuss the possibility of rebranding Farnham Craft Town to incorporate the new World Craft Cities logo. The new ‘gateway’ signage should emphasise ‘World Craft Town’.

Action: Events Manager to raise branding update in next Craft Partners meeting.

b) Markets

No further discussion as covered earlier

Future dates confirmed:

Farnham Farmers’ Market: 26 October, 23 November, 14 December 2025.

Artists and Makers Market: 5 October 2025.

Antiques, Vintage & Decorative Arts Market: 30 November 2025

c) Farnham Christmas Lights Switch-On – 15 November 2025

Event scheduled for 1-6pm with new lights to be switched on at 4.30pm. There was no ‘celebrity’ scheduled to turn on the lights and members agreed that there was no need as it was a community event with 15 schools and theatre groups scheduled to perform. The Mayor informed members that he had been approached by a local young autistic adult who who’s dream was to switch on the lights. Members agreed that his request should be accepted.

Action: Mayor to accept request to aid switching on the lights.

Councillor Mauluka joined the meeting.

d) Farnham Christmas Market – 14 December 2025

Members were informed that the Christmas market was fully booked and had close to 200 applications.

e) Music in the Vineyard

Dates set for 25 Jan, 22 Feb, 29 March 2026. The bands were not confirmed.

f) Farnham World Craft Town Residency

Members were informed that there were 18 applicants so far, 10 jewellery/metal aligned with UCA facilities. The primary aim was for international applications from a World Craft City, which was proving difficult to date.

Action: The Events manager to verify distribution to World Craft Cities International and relevant EU/UK bodies. Deadline had been extended to 26 October.

g) Farnham Literary Festival & Film Festival – 5–15 March 2026

Members were informed that finding a headliner was proving a challenge as always in particular due to the publishing cycle and time of year. Members proposed some additional names to invite. Aardman Had been confirmed by UCA as part of the Film Festival. Members agreed that with much of the co-ordination being undertaken in house the saving on the coordinator fee could be spent on additional marketing.

h) FIP Phasing 2026 Impact on town centre events.

The Castle Street works were scheduled to be between April and November 2026. Members suggested exploring East Street, Woolmead Road and Brightwells as a potential venue for the Food Festival and Christmas Market in 2026.

Members raised concerns about the future layout of Castle Street and the effect on the Food Festival and Christmas Market. Members also raised concerns with the rain gardens taking up space and requiring extra maintenance due to lack of depth

6. Business Update

a) BID

The new Christmas Lights scheme was a 5 year contract with Festive lighting and was costing £296k with a provision up to £320,000. The Farnham BID were contributing £50k over 5 years. This was a general contribution with one item specifically branded with 'Make it Farnham' and others supported.

FTC Officers were still exploring options of where to place the 1.7m high 'FARNHAM' sign. Suggestions were by Coxbridge roundabout or Bourne Mill by Shepherd and Flock roundabout. Members agreed that Coxbridge roundabout would be more suitable and SCC approval required.

The BID had also confirmed collaboration with the Christmas in Farnham brochure.

7. Sponsorship Update (2025-2026)

Current Sponsorship position:

Principal Summer: £3,000 Kidd Rapinet

Principal Summer: £3,000 Shaw Gibbs

Gold Food Festival: £1,000 Kidd Rapinet
Gold Food Festival: £1,000 Bush Hotel
Bronze Food Festival: £300 Durham House Chiropractic Clinic
Silver October Craft Month: £500 Frensham Heights
Christmas Lights Switch-On: £1,000 Shaw Gibbs
Principal Christmas: £3,500 Laithwaites
Christmas Lights Switch-On: Megan's Restaurant (TBC)
Bronze Christmas Lights Switch-On: £300 Ranger Home Care (TBC)
Gold Christmas Market: £1,000 Kidd Rapinet
Gold Christmas Market: £1,000 Rowledge Family Vets
Principal Farnham Literary Festival: £3,000 Frensham Heights

Members were informed that Laithwaite's had just been confirmed as Principal Sponsors of Christmas in Farnham with their shop opening on 8th November.

Two other sponsors were still in negotiation. Members suggested some other options to approach.

Action: Events Manager to approach suggested companies

8. Financial Update

Members noted current position and were asked to consider what they wanted to do next year with events budgets which would be discussed at the Councillors strategy day.

9. Risk Assessment Review

Events Manager to circulate Risk assessment which was to be reviewed before January Council meeting.

10. Items for Future Meetings

Members agreed that they would like to explore the idea of 'paid' events in the Library Garden once the lease had been granted. Events would be more 'high brow' and include theatre and opera.

Members discussed the further funding needed for the Museum building and agreed that the building itself would be an asset to the community

11. Date of Next Meeting

Thursday 15 January 2026 at 10.30am.

The meeting ended at 2.10 pm

Notes written by Oliver Cluskey



FARNHAM TOWN COUNCIL

D Notes

Strategy & Resources

Time and date

2.00 pm on Monday 20th October, 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), Lucy Dorkins (part), Andrew Fergusson (part), Jenny de Quervain (part), Ben Binnell (part).

1. Apologies

There were no apologies.

2. Declarations of interest

Cllr Fairclough and Cllr Mirylees made declarations of interest in view of their roles on the Executive at Waverley Borough Council.

The Town Clerk made a declaration of Interest as a Trustee of the Farnham Building Preservation Trust.

3. Minutes

The Minutes of the meeting held on 8th September were approved as a correct record after Cllr Beaman's name was removed from those who had sent apologies.

4. Finance Report

The Committee reviewed the financial position to 30 September 2025 with reports attached at Appendices B, C, D and E including the Trial Balance, Income and Expenditure, Investments and Debtors. BACS payments were available for review. Overall income and expenditure were on target, with some minor variances to be addressed through virements.

The Working Group noted the expected pressures for the coming year, particularly if the Community Asset Transfers were completed and preparations for Local Government Reorganisation were confirmed.

Recommendation to Council: It is recommended that Council note the Finance Report, including the Trial Balance and Income & Expenditure Report to 30 September 2025, and endorse the proposed virements at the mid-year point as part of sound financial management.

5. External Auditor's Report 2024-25

The Working Group received the unqualified External Auditor's Report at Appendix E which confirmed compliance with Proper Practices. There were two minor administrative issues regarding a minute reference, and the timing of councillor reviews of month-end bank reconciliations, the latter of which had already been reported.

Recommendation to Council: It is recommended that Council welcome the completion of the External Audit for 2024/25 with an unqualified opinion, acknowledging the auditor's comments regarding the incorrect minute reference and the timing of councillor reviews of bank reconciliations.

6. Contracts & Assets update

An update from the Assets Task Group was received at Appendix F.

- i) The Working Group discussed transferring governance software from Modern.Gov to GovMeetings by Cloudy IT with the details set out at Appendix G and including training for councillors and staff. The transition is planned before the February 2026 renewal of modern.gov. It was noted that the transparency documents had already been transferred onto the new website.

Recommendation to Council: It is recommended that Council agree the change of governance software from Modern.Gov to Decisions GovMeetings by Cloudy IT.

- ii) A presentation of the benefits of workflow and customer relationship management software by Abavus was discussed. The software was in use with many principal authorities and also a number of town and parish councils. As part of due diligence officers had reviewed other options and also met (online) with staff at Royal Wootton Bassett and Chippenham Councils to share their experience. It was noted that the software costs could be covered by the savings from the modern.gov software. The project would be implemented over several months and would include process mapping and automated workflow to improve the customer experience and work allocation.

Recommendation to Council: It is recommended that Council purchase the Abavus CRM system and implement modules on a phased basis over the next year.

