



FARNHAM TOWN COUNCIL



Notes

Planning & Licensing Consultative Working Group

Time and date

9.30 am on Monday 7th April, 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 George Hesse
Councillor Brodie Mauluka
Councillor Mark Merryweather
Councillor George Murray
Councillor Graham White

Officers: Jenny de Quervain

1. Apologies for Absence

Apologies were received from Councillor Woodhouse.

2. Disclosure of Interests

None were received.

3. Applications Considered for Key/Larger Developments

Farnham Castle

Amendments received

Amended scheme, new plans

WA/2024/01557 Farnham Castle

Officer: Simon Dunn-Lwin

CENTRUM BUSINESS PARK, 35-42 EAST STREET, FARNHAM

Erection of 162 dwellings with associated landscaping, access and parking following phased demolition of existing buildings.

Farnham Town Council notes minor changes to landscape plans, units reconfigured to increase external private amenity space, roof plans updated to reflect changes to layout but no changes to respond to objections to 6-storeys on this site. The number of storeys is a key consideration to development in Farnham, especially on this prominent island site, on an important approach to the town centre. Consideration must be given to Farnham Neighbourhood Plan policy FNPI criteria a) responding to the character, d) respects the contours of the site, e) well integrated into the site, g) will not result in unacceptable levels of air pollution, and policy FNP14 j) specifically states 4-storey development for this site.

Pedestrian and cycle connectivity cannot be achieved without responding to the CHA comments. The frontline of the development must be set back sufficiently to allow for wider shared cycle/footways on East Street. The CHA has provided details of other measures to improve safety and connectivity, these must be included. Farnham Neighbourhood Plan policy FNP30 criteria a), b) c), e), f), h), i) must be adhered to.

Concern is still raised over air quality, especially as the vehicle access is within the Farnham Air Quality Management Area. Although the parking provision is very low, considerable vehicle movements will be generated by deliveries and collections for 162 dwellings. To reduce vehicle movements, collection and drop off points could be incorporated, locker points for example. To avoid further parking congestion on local roads, future residents must be restricted from applying for parking permits in Farnham Town Centre Controlled Parking Zone A.

Comments have been raised about no provision of affordable housing within the scheme. A development viability report for Centrum Business Park has concluded that whilst the scheme is deliverable, it does not appear sufficiently so to support a contribution towards affordable housing at this time. Question is raised as to how much profit needs to be guaranteed for a scheme to be developed. The NPPF states that affordable housing is expected to be met on-site. If affordable housing is not deliverable on-site, WBCs Affordable Housing SPD details the process for a commuted sum to deliver affordable housing elsewhere. This must be negotiated.

Natural England has objected to the proposals impact on the Thams Basin Heath Special Protection Area (SPA). SANG provision must be in line with Farnham Neighbourhood Plan policy FNPI2 and be readily accessed from, and well connected to, the development it serves. Further consultation will be required to address the SANG provision.

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

Councillor White left the meeting.

4. Applications Considered

Farnham Bourne

CA/2025/00562 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 LPP1 policy CCI Climate Change and NE2 Green and Blue Infrastructure, replacement trees must be planted.

NMA/2025/00566 Farnham Bourne

Officer: Ninto Joy

2 BAT AND BALL LANE, FARNHAM GU10 4RA

Amendment to WA/2024/01737 to alter condition 4 to install new windows with clear glass panes and aluminium frames at the front of the property and to use aluminium frames for the windows & doors at the rear.

No comment.

TM/2025/00539 Farnham Bourne

Officer: Alex Needs

OAKLEY LODGE, 10 BURNT HILL ROAD, WRECCLESHAM, FARNHAM GU10 4RZ

APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER WA266

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/2025/00555 Farnham Bourne

Officer: Alex Needs

12 AVELEY LANE, FARNHAM GU9 8PW

APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER FAR107

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/2025/00521 Farnham Bourne

Officer: Dana Nickson

61 FRENHAM ROAD, LOWER BOURNE, FARNHAM GU10 3HL

Change of use of Class E ground floor to residential accommodation combined with existing first floor flat to create a two storey dwelling.

No comment.

WA/2025/00526 Farnham Bourne

Officer: Ninto Joy

PINE BROW, 5 CLUMPS ROAD, LOWER BOURNE, FARNHAM GU10 3HF

Certificate of Lawfulness under Section 192 for erection of a detached garage/store following demolition of existing outbuilding.

No comment.

WA/2025/00561 Farnham Bourne

Officer: Justin Bramley

WOODTHORPE, 30F FRENHAM VALE, LOWER BOURNE, FARNHAM GU10 3HT

Certificate of Lawfulness under Section 192 for the erection of an outbuilding.

No comment.

