

# FARNHAM TOWN COUNCIL



## Notes

### Planning & Licensing Consultative Working Group

---

**Time and date**

9.30 am on Monday 13th January, 2025

**Place**

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

---

**Planning & Licensing Consultative Working Group Members Present:**

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

Officers: Jenny de Quervain

**Presentation by Moonriver Ltd**

Andy Morris, David Neame and Will Twiddy in attendance at 9.30am.

Prior to the start of the meeting, the group received a presentation by Moonriver Ltd to provide further information on proposed SANG at Moor Park, application WA/2024/02300. The application was subsequently considered under item 3. Key/Larger Applications.

Planning and Licensing Consultative Working Group Meeting started at 10.10am.

**1. Apologies for Absence**

Apologies were received from Councillors Hesse, Merryweather and Woodhouse.

**2. Disclosure of Interests**

None were received.

### 3. Applications for Key/Larger Developments Considered

#### **Farnham Moor Park**

Deferred from 9 December 2024

##### **WA/2024/02300 Farnham Moor Park**

Officer: Russell Brown

LAND AT THE WALLED GARDEN, FARNHAM

Change of use of existing agricultural land to Suitable Alternative Natural Greenspace (SANG) including all supporting infrastructure and parking including alterations to existing vehicular access off Moor Park Lane.

**Farnham Town Council supports a Suitable Alternative Natural Greenspace (SANG) in this location, giving access to adjacent fields and existing footpath network and to include a footbridge over the Wey, subject to an appropriate management plan being in place.**

It is expected that biodiversity will be improved on the site, especially if BNG off-setting is incorporated. The provision of a SANG must not have a negative impact on the biodiversity of the area.

Further information will be considered when submitted to respond to Natural England's requirements:

- **Quantity and quality (in terms of the NE Guidelines) of Suitable Alternative Natural Greenspace (SANG) being brought forward – this requires an arranged visit by a Natural England officer through our Discretionary Advice Service to ensure the site and SANG plans are suitable and compliant.**
- **Information on the proposed long-term management, costs and funding of the SANG(s) in perpetuity (i.e. who will management ultimately default to, Natural England's preferred option would be the LPA);**
- **A full and complete SANG Management Plan.**

Farnham Town Council would appreciate participating in content for the interpretation boards. The council works closely with local biodiversity groups, history groups and residents and has input which could enhance interpretation boards and information to be included.

#### **Farnham North West**

##### **WA/2024/02432 Farnham North West**

Officer: Michael Eastham

LAND NORTH OF COXBRIDGE FARM, WEST STREET, FARNHAM

Application for advertisement consent to display 2 x non illuminated free standing signs.

**For information only, the development to be marketed as Birchwood.**

#### **Farnham Weybourne**

Defer to review LLFA and CHA responses

##### **WA/2025/00001 Farnham Weybourne**

Officer: Michael Eastham

LAND SOUTH EAST OF FARNHAM SEWAGE TREATMENT WORKS, MONKTON LANE, FARNHAM

Erection of 3 industrial/warehouse buildings with open storage/yards, associated access, car and cycle parking, infrastructure and landscaping.

#### 4. Applications Considered

##### **Farnham Bourne**

##### **CA/2024/02375 Farnham Bourne**

Officer: Theo Dyer

MAVINS COURT, 4 GREENHILL ROAD, FARNHAM GU9 8JN

GREAT AUSTINS 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, replacement trees must be planted.**

##### **CA/2024/02394 Farnham Bourne**

Officer: Theo Dyer

10 OLD CHURCH LANE, FARNHAM GU9 8HQ

OLD CHURCH LANE 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 LPPI policy CCI Climate Change and NE2 Green and Blue Infrastructure.**

##### **TM/2025/00012 Farnham Bourne**

Officer: Theo Dyer

FOXWOOD LODGE, 8 LITTLE AUSTINS ROAD, FARNHAM GU9 8JR

APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER WA221

**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/2024/02388 Farnham Bourne**

Officer: Matt Ayscough

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

Erection of single storey extensions and alterations following demolition of existing conservatory.