- iii) The Working Group followed up the Asset Task Group analysis of the proposal with detailed discussion on the final design and layout of the Gostrey Amenity Building (details of which had been circulated to all councillors). It was noted that the intention was to create a high end quality building which reflected many elements of Farnham as a World Craft Town, without being too costly. Features which were agreed to recommend to Council included a back lit designed image in the perforated sheets at the top of the building, tiled designs reflecting Farnham within the different toilet cubicles and literary quotations from Farnham in the pavements approaching the building. The design elements would be offered to local artists and also to students at the UCA. Final changes included a urinal/trough in the male side to minimise queues, and robust internal fittings.

The schedule for tenders (published on 3rd November for return on 5th December was agreed.) and it was agreed not to pursue a borehole in Gostrey Meadow after a cost-benefit review.

Recommendation to Council: It is recommended that Council approve the:

- 1) Updated Gostrey Amenity Building design proposals for tender;**
- 2) The proposed design elements be endorsed to celebrate Farnham's arts, crafts and literary heritage;**
- 3) Town Clerk liaising with Plan A on final clarifications before tender.**

- iv) The Working Group reviewed the latest position on Community Asset Transfers with Farnham having submitted 17 expressions of interest (EOI) with three others in preparation. 12 business plans had been submitted and 9 invoices paid for the Waverley analysis to be done. Five expressions of interest (Waggon Yard Garages, Montrose House, the Memorial Hall, Farnham Park and Six Bells allotments were awaiting Waverley review. One application (Morley Road Recreation Ground) was on the first tranche for consideration by the Waverley Executive. It had been suggested that FTC could consider making an offer to purchase the Waggon Yard Garages and Montrose House outside the Community Asset Transfer (CAT) process as the cost of dilapidations and investment required would likely make the cost a peppercorn because of future savings for the Borough. It was also suggested that Hale Recreation Ground (not on the initial FTC list as it was protected in a Trust) could be transferred under different legislation.

Cllr Fairclough indicated that the pressures on Waverley staff were such that it seemed unlikely that maybe only five assets a month would be processed. The Working Group noted green spaces potentially at risk had been the initial priorities (even before local government reorganisation emerged) and assets that would link to Council priorities and give the greatest community benefit. Some had significant costs attached hence the request for a package of transfers with some income generating assets proposed to defray the costs of transfer. and the Working Group agreed to identify the top assets from the list that had been submitted including, Farnham Park, Morley Road Recreation Ground, the allotments (Weybourne and Six Bells), Borelli Walk and Brightwells Green Space, Waggon Yard garages and the Memorial Hall. From a Surrey assets perspective the Library Gardens were still under discussion. It was noted that Weybourne allotments was agreed to be transferred as long ago as 2013. It was also noted that the Town Council would still have to do its own due diligence if transfers were agreed.

Recommendation to Council: It is recommended that

- 1) Progress on the Community Assets Transfers be noted and that the Town Clerk continue discussions with Waverley Borough on the outstanding EOIs and Business Plans;**
- 2) The priority list of community assets be endorsed;**

3) The Town Clerk is authorised to enter into negotiations for the purchase of relevant assets in parallel with the CAT process.

- v) The Working Group noticed there was a concern over one of the playground equipment items which had been raised with the manufacturer. FTC was arranging for an independent review of the installer's assessment. It was agreed that the designed age for the playground (primary school age) should be made clear with signs

Separately, a review had taken place over the standing see saw which was intended to be an accessible seesaw. Following further investigation, it was noted that the piece supplied was not accessible, and the Working Group recommended that an accessible seesaw be installed in phase 2 at a cost of £15,000 noting that the fence line may need adjustment for its inclusion.

Recommendation to Council: It is recommended that an accessible seesaw be installed in phase 2 of the playground.

7. Farnham Building Preservation Trust

Bob Heathcote, Secretary & Treasurer of the Farnham Building Preservation Trust attending to see if the Council would be interested in continuing the legacy of the Farnham Building Preservation Trust. The background to the Trust and the building it had saved were included in Appendix L. The Trust now found that the cost of buying a building to restore and pass on meant that its opportunity to take on new projects was limited. Its most recent project (one of Farnham's oldest buildings in Wrecclesham which had been the home of Billy Beldham) was now rented and could be sold to create funds for disbursement to a few projects, or invested to be paid over a number of years. Any grant investment would ideally be made to give a sustainable future to buildings being supported. The Building Preservation Trust had also approached the Farnham Society to see if it might be interested as an alternate recipient of the Trust.

The Working Group welcomed the approach and discussed a number of options which might be employed. It was agreed to recommend to Council that it should offer to take on the Trusteeship along the same lines as the South Street Trust with the Council acting as the managing Trustee, noting that the potential endowment could be of a similar value. Cllr White was invited to attend the next meeting of the Trust.

Recommendation to Council. It is recommended that Council agrees in principle to Farnham Town Council taking on trusteeship of the Farnham Building Preservation Trust, subject to further discussions with the current trustees.

8. Local Government Reorganisation and the pilot Neighbourhood Area Committee

The Working Group received an update on Surrey's local government reorganisation, and noted that the delayed announcement was expected shortly. The pilot Neighbourhood Area Committee had a preliminary workshop with good attendance and its results were at Appendix H with its first meeting scheduled for 3 November 2025. FTC officers were working with the Surrey team in making the arrangements.

9. Farnham Infrastructure Programme

The Working Group discussed concerns over the poor design of the new 'raingardens,' were neither what was promised or fit-for-purpose, and seemed likely to cause water run-off and higher maintenance costs. FTC was unwilling to adopt them if these matters remained. There was also considerable concern over the multiple electrical cabinets in West Street which were a

blight and not in keeping with the Conservation Area. The latest project timetable was also noted.

It was agreed that the Leader and Town Clerk should raise these matters with Cllr Oliver, Leader of Surrey and that Cllr Hesse should raise relevant matters at the FIP Board.

There was also discussion on the work required to complete the pathway and lighting on Borelli Walk (near the Youth Shelter) and it was agreed that the costs may have to be met from the FIP earmarked reserve if the project was to be completed in one go.

Recommendation to Council:

It is recommended that up to £20,000 be allocated form the FIP earmarked reserve to enable the footpath and lighting to be completed on Borelli Walk.

10. Reports of Task Groups

The Working Group received the Notes of the Infrastructure Planning Group at Appendix J. It had listened to a presentation on the Masterplan for the Suez site at Runfold which was proposed to include a mixed use of activities (SANG, Biodiversity Net Gain, sports facilities and housing). The proposal was being included in Waverley's call for sites.

There was also an update on Waverley's Local Plan and how to proceed with the Farnham Neighbourhood Plan. Cllr Beaman proposed that the Neighbourhood Plan should be updated without housing allocations. The Working Group also noted that the draft Urban Capacity and Infrastructure Study procurement document was with Claire Upton Brown at Waverley and FTC were still awaiting feedback.

In terms of Conservation Areas, there was concern about little action progressing, noting that many of the actions were the responsibility of the Borough Council but it was agreed to have Conservation issues as a standing item on the Infrastructure task Group agenda.

Recommendation to Council: It is recommended that Farnham proceed with data collection based on the Hart Densification Study including infrastructure to be funded from earmarked reserves.

11. Review of Council Policies

This item was deferred.

12. Town Clerk update

The Town Clerk reported on the need for a replacement uniform for the Town Crier. The previous Town Crier had had a uniform in lieu of the honorarium not claimed over several years, and it was agreed to make a similar offer to the current Town Crier using Michael's Civic Robes Ltd.