Farnham Castle**CA/2025/00580 Farnham Castle**

Officer: Theo Dyer

LONGACRE, LONG GARDEN WALK WEST, FARNHAM GU9 7HX

FARNHAM CONSERVATION AREA REMOVAL OF TREES

Farnham Town Council leaves to the Arboricultural Officer.

WA/2025/00569 Farnham Castle

Officer: Dana Nickson

9 UPPER SOUTH VIEW, FARNHAM GU9 7JW

Erection of a dwelling and associated works.

Farnham Town Council maintains its concerns to the access for construction via the northern section of Upper South View, being very restrictive due to on street parking and pedestrian access to and from Farnham Park. A Condition must be included for a Construction and Transport Management Plan, with particular emphasis on the size of vehicles accessing or delivering to the site, if permission is granted. Improved planting is required on the boundary with the Grade II Listed Farnham Park. If permission is granted, a Condition must be included for the green boundary with the park to be improved and maintained to protect the Heritage Asset: policy HA1 Protection of Heritage Assets – Historic Parks and Gardens, HE9 Historic Parks and Gardens – Historic Parks and Gardens Farnham Park and HE12 Area of Historic Landscape Value – Area of Historic Landscape Value Area of Historic Landscape Value (AHLV).

Farnham North West**WA/2025/00547 Farnham North West**

Officer: Ninto Joy

BREDON, 45A CRONDALL LANE, FARNHAM GU9 7BG

Certificate of Lawfulness under Section 192 for dormer extension to provide habitable accommodation in roof space; alterations to elevations and demolition of existing glass house.

No comment.

WA/2025/00557 Farnham North West

Officer: Ninto Joy

3 FOLLY LANE SOUTH, FARNHAM GU9 0BZ

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

No comment.

WA/2025/00558 Farnham North West

Officer: Justin Bramley

2 TOR ROAD, FARNHAM GU9 7BX

Erection of an extension.

No comment.

Farnham Moor Park

WA/2025/00536 Farnham Moor Park

Officer: Anna Whitty

THE SPINNEY, 17 CROOKSBURY ROAD, FARNHAM GU10 1QB

Certificate of Lawfulness under Section 192 for erection of an incidental outbuilding

Consideration must be given to the proposal being within the Surrey Hills National Landscape.

WA/2025/00576 Farnham Moor Park

Officer: Anna Whitty

THE SPINNEY, 17 CROOKSBURY ROAD, FARNHAM GU10 1QB

Erection of a garage building following demolition of 2 outbuildings.

Previously refused under WA/2023/02739 Two replacement outbuildings, The Spinney, 17 Crooksbury Road.

The Officer however commented on the garage specifically in the report:

The garage building is of appropriate design and would be in keeping with the existing dwelling, featuring a half-hipped, clay tiled roof and rendered exterior. The impact of the garage building was not a refusal reason on the previous application. Whilst it is forward of the dwelling, there is no strong building line in the area, and there are other outbuildings forward of the associated dwelling within the area. The building would be screened by mature vegetation and it would not harm visual amenity or the character and appearance of the area sufficiently to justify refusal.

Consideration must be given to the proposal being within the Surrey Hills National Landscape and a condition included to retain and maintain the mature vegetation screening, to protect from visual harm on the setting.

Farnham Rowledge

TM/2025/00538 Farnham Rowledge

Officer: Alex Needs

SUNNY BANK HOUSE, ROCK LANE, WRECCLESHAM, FARNHAM GU10 4SY

APPLICATION FOR REMOVAL OF TREE SUBJECT OF TREE PRESERVATION ORDER 30/01

The applicant has requested advice on the replacement tree to be planted, 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.

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.