**No comment.**

##### **WA/2024/02395 Farnham Bourne**

Officer: Dana Nickson

DEODAR, 6 BAT AND BALL LANE, WRECCLESHAM, FARNHAM GU10 4RA

Erection of a dwelling and associated works following demolition of existing dwelling and detached garage.

**No comment.**

##### **WA/2024/02396 Farnham Bourne**

Officer: Sam Wallis

BROOKLANDS, DENE LANE WEST, LOWER BOURNE, FARNHAM GU10 3PS

Alterations to elevation of ancillary outbuilding to provide a dwelling and installation of an access gate.

**No comment.**

**WA/2024/02422 Farnham Bourne**

Officer: Dana Nickson

LAND SOUTH OF BILBERRY DENE, GOLD HILL, LOWER BOURNE, FARNHAM GU10 3JH  
Application under Section 73 to remove condition 3 of WA/2024/01095 (restrictions on northern elevation windows).

**No comment.**

**WA/2024/02443 Farnham Bourne**

Officer: Matt Ayscough

11 GREENHILL ROAD, FARNHAM GU9 8JW

Erection of 2 storey link extension and alterations following demolition of existing detached garage.

**No comment.**

**WA/2025/00003 Farnham Bourne**

Officer: Anna Whitty

10 OLD CHURCH LANE, FARNHAM GU9 8HQ

Erection of extensions and alterations.

**No comment.**

**WA/2025/00009 Farnham Bourne**

Officer: Sam Wallis

5 LEIGH LANE, FARNHAM GU9 8HP

Application under Section 73 to vary Condition 1 (approved plans) of WA/2023/01689 to allow for alterations to design and layout.

**No comment.**

**Farnham Castle**

**CA/2024/02423 Farnham Castle**

Officer: Theo Dyer

PENNYS, 88B WEST STREET, FARNHAM GU9 7EN

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/2024/02450 Farnham Castle**

Officer: Theo Dyer

MERRIOTT HOUSE, 26 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.**

Additional information received

**Plans which reduce part of the roof height in the rear-most part**

**WA/2023/00486 Farnham Castle**

Officer: Tracy Farthing

SITE OF 42 TO 48 LONG GARDEN WALK, FARNHAM

Erection of a dwelling with vehicular access and parking.

**No comment.**

**WA/2024/02367 Farnham Castle**

Officer: Matt Ayscough

56 STOKE HILLS, FARNHAM GU9 7TE

Erection of single storey extension including covered porch with alterations to elevation.

**No comment.**

**WA/2024/02405 Farnham Castle**

Officer: Anna Whitty

9 VICTORIA ROAD, FARNHAM GU9 7RB

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

**No comment.**

**Farnham Firgrove**

**WA/2024/02441 Farnham Firgrove**

Officer: Anna Whitty

45 FIRGROVE HILL, FARNHAM GU9 8LP

Erection of detached garage including subterranean car lift, gym and store following demolition of existing garage.

**No comment.**

**WA/2025/00010 Farnham Firgrove**

Officer: Justin Bramley

6 SOUTHERN WAY, FARNHAM GU9 8DF

Erection of extensions and alterations.

**No comment.**

**Farnham Heath End**

**WA/2024/02404 Farnham Heath End**

Officer: Anna Whitty

30 BETHEL LANE, FARNHAM GU9 0QA

Erection of single storey extensions.

**No comment.**

**WA/2024/02444 Farnham Heath End**

Officer: Anna Whitty

26 WILLOW WAY, FARNHAM GU9 0NU

Erection of extensions and alterations following demolition of attached conservatory and existing detached garage and greenhouse.