13. Date of next meeting

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

The meeting ended at 5.55 pm

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

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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 29th 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 Mark Merryweather
Councillor George Murray

Officers: Jenny de Quervain

1. Apologies for Absence

Apologies were received from Councillors Laughton, Mauluka and White.

2. Disclosure of Interests

None were received.

3. Applications for Key/Larger Developments Considered

Farnham North West

NMA/2025/01783 Farnham North West

Officer: Russell Brown

LAND NORTH OF COXBRIDGE FARM, WEST STREET, FARNHAM

Non-Material Amendment to WA/2019/0770 to change the trigger on Condition 23; from first occupation to the occupation of the 35th dwelling.

No comment.

4. Applications Considered

Farnham Bourne

CA/2025/01725 Farnham Bourne

Officer: Theo Dyer

THE GLEN, LITTLE AUSTINS ROAD, FARNHAM GU9 8JR
GREAT AUSTINS CONSERVATION AREA WORKS TO TREE
No comment.

CA/2025/01758 Farnham Bourne

Officer: Theo Dyer

THE OLD CHURCHYARD, VICARAGE HILL, FARNHAM GU9 8HG
OLD CHURCH LANE 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 CCI Climate Change and NE2 Green and Blue Infrastructure.

TM/2025/01736 Farnham Bourne

Officer: Theo Dyer

5 PANNELLS, LOWER BOURNE, FARNHAM GU10 3PB
APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 27/03
Farnham Town Council, subject to the Arboricultural Officer's comments, welcomes the maintenance of trees to extend their life and associated amenity. In response to a climate emergency, it is vital to retain green infrastructure in line with LPP1 policy CCI Climate Change and NE2 Green and Blue Infrastructure.

NMA/2025/01770 Farnham Bourne

Officer: Dana Nickson

43 FORD LANE, LOWER BOURNE, FARNHAM GU10 3NB
Amendment to WA/2023/01512 - remove window and replace with 2 small windows in main bedroom. Remove sliding doors with juliet balcony and replace with 2 medium sized windows. Remove large velux roof light and replace with 2 medium velux roof lights.
No comment.

WA/2025/01739 Farnham Bourne

Officer: Lauren Kitson

LAND CENTRED COORDINATES 484052 143748, FRENESHAM VALE, LOWER BOURNE, FARNHAM
Erection of a dwelling and associated works.
Farnham Town Council notes that a similar scheme was refused WA/2023/02071 in May 2024.

Farnham Town Council maintains its objections to the proposed erection of a dwelling with access and associated works on this site. Development of the site and the loss of trees and vegetation will result in more flooding on the site and on Frensham Vale, especially surface water flooding. The repositioning of the dwelling is not sufficient mitigation to overcome the previous reasons for refusal.

The proposed dwelling is not compliant with Farnham Neighbourhood Plan policy FNPI, particularly sections d) does not respect the site; e) harmful rather than well integrated; f) increasing the risk of flooding on the site and access to it.

The majority of the site is in flood zone 2 and 3. Evidence of severe flooding has previously been provided by neighbours showing the access to the site, in flood zone 3, being under water.

The site is not appropriate for development; it is not in a sustainable location and does not meet the requirements of statutory consultees. The information within this application has not satisfied WBCs Arboricultural Officer, the County Highways Authority Officer or the Local Lead Flood Authority, raising objection to insufficient suitable drainage to meet requirements set of in the NPPF.

WA/2025/01802 Farnham Bourne

Officer: Dana Nickson

LAND AT BEECH HOUSE, 10 BEECH AVENUE, LOWER BOURNE, FARNHAM GU10 3JZ
Erection of a self-build / custom-build dwelling and associated works following demolition of existing annexe/garage.

Farnham Town Council notes that the proposal is to subdivide the garden land of Beech House and create a new dwelling, following the demolition of a remotely located outbuilding.

New development must adhere to Farnham Neighbourhood Plan policy FNP1 Design of New Development and Conservation. New development in accordance with the Neighbourhood Plan will be permitted where it:

- 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);
- 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;**
- 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.**

Farnham Town Council notes the location of the proposed new dwelling is within the South Farnham Arcadian Area covered by policy FNP8. New development in the South Farnham Arcadian Areas will be permitted where it:

- a) **Would maintain the informal rural character and the well-wooded appearance of the area;**
- b) **Would retain and reinforce trees and hedged boundaries which are important to the character of the area; and**
- c) **Demonstrates that the design, layout and siting of the proposal will not have any adverse effect upon the setting and amenities of adjoining residential properties and the wider residential character of the area.**

These policies must be considered in the determination of this application.

If permission is granted, a Construction Management Plan is vital given the limited access on a narrow unadopted lane and hours of construction limited to Monday-Friday 8am-6pm, Saturday 8am-1pm, with no audible work permitted on Sundays and bank holidays, to avoid nuisance from noise.

WA/2025/01803 Farnham Bourne

Officer: Wanda Jarnecki

5 BURNT HILL ROAD, WRECCLESHAM, FARNHAM GU10 4RU

Erection of a two storey side extension and alterations including new porch and bay window.

No comment.

WA/2025/01814 Farnham Bourne

Officer: Justin Bramley

2 FORD LANE, WRECCLESHAM, FARNHAM GU10 4SH

Erection of link extension with alterations and conversion of existing outbuilding/garage together with conversion of roof space to provide habitable accommodation.

No comment.

Farnham Castle

CA/2025/01723 Farnham Castle

Officer: Theo Dyer

27D WEST STREET, FARNHAM GU9 7DR

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 CCI Climate Change and NE2 Green and Blue Infrastructure.

CA/2025/01724 Farnham Castle

Officer: Theo Dyer

RUSTLINGS, CASTLE HILL, FARNHAM GU9 7JG

FARNHAM CONSERVATION AREA WORKS TO TREES

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

CA/2025/01801 Farnham Castle

Officer: Theo Dyer

THE STABLES, CASTLE HILL, FARNHAM GU9 7JG

FARNHAM CONSERVATION AREA WORKS TO TREES

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

WA/2025/01727 Farnham Castle

Officer: Justin Bramley

1 PARK ROW, FARNHAM GU9 7JH

Application under Section 19 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to vary Condition 1 of WA/2022/01810 (approved plans) to allow re-location of the existing staircase between ground and first floor levels.

No comment.

WA/2025/01733 Farnham Castle

Officer: Justin Bramley

1 PARK ROW, FARNHAM GU9 7JH

Application under Section 73 to vary condition 1 of WA/2022/01809 (approved plans) to allow re-location of the existing staircase between ground and first floor levels.

No comment.

WA/2025/01728 Farnham Castle

Officer: Lauren Kitson

GROUND FLOOR, 25 THE BOROUGH, FARNHAM GU9 7NJ

Installation of 6 air conditioning units; proposed shopfront refurbishment works, formation of a new doorway to an existing rear window. Specsavers

No comment.

WA/2025/01729 Farnham Castle

Officer: Lauren Kitson

GROUND FLOOR, 25 THE BOROUGH, FARNHAM GU9 7NJ

Display of illuminated fascia and hanging signs. Specsavers

No comment.

WA/2025/01751 Farnham Castle

Officer: Alistair de Joux

PAPA JOHNS, CONTEC HOUSE, EAST STREET, FARNHAM GU9 7SX

Application under Section 73 to vary Condition 5 (restrictions on operational hours) of WA/2013/0844 to extend opening hours.

Farnham Town Council maintains its objection to the proposed operational hours to 03.00 in this location. The reason for refusal of WA/2025/01111 in July 2025 is relevant to this application: The length of the extension of opening hours proposed and the residential character of the immediate locality will mean that neighbouring residential occupiers will have their expected quiet enjoyment of their properties significantly reduced, in conflict with Policy TD1 of the Waverley Borough Local Plan (Part 1) 2018, Waverley Borough Local Plan (Part 2) 2023 Policy DMI, Farnham Neighbourhood Plan 2013 - 2032 Policy FNPI and paragraphs 96 and 97 of the National Planning Policy Framework.

