



FARNHAM TOWN COUNCIL

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Notes

Planning & Licensing Consultative Working Group

Time and date

9.30 am on Monday 24th February, 2025

Place

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

Planning & Licensing Consultative Working Group Members Present:

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

Officers: Jenny de Quervain

1. Apologies for Absence

Apologies were received from Councillors Hesse, White and Woodhouse.

2. Disclosure of Interests

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

3. Applications Considered for Key/Larger Developments

Farnham Castle

WA/2025/00283 Farnham Castle

Officer: Omar Sharif

33-34 THE BOROUGH, FARNHAM GU9 7NJ

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

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

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

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

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

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

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

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

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

WA/2025/00284 Farnham Castle

Officer: Omar Sharif

33-34 THE BOROUGH, FARNHAM GU9 7NJ

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

10/02/25

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

Farnham Moor Park

WA/2025/00257 Farnham Moor Park

Officer: Omar Sharif

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

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

No comment.

Farnham Rowledge

NMA/2025/00213 Farnham Rowledge

Officer: Sam Wallis

CHERRYFIELDS, FULLERS ROAD, FARNHAM GU10 4DF

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

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

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

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

4. Applications Considered

Farnham Bourne

WA/2025/00221 Farnham Bourne

Officer: Anna Whitty

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

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

No comment.

WA/2025/00236 Farnham Bourne

Officer: Anna Whitty

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

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

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

WA/2025/00242 Farnham Bourne

Officer: Matt Ayscough

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

Erection of a single storey extension.

No comment.

WA/2025/00246 Farnham Bourne

Officer: Anna Whitty

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

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

No comment.

WA/2025/00265 Farnham Bourne

Officer: Matt Ayscough

6 BOURNE GROVE, LOWER BOURNE, FARNHAM GU10 3QT

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

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

Farnham Castle

TM/2025/00228 Farnham Castle

Officer: Alex Needs

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

Farnham Town Council leaves to the Arboricultural Officer.

WA/2025/00217 Farnham Castle

Officer: Ninto Joy

CHURCH COTTAGE, EAST STREET, FARNHAM GU9 7TJ

Erection of boundary walls and removal of fence.

No comment.

WA/2025/00287 Farnham Castle

Officer: Anna Whitty

LITTLEWAYS, 1A FORGE CLOSE, FARNHAM GU9 9PX

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

No comment.

Farnham Firgrove

WA/2025/00230 Farnham Firgrove

Officer: Anna Whitty

29 ST GEORGES ROAD, FARNHAM GU9 8NA

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

No comment.

WA/2025/00231 Farnham Firgrove

Officer: Anna Whitty

29 ST GEORGES ROAD, FARNHAM GU9 8NA

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

No comment.

WA/2025/00252 Farnham Firgrove

Officer: Dana Nickson

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

Erection of a dwelling and associated works.

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

WA/2025/00267 Farnham Firgrove

Officer: Anna Whitty

5 ELEANOR PLACE, FARNHAM GU9 8FR

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

No comment.

WA/2025/00290 Farnham Firgrove

Officer: Anna Whitty

22 WEYDON HILL ROAD, FARNHAM GU9 8NX

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

No comment.

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

Officer: Dana Nickson

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

Erection of a perimeter fence and gates.

No comment.

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

Officer: Justin Bramley

21 COXBRIDGE MEADOWS, FARNHAM GU9 7AT

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

No comment.

WA/2025/00206 Farnham North West

Officer: Matt Ayscough

2 ORLETON ROAD, FARNHAM GU9 0FA

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

No comment.

WA/2025/00278 Farnham North West

Officer: Dana Nickson

STAFFORD LODGE, BEAVERS HILL, FARNHAM GU9 7DF

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

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

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

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

Officer: Justin Bramley

3 MEADOW WAY, ROWLEDGE, FARNHAM GU10 4DY

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

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

WA/2025/00281 Farnham Rowledge

Officer: Dana Nickson

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

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

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

WA/2025/00286 Farnham Rowledge

Officer: Anna Whitty

4 THORN ROAD, WRECCLESHAM, FARNHAM GU10 4TU

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

No comment.

Farnham Weybourne

WA/2025/00210 Farnham Weybourne

Officer: Justin Bramley

70 LOWER WEYBOURNE LANE, FARNHAM GU9 9HP

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

No comment.

WA/2025/00262 Farnham Weybourne

Officer: Anna Whitty

92 WEYBOURNE ROAD, FARNHAM GU9 9HE

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

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

WA/2025/00264 Farnham Weybourne

Officer: Anna Whitty

36 UPPER WEYBOURNE LANE, FARNHAM GU9 9DF

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

No comment.

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

There were none for this meeting.

6. Appeals Considered

There were none for this meeting.

7. Licensing Applications Considered

New

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

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

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

8. Public Speaking

There were none for this meeting.

9. Date of next meeting

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

The meeting ended at 10.51 am

Notes written by Jenny de Quervain