**No comment.**

**Farnham Moor Park**

**TM/2024/02373 Farnham Moor Park**

Officer: Theo Dyer

27 COMPTON WAY, FARNHAM GU10 1QT

APPLICATION FOR WORKS TO AND REMOVAL OF TREES SUBJECT OF TREE PRESERVATION ORDER 11/15

**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/2024/02410 Farnham Moor Park**

Officer: Theo Dyer

COMPTON RISE, OLD COMPTON LANE, FARNHAM GU9 8EG

APPLICATION FOR REMOVAL OF TREE SUBJECT OF TREE PRESERVATION ORDER 08/15

**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/2024/02379 Farnham Moor Park**

Officer: Dana Nickson

UNIT 16 BADSHOT FARM, BADSHOT FARM LANE, FARNHAM GU9 9HR

Application under Section 19 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to vary Conditions 1 of WA/2021/02575 alterations to design.

**No comment.**

**WA/2024/02380 Farnham Moor Park**

Officer: Dana Nickson

UNIT 16 BADSHOT FARM, BADSHOT FARM LANE, FARNHAM GU9 9HR

Application under section 73 to vary condition 1 (approved plans) of WA/2021/02576 to allow for alterations to design.

**No comment.**

**WA/2024/02384 Farnham Moor Park**

Officer: Anna Whitty

THE CHINE, 3 TONGHAM ROAD, RUNFOLD, FARNHAM GU10 1PH

Erection of single and two storey extensions and alterations including dormers following removal of existing chimney stack.

**No comment.**

**WA/2024/02424 Farnham Moor Park**

Officer: Dana Nickson

COPPER TREE HOUSE, 19 COMPTON WAY, FARNHAM GU10 1QY

Erection of a dwelling and pool house together with outdoor swimming pool and associated works following demolition of existing dwelling and detached garage.

**No comment.**

**WA/2024/02430 Farnham Moor Park**

Officer: Anna Whitty

FAIRFIELD LODGE, 23 THE FAIRFIELD, FARNHAM GU9 8AJ

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

**No comment.**

**WA/2024/02438 Farnham Moor Park**

Officer: Matt Ayscough

73 BROOMLEAF ROAD, FARNHAM GU9 8DH

Alterations to elevation.

**No comment.**

**WA/2024/02445 Farnham Moor Park**

Officer: Matt Ayscough

8 BEECH TREE DRIVE, BADSHOT LEA, FARNHAM GU9 9JY

Replacement walls and flat roof following removal of existing conservatory glazing, roof and parapet walls.

**No comment.**

**WA/2024/02454 Farnham Moor Park**

Officer: Dana Nickson

OLD BARN, CROWN LANE, BADSHOT LEA, FARNHAM GU9 9JP

Alterations to barn and store buildings to provide 3 dwellings including, landscaping, parking and associated works following demolition of existing outbuilding.

**Farnham Town Council notes the store to be demolished is to make space for cycle stands. The character of the barns must be maintained, and the neighbours' amenity must be protected.**

**WA/2025/00004 Farnham Moor Park**

Officer: Anna Whitty

HAWKS HILL, 39 COMPTON WAY, FARNHAM GU10 1QT

Erection of ground and first floor extensions to existing detached garage to provide habitable accommodation.

**No comment.**

**Farnham North West**

**NMA/2024/02389 Farnham North West**

Officer: Ninto Joy

17 HEATHYFIELDS ROAD, FARNHAM GU9 0BW

Amendment to WA/2024/01465 approved plans to include the reduction in footprint and height of the previously approved ground floor extension.

**No comment.**

**TM/2024/02431 Farnham North West**

Officer: Theo Dyer

14 HEATHYFIELDS ROAD, FARNHAM GU9 0BW

APPLICATION FOR REMOVAL OF TREE SUBJECT OF TREE PRESERVATION ORDER 23/08

**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.**

**WA/2024/02382 Farnham North West**

Officer: Anna Whitty

LEAS COTTAGE, RUNWICK LANE, RUNWICK, FARNHAM GU10 5EE

Certificate of Lawfulness under Section 192 for alterations to existing former stable outbuilding for use as ancillary residential accommodation.