Although the applicant ran a trial period operating under Temporary Event Notices (TENs), extending hours to 03:00 from 7-27 April 2025 during the Easter school holidays, this does not demonstrate that operating deliveries only between midnight and 03.00 every day of the year is acceptable.

WA/2025/01772 Farnham Castle

Officer: Dana Nickson

FARNHAM MUSEUM, 38 WEST STREET, FARNHAM GU9 7DX

Application under regulation 13 for Listed Building Consent for roof structure repairs at the front facade wall interface including scaffolding for temporary works.

No comment.

WA/2025/01787 Farnham Castle

Officer: Wanda Jarnecki

5 UPPER SOUTH VIEW, FARNHAM GU9 7JW

Certificate of Lawfulness under Section 192 for construction of a rear dormer extension and alterations including front skylight.

No comment.

Farnham Firgrove**PRA/2025/01780 Farnham Firgrove**

Officer: Justin Bramley

6 BRAMBLETON AVENUE, FARNHAM GU9 8QU

The erection of a single storey rear extension which would extend beyond the rear wall of the original house by 5.04 M for which the height would be 3.69 M and for which the height of the eaves would be 3.60 M.

No comment.

WA/2025/01781 Farnham Firgrove

Officer: Justin Bramley

1 GARTH CLOSE, FARNHAM GU9 8PX

Erection of single storey side and rear extension following demolition of existing garage and store; widening of driveway and associated works.

No comment.

WA/2025/01809 Farnham Firgrove

Officer: Wanda Jarnecki

24 ST JOHNS ROAD, FARNHAM GU9 8NT

Application under Section 73A to vary Condition 1 (approved plans) of WA/2015/1458 to allow for retention of conservatory and minor alterations to single storey extension.

No comment.

WA/2025/01819 Farnham Firgrove

Officer: Justin Bramley

14 SOUTHERN WAY, FARNHAM GU9 8DF

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

No comment.

Farnham Heath End

TM/2025/01735 Farnham Heath End

Officer: Theo Dyer

WINGS HOUSE, 30 FERNHILL LANE, FARNHAM GU9 0JJ

APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER WA310

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 LPPI policy CCI Climate Change and NE2 Green and Blue Infrastructure.

WA/2025/01764 Farnham Heath End

Officer: Anna Whitty

7 WILLOW WAY, FARNHAM GU9 0NT

Erection of a single storey extension.

No comment.

WA/2025/01773 Farnham Heath End

Officer: Omar Sharif

133 UPPER HALE ROAD, FARNHAM GU9 0JF

Application under Section 73A to vary Condition 2 of WA/2024/01817 (approved plans) to increase the height of the extraction flue.

No comment.

Farnham Moor Park

TM/2025/01800 Farnham Moor Park

Officer: Theo Dyer

COMPTON WOOD, OLD COMPTON LANE, FARNHAM GU9 8EG
APPLICATION FOR WORKS TO AND REMOVAL OF TREES SUBJECT OF TREE
PRESERVATION ORDER

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

WA/2025/01755 Farnham Moor Park

Officer: Justin Bramley

14 OLD COMPTON LANE, FARNHAM GU9 8BS

Certificate of Lawfulness under Section 191 for single storey extension built forward of principle elevation is lawful.

No comment.

WA/2025/01804 Farnham Moor Park

Officer: Justin Bramley

WOODLANDS EAST, GUILDFORD ROAD, RUNFOLD, FARNHAM GU10 1PG

Erection of a detached garage.

No comment.

Farnham North West

WA/2025/01731 Farnham North West

Officer: Justin Bramley

13 PIONEER ROAD, FARNHAM GU9 7GT

Certificate of lawfulness under s192 for erection of single storey rear extension.

No comment.

WA/2025/01740 Farnham North West

Officer: Tajinder Rehal

FOXHAVEN, OLD PARK LANE, FARNHAM GU10 5AA

Certificate of Lawfulness under Section 191 for implementation of planning permission reference WA/2022/00730 (Erection of a dwelling following demolition of existing dwelling), demolition of garage, creation of access road/onsite and preparation of works for foundations.

The application states that the 2022 permission was implemented as access and foundations were started. No comment.

WA/2025/01779 Farnham North West

Officer: Wanda Jarnecki

17 BEAVERS ROAD, FARNHAM GU9 7BD

Erection of single storey and dormer extensions and alterations to elevations including link extension to existing detached garage with conversion of garage to habitable accommodation; PV panels to roof and installation of air source heat pump; alterations to driveway to facilitate vehicle parking and turning and erection of bin store.

No comment.

WA/2025/01808 Farnham North West

Officer: Dana Nickson

RUNWICK HILL, RUNWICK LANE, RUNWICK, FARNHAM GU10 5EE

Certificate of Lawfulness under Section 191 for existing use and to demonstrate a breach of Condition 3 of WA/2006/1193.

No comment.

WA/2025/01818 Farnham North West

Officer: Wanda Jarnecki
20 TOR ROAD, FARNHAM GU9 7BY
Erection of a detached two bay garage following demolition of existing.
No comment.

Farnham Rowledge

TM/2025/01732 Farnham Rowledge

Officer: Theo Dyer
10A THE AVENUE, ROWLEDGE, FARNHAM GU10 4AL
APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER WA339
Farnham Town Council, subject to the Arboricultural Officer's comments, welcomes the maintenance of trees to extend their life and associated amenity. In response to a climate emergency, it is vital to retain green infrastructure in line with LPP1 policy CCI Climate Change and NE2 Green and Blue Infrastructure.

WA/2025/01748 Farnham Rowledge

Officer: Wanda Jarnecki
5 RIVER ROW COTTAGES, RIVER ROW, FARNHAM GU9 8UA
Certificate of Lawfulness under Section 192 for siting of a mobile structure to provide residential accommodation ancillary to the use of the dwelling house known as 5 River Row Cottages together with demolition of existing single storey outbuilding.
Farnham Town Council questions if Section 192 is the appropriate applications as the proposals are in Flood Zone 3.

WA/2025/01806 Farnham Rowledge

Officer: Wanda Jarnecki
RIVENDELL, 2A APPLELANDS CLOSE, WRECCLESHAM, FARNHAM GU10 4TL
Erection of single storey extensions and alterations.
No comment.

WA/2025/01821 Farnham Rowledge

Officer: Justin Bramley
35 ECHO BARN LANE, WRECCLESHAM, FARNHAM GU10 4NG
Erection of single storey extensions and alterations to elevations together with installation of solar panels to roof.
No comment.

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

There were none for this meeting.

6. Appeals Considered

Appeal Decision

WA/2024/01935 Farnham Bourne

6 Gong Hill Drive, Lower Bourne, Farnham GU10 3HG
Erection of a detached garage and gym.
The appeal was dismissed due to the impact on the Green Belt.

7. Licensing Applications Considered

There were none for this meeting.

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

The application below is due to be considered by the **Planning Committee on 1st October 2025 at 7pm**, in the council chamber at Waverley Borough Council.

Note. Highways have retracted objection for a £10k contribution to improvements.

It was requested that Councillor John Ward attend as Ward Councillor for Wrecclesham and Rowledge.

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 FNPI. These proposals are contrary to policy FNPI 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.

9. Date of next meeting

Monday 13th October 2025 at 9.30am in the Byworth Room.