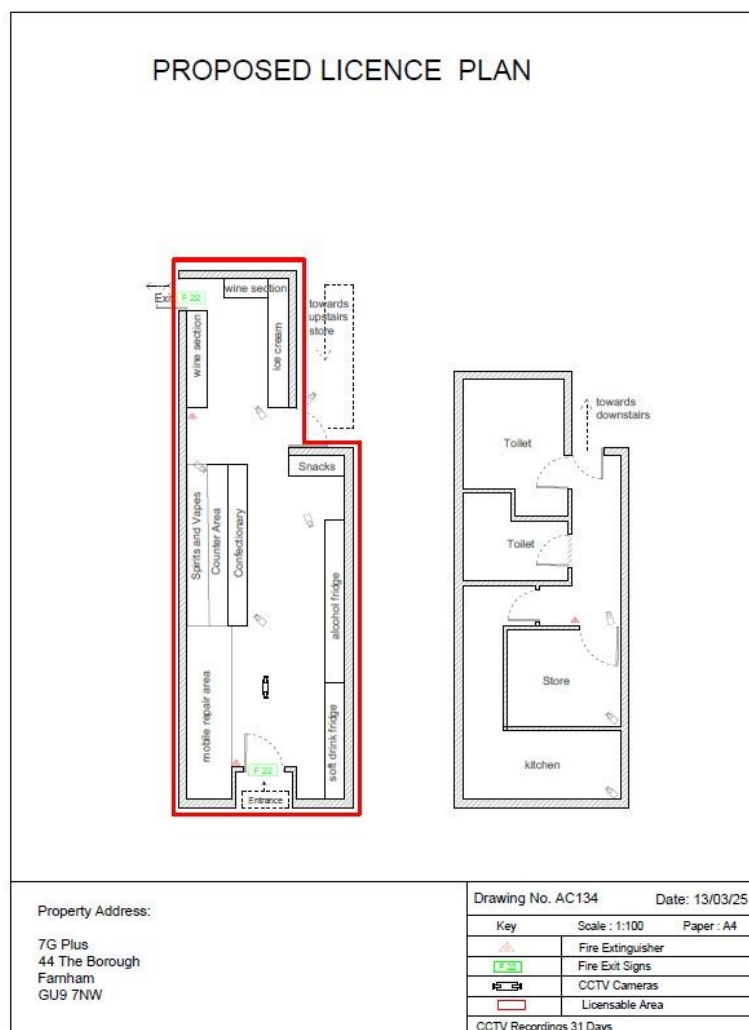
7. Licensing Applications Considered

New

7G Plus, 44 The Borough, Farnham, Surrey, GU9 7NW

Mr H Khosti

An application was considered for a new premises licence. The application is for Off sales of alcohol and Opening hours 08:00-23:00 Monday to Sunday. See plan below.



As centrally located on The Borough, Farnham Town Council requests that no rubbish or receptacles for rubbish or recycling be left to the front of 44 The Borough and that deliveries and refuse collections for 7G Plus must not be between the hours of 08.00 and 18.00, utilising appropriate delivery bays OR rear access if available, to avoid public nuisance such as litter, obstacles and obstructions in the footway or carriageway.

Street Trading Application

Waverley Borough Council is currently in receipt of a renewal application for a Street Trading Consent from an existing trader. The application is for a mobile food operator called '**Smiths Sizzle Shack**' to continue to trade from Farnham Trading Estate between the hours of 06:00 and 16:00 Monday to Friday.

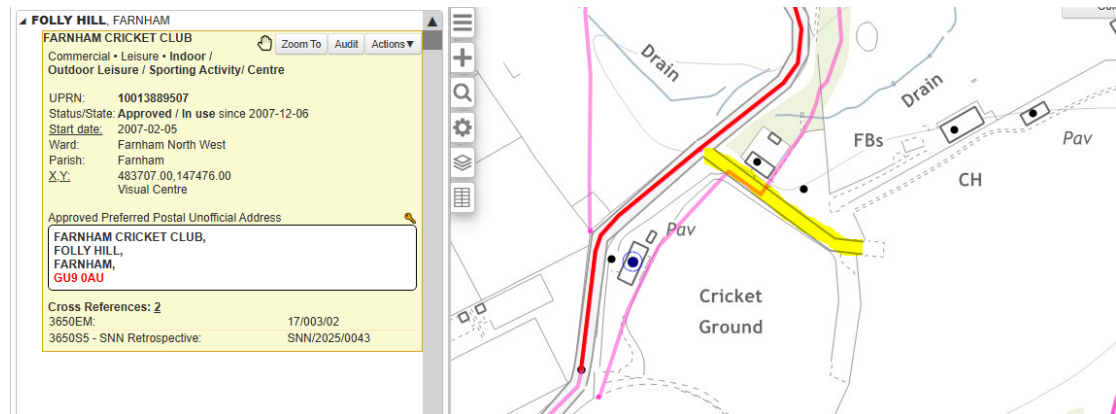
No comment.

8. Waverley Borough Council Street Naming Applications Considered

Pre-application consultation

The Address Team has received a request to name the track leading to Farnham Park after Graham Thorpe. They suggested possibly Thorpe Lane and wanted to get Farnham Town Council's view on this before an official consultation.

Location of track highlighted below:



The group discussed that **Graham Thorpe's** full name should be used to honour the late cricketer who started out at Farnham Cricket Club.

Farnham Town Council requested **GRAHAM THORPE DRIVE**.

An official Waverley Borough Council street naming consultation will follow.

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

There were none for this meeting.

10. Date of next meeting

Due to the bank holiday on 21st April, the next meeting is on Monday 28th April 2025 at 9.30am.

The meeting ended at 11.13 am

Notes written by Jenny de Quervain