**No comment.**

**Farnham Rowledge**

**CA/2024/02408 Farnham Rowledge and Wrecclesham**

Officer: Theo Dyer

THISTLEDOWN CLOSE, WRECCLESHAM, FARNHAM GU10 4AG

WRECCLESHAM 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, replacement trees must be planted.**

**TM/2024/02448 Farnham Rowledge**

Officer: Theo Dyer

1 HADLEYS, LICKFOLDS ROAD, ROWLEDGE, FARNHAM GU10 4AF

APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER WA169

**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/2024/02469 Farnham Rowledge**

Officer: Ninto Joy

9 RECREATION ROAD, ROWLEDGE, FARNHAM GU10 4BN

Erection of extensions and alterations to elevations with associated landscaping following demolition of existing extensions and detached garage.

**No comment.**

**WA/2024/02470 Farnham Rowledge**

Officer: Matt Ayscough

3 LICKFOLDS ROAD, ROWLEDGE, FARNHAM GU10 4AF

Erection of a detached studio/garage outbuilding following demolition of existing detached garage.

**No comment.**

**Farnham Weybourne**

**WA/2024/02366 Farnham Weybourne**

Officer: Matt Ayscough

THIRDONRITE, NELSON CLOSE, FARNHAM GU9 9AR

Erection of a single storey extension and alterations with associated hard landscaping and widening of existing vehicle access/parking.

**No comment.**

**WA/2024/02412 Farnham Weybourne**

Officer: Simon Dunn-Lwin

LAND AT 8 NEWCOME ROAD, FARNHAM GU9 9DJ

Application under Section 73 to vary condition 1 of WA/2023/02070 (approved plans) to allow alterations to footprint and elevations.

**No comment.**

**WA/2025/00005 Farnham Weybourne**

Officer: Ninto Joy

50 KNIGHTS ROAD, FARNHAM GU9 9DA

Erection of a single storey extension.

**No comment.**

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

There were none for this meeting.

**6. Appeals Considered**

**APP/R3650/W/24/3350600**

Farnham Park Cemetery, Hale, Road Farnham

Erection of funeral ceremony building with associated landscaping and parking



It was noted that the Inquiry was to continue on 14 January (and 15 January, if needed), in-person at The Bury's, and a virtual meeting for a round table session on Conditions and closing statements on 16 January.

## 7. Licensing Applications Considered

Although there were no items to consider, a Hearing was taking place at The Bury's with Councillor Hesse in attendance representing Farnham Town Council.

The outcome of the hearing in respect of the application for a variation to a premises licence for The Luxe, 6 Lion and Lamb Yard which took place on the 13 January 2025.

### **Licensing Act 2003 – Application to vary a Premises Licence – The Luxe, 6 Lion and Lamb Yard, Farnham, GU9 7LL**

#### REASONS

The Licensing Sub-Committee convened in person on 13 January 2025 to determine the application.

The Licensing Sub-Committee carefully considered all of the relevant information including:

- Written and oral representations made by the parties and interested persons
- The Licensing Act 2003 and the steps appropriate to promote the licensing objectives
- The Guidance issued under section 182 of the Licensing Act 2003 (the statutory guidance)
- Waverley Borough Council's statement of licensing policy
- The Human Rights Act 1998

The Licensing Sub-Committee took into consideration the committee report, and the application form which outlined the proposed hours of operation.

During the consultation process, 11 representations were received from interested persons (4 in objection and 7 in support) which formed part of the committee report. The representations received in objection centred around issues of noise and nuisance odours (the licensing objective of public nuisance). It was noted that Environmental Health as responsible authority had reached agreement with the licence holder with proposed conditions and no longer raised an objection to the variation application due to the steps taken by the applicant to control and reduce noise. Two conditions had been agreed with the applicant:

1. *All doors and windows to rooms in which amplified speech or music is taking place should be kept closed, other than for access and egress, with alternative ventilation provided where necessary.*
2. *A noise limiting device must be installed at the premises and operated in such a manner as to control all sources of amplified speech or music at the premises. The device must be:-*
  - *Used at all times during the provision of amplified speech or music,*
  - *Set at a level; to ensure the prevention of public nuisance,*
  - *Capable of being secured in a manner which is tamper proof, and*
  - *Maintain in accordance with the manufacturer's instructions.*

In person representation was made by an objector, and the ward councillor addressed the committee on behalf of the Town Council

During the hearing, Mr Neil Herd, objector, expanded on his written representations and invited the committee to consider five additional conditions to alleviate the noise issues which

neighbours had experienced and which after hearing the evidence the committee felt was in order to promote the licensing objectives.