The meeting ended at 10.30 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 13th October, 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 Alan Earwaker
Councillor Mark Merryweather
Councillor George Murray
Councillor George Hesse – joined for Key/Larger Applications only

Officers: Jenny de Quervain

1. Apologies for Absence

Apologies were received from Councillors Beaman, Mauluka and Woodhouse. Councillor White was in another meeting and hoped to join when free. The meeting ended before he was available.

2. Disclosure of Interests

None were received.

3. Applications Considered for Key/Larger Developments

Farnham Bourne

WA/2025/01856 Farnham Bourne

Officer: Russell Brown

LAND AT BOURNE WOOD, TILFORD ROAD, FARNHAM

Application under section 73 to vary conditions 4 (restriction on filming hours/days) and 5 (restriction on night time filming) of WA/2024/01719 to allow for filming between the hours of 08.00 And 20.00 On 01/11/2025 and 02/11/2025 and between the hours of 08.00 And 18.00 On 08/11/2025 and 09/11/2025 and to allow filming on two nights on 06/11/25 and 07/11/25.

Farnham Town Council maintains its objection to nighttime filming, having a negative impact on local residents and wildlife. Condition 5 allows filming until 23.00 hours. Additional days of filming until 23.00 hours can be included to make up the required hours of darkness.

Farnham Castle

Amendments recieved

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).

Farnham Town Council maintains its request for Conditions for a minimum of 5 years for the landscape scheme and long-term maintenance of any cladding. A condition should also be included to provide a commuted sum if the viability of the scheme becomes more profitable, , as per the suggestion of Claire Upton-Brown, WBC Assistant Director of Planning and Development.

Farnham Weybourne

WA/2025/01916 Farnham Weybourne

Officer: Tajinder Rehal

WILLIAM COBBETT INFANT & JUNIOR SCHOOLS, WEYBOURNE ROAD, FARNHAM GU9 9ER

Erection of replacement fencing to site boundaries, external vehicle, pedestrian gates and internal gates. (this application is determined by Surrey County Council under their ref SCCRef-2025-0069).

No comment.

4. Applications Considered

Farnham Bourne

CA/2025/01826 Farnham Bourne

Officer: Theo Dyer

9 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. In response to a climate emergency, it is vital to retain green infrastructure in line with LPPI policy CCI Climate Change and NE2 Green and Blue Infrastructure.

TM/2025/01822 Farnham Bourne

Officer: Theo Dyer

4 ANNANDALE DRIVE, LOWER BOURNE, FARNHAM GU10 3JD

APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 28/03

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 LPPI policy CCI Climate Change and NE2 Green and Blue Infrastructure.

NMA/2025/01882 Farnham Bourne

Officer: Sam Wallis

9 FRENHAM VALE, LOWER BOURNE, FARNHAM GU10 3HN

Amendment to WA/2023/01681 - Insertion of two ground floor windows to a side and rear elevation. To improve natural daylighting internally to the ground floor.

No comments allowed.

WA/2025/01845 Farnham Bourne

Officer: Justin Bramley

TANGLEWOOD, 44 MIDDLE BOURNE LANE, LOWER BOURNE, FARNHAM GU10 3NH

Erection of extensions and alterations including raising of eaves and roof ridge height to existing chalet bungalow to provide a two storey dwelling with associated works following demolition of existing extensions and detached garage.

No comment.

WA/2025/01909 Farnham Bourne

Officer: Lauren Kitson

46 FRENHAM VALE, LOWER BOURNE, FARNHAM GU10 3HT

Erection of a self-build / custom-build dwelling and associated works following demolition of existing outbuilding.

Farnham Town Council notes that the site currently serves as a rear garden for 46 Frensham Vale, outside the built-up area of the Farnham Neighbourhood Plan.

New development must adhere to Farnham Neighbourhood Plan policy FNPI Design of New Development and Conservation. New development in accordance with the Neighbourhood Plan will be permitted where it:

- 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);
- 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;
- 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.

Where development is outside of the built-up area boundary, priority is given to protecting the countryside from inappropriate development. A proposal for development will only be permitted where it would adhere to relevant sections of the policy:

- e) Enhance the landscape value of the countryside and, where new planting is involved, use appropriate native species.

Farnham Castle

CA/2025/01825 Farnham Castle

Officer: Theo Dyer

BISHOPS MEAD HOUSE, BISHOPS MEAD, FARNHAM GU9 7DU

FARNHAM CONSERVATION AREA REMOVAL OF TREE

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

CA/2025/01850 Farnham Castle

Officer: Theo Dyer

10 CASTLE STREET, FARNHAM GU9 7HR

FARNHAM CONSERVATION AREA WORKS TO TREES

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

TM/2025/01827 Farnham Castle

Officer: Theo Dyer

53 WEST STREET, FARNHAM GU9 7DX

APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER FAR98

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

WA/2025/01865 Farnham Castle

Officer: Tajinder Rehal

8 ST GEORGES MEWS, FARNHAM GU9 7LX

Replacement windows and doors.

No comment.

WA/2025/01872 Farnham Castle

Officer: Wanda Jarnecki

1 LONG GARDEN PLACE, LONG GARDEN WALK EAST, FARNHAM GU9 7HN

Certificate of Lawfulness under Section 192 for installation of solar panels to roof.

If acceptable as PD in the CA, no objection.

WA/2025/01904 Farnham Castle

Officer: Wanda Jarnecki

17 STEPHENDALE ROAD, FARNHAM GU9 9QP

Erection of extensions and alterations following demolition of exist conservatory and garage; construction of vehicle access and dropped kerb.

No comment.

WA/2025/01921 Farnham Castle

Officer: Dana Nickson

58 DOWNING STREET, FARNHAM GU9 7PN

Installation of a replacement shop front (retrospective).

Farnham Town Council strongly objects to the inappropriate shop front installed at 58 Downing Street, with no considerations for the Farnham Town Conversation Area, not compliant with Farnham Conservation Area Management Plan or Farnham Neighbourhood Plan, in particular policy FNP3 Shop Fronts within Farnham Town Centre Conservation Area and its setting.

Priority must be given to the retention of architecturally or historically interesting traditional shop fronts. Adapting new shop fronts to modern needs can be achieved

through sensitive design. The design should respect not only the building but also the overall character of that part of the Conservation Area in which it is situated.

All elements of the shop front are important including the pilasters (defining the shop width), the fascia with signage and, potentially, the cornice (defining the top of the shop front) and the stall riser (providing a solid base).

The choice of materials to be used for a shop front should normally reflect the materials of the building in which it is situated. Use of local materials is preferred, including brick, tiles and plaster, with stained or painted wood.

The shop front window and door patterns should reflect the traditional design of the area. The method of window subdivision should suit the character of the shop front and building. Smaller-paned designs are appropriate to 18th and early 19th Century buildings.

Within Farnham Town Centre Conservation Area proposals for new shop fronts, or alterations to existing shop fronts, will be permitted where:

- a) The proposal would not result in the loss of a traditional shop front or features and details of architectural or historic interest;
- b) The proposal would be in sympathy with the architectural style, materials and form of the building(s) of which it would form part, except in cases where the building itself is architecturally incompatible with the character of the area;
- c) The proposal would be in sympathy with the predominant architectural style and materials of the surrounding area;
- d) The shop front would be related to the width of the property or a logical vertical subdivision created by the upper storey; and
- e) Where a fascia is to be applied, it would not be internally illuminated and would be of an appropriate height which would be in scale with the overall height of the shop front and other elements of the building and would not intrude over the first floor level.

The proposals in this application do not respect the character and appearance of the building and the surrounding area, not compliant with Farnham Neighbourhood Plan policy FNP3 Shop Fronts within Farnham Town Centre Conservation Area and its setting.

The application contains contradictory information, no brick riser has been retained, and the fascia design and scale of the lettering does not reflect what has been installed. See attached photo.

Farnham Firgrove

TM/2025/01828 Farnham Firgrove

Officer: Theo Dyer

17 LYNTON CLOSE, FARNHAM GU9 8US

APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER WA300

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 LPPI policy CCI Climate Change and NE2 Green and Blue Infrastructure.

WA/2025/01857 Farnham Firgrove

Officer: Justin Bramley
2 ST JOHNS ROAD, FARNHAM GU9 8NT
Erection of a two storey rear extension including alterations to existing garage to provide habitable accommodation.

No comment.

Farnham Heath End

WA/2025/01905 Farnham Heath End

Officer: Wanda Jarnecki
2 BURSTOCK CLOSE, FARNHAM GU9 0AF
Installation of roof lights and conversion of roof space to habitable area.

The neighbours' amenity will be protected. Farnham Town Council notes that WA/2025/00751 Alterations to roof space to provide additional habitable accommodation with installation of rooflights and a Cabrio window was refused 2 July 2025 and a subsequent appeal dismissed the application on 10 September 2025 with the Inspector saying 'I hope that a future loft conversion arrangement suitable to all can be found'.

Farnham Moor Park

WA/2025/01866 Farnham Moor Park

Officer: Anna Whitty
SOMERSBURY, 6 STONEYFIELDS, FARNHAM GU9 8DX
Application under Section 73 to vary Condition 2 (approved plans) of WA/2024/02247 to allow alterations to design to allow adequate headroom for internal lift.

No comment.

WA/2025/01868 Farnham Moor Park

Officer: Wanda Jarnecki
ELM COTTAGE, OLD COMPTON LANE, FARNHAM GU9 8EH
Erection of a garden room and associated decking (retrospective).

Farnham Town Council requests a condition be included to maintain the front green boundary to screen the inappropriately located garden room and associated decking to the front of the building line of Elm Cottage. The garden room must be conditioned ancillary to the dwellinghouse Elm Cottage and not be used independently.

Farnham Rowledge

TM/2025/01829 Farnham Rowledge

Officer: Theo Dyer
4 MEADOW WAY, ROWLEDGE, FARNHAM GU10 4DY
APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 03/06
Note. 6 overhanging Oak trees into No. 4 Meadow Way within GI TPO to be pruned by 2-3m on

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

TM/2025/01876 Farnham Rowledge

Officer: Theo Dyer
11 BOUNDSTONE ROAD, WRECCLESHAM, FARNHAM GU10 4TH

APPLICATION FOR WORKS TO AND REMOVAL OF TREES SUBJECT OF TREE PRESERVATION ORDER 09/99

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 CCI Climate Change and NE2 Green and Blue Infrastructure, a replacement must be planted.

WA/2025/01830 Farnham Rowledge

Officer: Wanda Jarnecki

48 WRECCLESHAM HILL, WRECCLESHAM, FARNHAM GU10 4JW

Erection of extensions and a juliet balcony following removal of outbuilding and covered area.

No comment.

WA/2025/01853 Farnham Rowledge

Officer: Wanda Jarnecki

11 ECHO BARN LANE, WRECCLESHAM, FARNHAM GU10 4NQ

Erection of single and two storey extensions and alterations to elevations together with raised terrace; demolition of existing detached garage.

No comment.

WA/2025/01918 Farnham Rowledge

Officer: Wanda Jarnecki

HILLSIDE COTTAGE, MOONS HILL, FRENHAM, FARNHAM GU10 3AW

Erection of two storey extension and alterations including replacement porch; erection of single storey link extension and alterations to existing outbuilding following partial demolition of outbuilding.

No comment.

Farnham Weybourne

TM/2025/01855 Farnham Weybourne

Officer: Theo Dyer

8 NUTBOURNE, FARNHAM GU9 9EH

APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 01/02

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

WA/2025/01870 Farnham Weybourne

Officer: Wanda Jarnecki

8A BROOKLANDS CLOSE, FARNHAM GU9 9BT

Erection of a single storey extension and alterations to integral garage to provide additional habitable accommodation with associated works.

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

Street Trading Consents

Best Istanbul Kebab

Layby, Water Lane, Farnham

Trading between the hours of 16:30-00:30hrs on Sunday, 18:30-00:30hrs Monday to Thursday, and 18:30-01:30hrs Friday and Saturday.

No comment.

The Snack Van

Coxbridge Business Park, Alton Road, Farnham, Surrey, GU10 5EH

Trading between the hours of 08:30-14:00hrs Monday to Friday.

No comment.

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

There were none for this meeting.

9. Date of next meeting

Monday 27th October 2025 at 9.30am.

The meeting ended at 11.15 am

Notes written by Jenny de Quervain



FARNHAM TOWN COUNCIL



Notes

Planning & Licensing Consultative Working Group

Time and date

9.30 am on Monday 27th October, 2025

Place

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

Planning & Licensing Consultative Working Group Members Present:

Councillor Andrew Laughton (Lead Member)

Councillors David Beaman

Councillor George Murray

Officers: Jenny de Quervain

1. Apologies for Absence

Apologies were received from, Councillors Earwaker, Mauluka, Merryweather (as Zoom was not available), White and Woodhouse.

2. Disclosure of Interests

None were received.

3. Applications Considered for Key/Larger Developments

Farnham Castle

WA/2025/01946 Farnham Castle

Officer: Dana Nickson

38-39 THE BOROUGH, FARNHAM GU9 7NP

Application under Section 73 to vary condition 2 (approved plans) of WA/2024/02264 to allow minor internal and external alterations including the removal of the approved boundary wall and gates, new pedestrian boundary gate, relocation of bike shelters, relocation of refuse and recycling bins including amendments to approved layout, a reduction in parking spaces from 6 to 4, amendments to stair details and landscaping.

Farnham Town Council is surprised to see a reduction in car parking spaces from 6 to 4 spaces for 6 dwellings. Even with the turning space for larger vehicles to the north of the car parking area, sufficient space appears to be available within the red line for two further spaces.

WA/2025/01947 Farnham Castle

Officer: Dana Nickson

38-39 THE BOROUGH, FARNHAM GU9 7NP

Application under Section 19 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to vary Condition 2 (approved plans) of WA/2025/02265 to allow minor internal and external alterations.

Farnham Town Council is surprised to see a reduction in car parking spaces from 6 to 4 spaces for 6 dwellings. Even with the turning space for larger vehicles to the north of the car parking area, sufficient space appears to be available within the red line for two further spaces.

4. Applications Considered

Farnham Bourne

TM/2025/01972 Farnham Bourne

Officer: Theo Dyer

TREE ON LAND ADJACENT TO WAVERLEY COURT LODGE, MONKS WALK, FARNHAM GU9 8HT
APPLICATION FOR REMOVAL OF TREE SUBJECT OF TREE PRESERVATION ORDER 11/16

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.

Amendments received

WA/2025/01838 Farnham Bourne

Officer: Wanda Jarnecki

21 STREAM FARM CLOSE, LOWER BOURNE, FARNHAM GU10 3PD

Erection of single storey and two storey side extensions

Neighbours' representations have been received. The proposed extensions must be compliant with Residential Extensions SPD and Farnham Neighbourhood Plan policy FNP16 and have no negative impact on the neighbours' amenity with two storey extensions close to the boundaries of no. 19 and no. 26.

WA/2025/01956 Farnham Bourne

Officer: Justin Bramley

1 GROVELANDS, LOWER BOURNE, FARNHAM GU10 3RQ

Erection of extensions and alterations.