1. *Outside tables to be removed after 10pm to deter patrons from collecting outside and causing a noise nuisance.*
2. *Bottles would not be collected and disposed of in the outside receptacles between 9pm and 8 am.*
3. *No music or live entertainment be held upstairs after 10pm and no drumming at any time.*
4. *Front door supervision on Friday and Saturday nights (8pm to closing) to ensure patrons do not collect outside the front causing nuisance/noise. Door staff to be SIA accredited.*
5. *Noise curtain to be installed to minimise noise egress as patrons enter and leave the establishment.*

The applicant agreed that the five conditions were acceptable as they were willing to work with neighbours.

In reaching their decision, the Sub-Committee had regard to all the relevant evidence, information and submissions and the licensing objectives. The Sub-Committee then reached its decision in an appropriate and proportionate manner.

The Sub-Committee resolved that:

'The application for a variation to the licence should be **GRANTED** in light of the representations made with the addition of the five conditions which the applicant had agreed and as refined above, together with the two conditions agreed with Environmental Health and an additional condition:

6. *The premises licence holder/nominated person shall advise customers of the need to respect local residents where appropriate, any patrons continuing to cause disturbance or disorder will be asked to leave the premises.*

The applicant is advised that they should adhere to these conditions otherwise consequences could arise by way of formal action or potentially a review of the licence.

With regards to the licensable activity, it was agreed that this could take place to midnight on Thursday to Saturday with opening hours noted as being to 00:30 in order to promote the licensing objectives.

## **8. Waverley Borough Council Street Naming Applications**

### **SNN\_2024\_0154 - Coxbridge Farm development**

Street name suggestions for the Coxbridge development to be marketed as 'Birchwood' by Cala Homes.

These names have been previously reviewed for acceptability by WBC.

#### **Field name:**

MAW FIELD - provisionally acceptable

#### **Farm associated:**

DAIRY – provisionally acceptable. Dairy has been maintained in the list but only if a small area located within the vicinity of the farm boundary.

#### **Birds:**

KESTREL – provisionally acceptable

JACKDAW – provisionally acceptable

WREN – provisionally acceptable  
DUNNOCK – provisionally acceptable  
WAGTAIL – provisionally acceptable  
CHAFFINCH - provisionally acceptable

**Fish:**

DACE - provisionally acceptable  
MINNOW - provisionally acceptable

**SNN/2024/0455 – Hawthorns development**

For this development 4 road names are required, originally the developer requested a road name of Hawthorne, but this was not acceptable due to duplication, but keeping to a tree theme **WBC Addressing Team has suggested:**

- Branch or Branches
- Twig
- Leaf or Leafy or Leaves
- Bark

Farnham Town Council objects to the WBC proposed names as unsuitable for any development, especially a site where a number of trees have been removed to make way for the roads and houses.

See below FTC suggestions:

Deer Park – currently the marketing name  
Nadderside – the Nadder is the stream on the boundary  
Badger Heights – badgers on the site have been rehomed in artificial setts above ground.

Given the anniversary of the end of World War II, reference to the artists who worked in Farnham Park on camouflage during the war have been suggested:  
Penrose (after Roland Penrose) Trevelyan (after Julian Trevelyan), Maskelyne (after Jasper Maskelyne), and Baynes (after Pauline Baynes).

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

There were none for this meeting.

**10. Date of next meeting**

Monday 27<sup>th</sup> January 2025 at 9.30am.

The meeting ended at 11.50 am

Notes written by Jenny de Quervain