No comment.

WA/2025/01992 Farnham Bourne

Officer: Justin Bramley

THREE OAKS, 22A OLD FRENHAM ROAD, LOWER BOURNE, FARNHAM GU10 3HD

Erection of extensions and alterations to elevations including removal of existing entrance steps and conversion of integral garage to habitable accommodation; erection of detached garage/workshop

No comment.

WA/2025/01996 Farnham Bourne

Officer: Alistair de Joux

LAND CENTRED COORDINATES 485398 145835, TILFORD ROAD, FARNHAM

Erection of a self build/ custom build dwelling with detached garage with associated works.

Farnham Town Council notes that a similar scheme was refused under WA/2024/01400. The reasons for the decision of the Council to refuse permission for the development are listed below.

This application proposes a slight reduction in built form, additional traffic calming measures to address some of the highways concerns, no works to the roadside bank and therefore no removal or loss of any vegetation or trees adjacent to the existing access or along Tilford Road and SAMM and SANG contributions. The impact on the wider landscape designations remain the same.

1. The proposal is located in countryside beyond the Green Belt and an Area of High Landscape Value and Sensitivity, in a location where the landscape impacts from necessary improvements to the access along with the size of the dwelling proposed would result in unacceptable spread of urban development beyond the Built Up Area Boundary, contrary to Policies RE1 and RE3 of the Waverley Local Plan (Part 1) 2018, Policies DM1, DM4 and DM15 of the Waverley Local Plan (Part) 2018, and Policies FNP1 and FNP10 of the Farnham Neighbourhood Plan. Within these areas the countryside is to be protected for its own sake and development in open countryside outside existing rural settlements is strictly controlled. The proposed development does not comply with the requirements of those policies.
2. Surrey County Council as Local Highway Authority considers that any intensification of use of this sub-standard access imposes an unacceptable degree of increased accident risk at a location where visibility is very substandard. Construction of an improved vehicular access to serve the proposed development to the Highway Authority's minimum standard, would involve the use of land which, as far as can be determined from the application, lies outside the applicant's control. As such, the proposal is contrary to Policy ST1 of the Waverley Borough Local Plan (Part 1) 2018, Policy DM9 of the Waverley Borough Local Plan (Part 2) 2023 and Policy FNP30 of the Farnham Neighbourhood Plan, together with Section 9 Promoting Sustainable Transport of the National Planning Policy Framework.
3. The Local Planning Authority considers that the proposals (in combination with other projects) would have a likely adverse effect on the integrity of the Thames Basin Heaths Special Protection Area (SPA) in that it is now widely recognised that increasing urbanisation of the area around the SPA has a continuing adverse effect on its interest features, namely nightjar, woodlark and Dartford warbler, the three internationally rare bird species for which it is classified. While a draft unilateral undertaking has been submitted that, and if satisfactorily completed, would provide the necessary financial contributions that would mitigate the effects of the proposal upon the SPA; however, the undertaking has not been completed. Accordingly, since the planning authority is not satisfied that Regulation 62 of the Conservation of Habitats and Species Regulation 2010 (The Habitats Regulation) which applies in this case, it must refuse permission in accordance with Regulation 61 (5) of the Habitats Regulations and Article 6 (3) of Directive 92/43/EE. In addition, it has not been demonstrated that the application would not result in harm to the Wealden Heaths SPA. As such, the proposal would be contrary to Policies NE1 and NE3 of the Local Plan (Part 1) 2018, Policy FNP12 of the Farnham Neighbourhood Plan, Policy NRM6 of the South East Plan and paragraph 186 and 188 of the National Planning Policy Framework.

WA/2025/02022 Farnham Bourne

Officer: Lauren Kitson

LAND CENTRED COORDINATES 484052 143748, FRENHAM VALE, LOWER BOURNE, FARNHAM
Erection of a dwelling and associated works.

This application must be considered alongside a similar scheme in this location under WA/2025/01739 Erection of a dwelling and associated works.

A previous scheme was refused under WA/2023/02071 in May 2024.

Farnham Town Council maintains its objections to the proposed erection of a dwelling with access and associated works on this site. Development of the site and the loss of trees and vegetation will result in more flooding on the site and on Frensham Vale, especially surface water flooding. The repositioning of the dwelling is not sufficient mitigation to overcome the previous reasons for refusal.

The proposed dwelling is not compliant with Farnham Neighbourhood Plan policy FNP1, particularly sections d) does not respect the site; e) harmful rather than well integrated; f) increasing the risk of flooding on the site and access to it.

The majority of the site is in flood zone 2 and 3. Evidence of severe flooding has previously been provided by neighbours showing the access to the site, in flood zone 3, being under water.

The site is not appropriate for development; it is not in a sustainable location and does not meet the requirements of statutory consultees. The information within this application has not satisfied WBCs Arboricultural Officer, the County Highways Authority Officer or the Local Lead Flood Authority, raising objection to insufficient suitable drainage to meet requirements set of in the NPPF.

See Farnham Town Council's objection to WA/2023/02071: Farnham Town Council strongly objects to the proposed erection of a dwelling with access and associated works. This application must be considered with WA/2023/02027, together they facilitate further access for the proposed erection of seven dwellings including association access and parking. This site is situated outside the built-up area boundary covered by policy FNP10 Protect and Enhance the Countryside, which seeks to prevent inappropriate development and enhance the landscape value of the countryside (FNP10e)). The site is adjacent to policy FNP8 South Farnham Arcadian Areas in place to a) maintain the informal rural character and wooded appearance of the area; b) retain and reinforce trees and hedged boundaries important to the character of the area; c) demonstrates that the design, layout and siting of the proposals will not have any adverse effect upon the setting. These proposals will have a negative impact on the character and setting with the removal of trees and hedging and erode the ancient woodland buffer in a densely wooded area. Loss of trees and vegetation will also result in more flooding on the site and on Frensham Vale, especially surface water flooding which has not been adequately considered. The proposed materials and design are out of character, not compliant with the Farnham Design Statement (FDS) and policy FNP1 a) design and boundary treatments; b) FDS guidance; d) does not respect the site; e) harmful rather than well integrated; f) increasing the risk of flooding on the site and access to it.

WA/2025/02025 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 alterations to existing compost/bin store area.

Farnham Town Council requests Conditions to maintain the green boundary and ensure trees are protected.

WA/2025/02028 Farnham Bourne

Officer: Ninto Joy

ORPINGTON HOUSE, 7 UPPER BOURNE LANE, WRECCLESHAM, FARNHAM GU10 4RQ

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

No comment.

Farnham Firgrove

WA/2025/01945 Farnham Firgrove

Officer: Wanda Jarnecki

15 WEYDON HILL ROAD, FARNHAM GU9 8NX

Erection of extensions and alterations.

No comment.

WA/2025/02017 Farnham Firgrove

Officer: Justin Bramley

22 SHORTEATH ROAD, FARNHAM GU9 8SR

Erection of a two storey extension and alterations to existing dormers together with reduction in width of integral garage to form habitable accommodation.

No comment.

Farnham Heath End

TM/2025/01925 Farnham Heath End

Officer: Theo Dyer

WINTERBOURNE CLOSE, FARNHAM GU9 0DP

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

236 LOWER FARNHAM ROAD

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.

WA/2025/01953 Farnham Heath End

Officer: Wanda Jarnecki

21 EAST AVENUE, FARNHAM GU9 0RA

Erection of an extension and alterations.

No comment.

Farnham Moor Park

WA/2025/01965 Farnham Moor Park

Officer: Shane O'Donnell

SAINSBURY'S, WATER LANE, FARNHAM GU9 9NJ

Construction of single storey retail pod and roof solar panels.

No comment.

WA/2025/01966 Farnham Moor Park

Officer: Shane O'Donnell

SAINSBURYS, WATER LANE, FARNHAM GU9 9NJ

Display of non-illuminated signage on retail pod.

No comment.

Farnham North West

WA/2025/02021 Farnham North West

Officer: Justin Bramley

19 CRONDALL LANE, FARNHAM GU9 7BG

Application under Section 73 to vary Condition 2 (approved plans) of WA/2025/00882 to allow for amendment to roof from hip to gable end.

No comment.

Farnham Rowledge

TM/2025/01929 Farnham Rowledge

Officer: Theo Dyer

ORCHARD HOUSE, 13 APPLELANDS CLOSE, WRECCLESHAM, FARNHAM GU10 4TL

APPLICATION FOR REMOVAL OF TREE SUBJECT OF TREE PRESERVATION ORDER 09/99

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.

WA/2025/01962 Farnham Rowledge

Officer: Wanda Jarnecki

1 POTTERS MEWS, WRECCLESHAM, FARNHAM GU10 4EG

Erection of a single storey rear extension with external walkway and balustrade.

The neighbour's amenity at no. 2 must be protected from overlooking with the proposed walkway and balustrade above the single storey rear extension.

WA/2025/01994 Farnham Rowledge

Officer: Dana Nickson

LAND AT HOLT POUND FARM, WRECCLESHAM HILL, WRECCLESHAM, FARNHAM GU10 4JU

Erection of a detached single storey dwelling with detached garage, access and associated works.

No comment.

WA/2025/02011 Farnham Rowledge

Officer: Justin Bramley

6 MEADOW WAY, ROWLEDGE, FARNHAM GU10 4DY

Alterations to roofspace to create additional habitable accommodation together with installation of dormer windows.

No comment.

WA/2025/02024 Farnham Rowledge

Officer: Tajinder Rehal

LINDAU, WRECCLESHAM HILL, WRECCLESHAM, FARNHAM GU10 4JN

Erection of a first floor extension.

No comment.

Farnham Weybourne

WA/2025/01988 Farnham Weybourne

Officer: Wanda Jarnecki

53 UPPER WEYBOURNE LANE, FARNHAM GU9 9DF

Erection of extensions, alterations and altered access.

No comment.

WA/2025/01991 Farnham Weybourne

Officer: Wanda Jarnecki

12 WOODBOURNE, FARNHAM GU9 9EF

Erection of an extension and alterations including conversion of garage to habitable floor space.

Sufficient parking must be available within the boundary of the property with the loss of the garage to ensure there is no negative impact on the character of the Woodbourne with overspill of vehicles on to the street.

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

Farnham Moor Park

WA/2025/01967 Farnham Moor Park

Officer: Shane O'Donnell

SUEZ RECYCLING RECOVERY, RUNFOLD SOUTH QUARRY, GUILDFORD ROAD, FARNHAM

Details of surface water management submitted pursuant to Condition 24 of planning permission ref: WA/2021/01282 dated 9 December 2021 and as amended by Non-Material Amendment applications ref: WA/2023/00083 dated 9 February 2023, ref: WA/2023/02119 dated 7 November 2023, and ref: WA/2024/00913 dated 5 June 2024. (this application is determined by Surrey County Council under their ref SCCRef-2025-0158).

Farnham Town Council relies on the Runfold Community Liaison Group for comment.

WA/2025/01968 Farnham Moor Park

Officer: Shane O'Donnell

SUEZ RECYCLING RECOVERY, RUNFOLD SOUTH QUARRY, GUILDFORD ROAD, FARNHAM

Details of surface water management submitted pursuant to Condition 24 of planning permission ref: WA/2021/01283 dated 16 December 2021 and as amended by Non-Material Amendment applications ref: WA/2023/00082 dated 9 February 2023, ref: WA/2023/02118 dated 7 November 2023, and ref: WA/2024/00914 dated 5 June 2024. (this application is determined by Surrey County Council under their ref SCCRef-2025-0159).

Farnham Town Council relies on the Runfold Community Liaison Group for comment.

WA/2025/01969 Farnham Moor Park

Officer: Shane O'Donnell

SUEZ RECYCLING RECOVERY, RUNFOLD SOUTH QUARRY, GUILDFORD ROAD, FARNHAM

Details of surface water management submitted pursuant to Condition 24 of planning permission ref: WA/2021/01284 dated 16 December 2021 and as amended by Non-Material Amendment applications ref: WA/2023/00081 dated 9 February 2023, ref: WA/2023/02117 dated 7 November 2023, and ref: WA/2024/00915 dated 5 June 2024. (this application is determined by Surrey County Council under their ref SCCRef-2025-0160).

Farnham Town Council relies on the Runfold Community Liaison Group for comment.

WA/2025/01970 Farnham Moor Park

Officer: Shane O'Donnell

SUEZ RECYCLING RECOVERY, RUNFOLD SOUTH QUARRY, GUILDFORD ROAD, FARNHAM

Details of surface water management submitted pursuant to Condition 24 of planning permission ref: WA/2021/01285 dated 16 December 2021 and as amended by Non-Material Amendment applications ref: WA/2023/00084 dated 8 February 2023, ref: WA/2023/02116 dated 7 November 2023, and ref: WA/2024/00905 dated 5 June 2024. (this application is determined by Surrey County Council under their ref SCCRef-2025-0161).

Farnham Town Council relies on the Runfold Community Liaison Group for comment.

6. Appeals Considered

There were none for this meeting.

7. Licensing Applications Considered

New

The Local Farnham, 28 The Borough, Farnham, Surrey, GU9 7NJ
Mr M Singh

An application has been received for a new premises licence.

The application is for Late night refreshment 23:00-0:5:00 Monday to Sunday; and Off sales of alcohol and Opening hours 00:00-00:00 (24 hours) Monday to Sunday.

There is currently a premises licence on this site, this will be surrendered if this application is successful. Sale by Retail of Alcohol Monday – Sunday 07:00- 23:00.

Farnham Town Council strongly objects to this licensing application for 24 hour opening of The Local Farnham, 28 The Borough, Farnham GU9 7NJ. The location of the convenience store in the town centre has the potential to cause public nuisance from increased movement with people accessing on foot and the potential for vehicles to pull up and stop outside. There is potential for increased noise, anti-social behaviour, and litter, particularly late at night, which will negatively impact residents in dwellings above the shops on the south side of The Borough and opposite in Town Hall Buildings.

Farnham Town Council would like to draw attention to the applicant's response to its previous licensing application regarding deliveries to the store. The applicant stated that "We have a Phone shop at no. 26 The Borough and we pay to use the hotel (Bush) car park. We intend to do the same for this shop for deliveries. We can also use the central car park. We are an independent shop therefore we can be flexible."

Nuisance is caused by deliveries to the front of the store on The Borough. Deliveries will potentially increase with the proposed 24 hour opening. This issue must be addressed by WBC Licensing Manager as raised as a concern in April 2025 with the previous licensing application.

The store is located within the Farnham Infrastructure Programme works, with major changes being implemented in Farnham Town Centre. The Borough, on this eastern section, will be altered to a single lane for vehicles, with no stopping, and wider footways. This work commences in January with a road closure, and the new layout will be in place by April 2026. A

mechanism must be available to avoid nuisance from deliveries to the store and customer vehicles being parked outside to make purchases, day or night.

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

There were none for this meeting.

9. Date of next meeting

Monday 10th November 2025 at 9.30am.

The meeting ended at 10.59 am

Notes written by Jenny de Quervain

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