



FARNHAM TOWN COUNCIL

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Planning & Licensing Consultative Working Group

Time and date

9.30 am on Monday 28th 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 Graham White

Councillor Alan Earwaker (Observer)

Officers: Jenny de Quervain

1. Apologies for Absence

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

2. Disclosure of Interests

The office declared a non pecuniary interest to WA/2025/00636. The applicant is known to the officer but the officer was unaware of the application.

3. Applications Considered for Key/Larger Developments

Farnham Castle

WA/2025/00595 Farnham Castle

Officer: Tajinder Rehal

THE COURTYARD, 17 WEST STREET, FARNHAM

Application under Section 73 to vary condition 2 of WA/2024/01007 (approved plans) to allow the removal and replacement of the western wall adjoining Kingham Place.

Farnham Town Council maintains its previous comments that the wall must be dismantled rather than demolished, with bricks being reused, if possible, along with reclaimed bricks and traditional lime mortar, appropriate for the rebuilding of this substantial wall in the setting of the Town Centre Conservation Area.

The resident's amenity at no. 11 Kingham Place must be protected when the works are taking place with appropriate screened Heras fencing. Shrubs and other planting must be protected and/or replaced if damaged. An agreed timescale for the works should be negotiated with the residents of no. 11 Kingham Place to minimise disruption to their amenity.

WA/2025/00653 Farnham Castle

Officer: Alistair de Joux

STORE (HARTS YARD), 114A WEST STREET, FARNHAM GU9 7HH

Application under Section 19 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to vary Condition 1 (approved plans), vary/remove Condition 3 (construction above damp course level and materials as development has commenced) of WA/2023/02748 and discharge of Condition 4 (terrace screens).

No comment.

Farnham North West

NMA/2025/00740 Farnham North West

Officer: Russell Brown

LAND AT COXBRIDGE FARM, WEST STREET, FARNHAM GU9 7AS

Amendment to WA/2024/00599 to external finishes plan under condition 1; as well as changing two brick types and a grey roof tile to similar shades and a direct replacement respectively.

This application offers two different bricks reviewed and agreed with the planning officer. No comment.

4. Applications Considered

Farnham Bourne

CA/2025/00689 Farnham Bourne

Officer: Theo Dyer

MAVINS COURT, 4 GREENHILL ROAD, FARNHAM GU9 8JN

GREAT AUSTINS CONSERVATION AREA REMOVAL OF TREES

Farnham Town Council leaves to the Arboricultural Officer.

Bird nesting season is generally March to August – checking for active nests is essential, prior to cutting and pruning during this period.

NMA/2025/00616 Farnham Bourne

Officer: Dana Nickson

EDGEBOROUGH SCHOOL, FRENHAM ROAD, FRENHAM, FARNHAM GU10 3AH

Amendment to WA/2024/02277 to amend the approved tree protection measures.

No comment.

NMA/2025/00644 Farnham Bourne

Officer: Sam Wallis

15 LONGDOWN ROAD, LOWER BOURNE, FARNHAM GU10 3JU

Amendment to WA/2022/01353 - alteration to pitch of the roof, the raising of the rear roof on the approved scheme, change in size of fenestration, render to the lower section below window on existing ground floor

No comment.

TM/2025/00608 Farnham Bourne

Officer: Alex Needs

6 ELDON DRIVE, LOWER BOURNE, FARNHAM GU10 3JE

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

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

Though more relevant to hedge cutting, the bird nesting season is generally March to August – checking for active nests is essential, prior to cutting and pruning during this period.

TM/2025/00669 Farnham Bourne

Officer: Alex Needs

17 BURNT HILL WAY, WRECCLESHAM, FARNHAM GU10 4RN

APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 22/10

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.

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TM/2025/00671 Farnham Bourne

Officer: Alex Needs

6 VALE WOOD DRIVE, LOWER BOURNE, FARNHAM GU10 3HW

APPLICATION FOR REMOVAL OF TREE SUBJECT OF TREE PRESERVATION ORDER 26/05

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.

Though more relevant to hedge cutting, the bird nesting season is generally March to August – checking for active nests is essential, prior to cutting and pruning during this period.

WA/2025/00642 Farnham Bourne

Officer: Anna Whitty

53A FRENHAM ROAD, LOWER BOURNE, FARNHAM GU10 3QE

Erection of extensions and alterations including new porch and a detached garage following demolition of existing detached garage and extensions; erection of access gates and associated driveway works.

No comment.

Farnham Castle

PRA/2025/00589 Farnham Castle

Officer: Anna Whitty

13 FERNS MEAD, FARNHAM GU9 7XP

Erection of a single storey rear extension which would extend 3.36 m beyond the rear wall of the original house for which the height would be 3.50 m and for which the height of the eaves would be 2.60 m.

No comment.

WA/2025/00662 Farnham Castle

Officer: Justin Bramley

9 ST GEORGES MEWS, FARNHAM GU9 7LX

Certificate of Lawfulness under Section 192 for replacement uPVC sash windows with no changes to size of openings.

Considered must be given to materials being appropriate for the Town Centre Conservation Area.

WA/2025/00677 Farnham Castle

Officer: Matt Ayscough

3 WYKEHAM ROAD, FARNHAM GU9 7JR

Erection of single storey extension and alterations.

No comment.

WA/2025/00711 Farnham Castle

Officer: Lauren Kitson

39 and 40 DOWNING STREET, FARNHAM GU9 7PH

Alterations and repairs to shopfront and fenestrations with installation of dormer and conservation rooflights and replacement flat roof.

No comment.

WA/2025/00712 Farnham Castle

Officer: Lauren Kitson

39 and 40 DOWNING STREET, FARNHAM GU9 7PH

Listed Building Consent for internal and external alterations and repairs.

No comment.

Farnham Firgrove

TM/2025/00670 Farnham Firgrove

Officer: Alex Needs

20 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 LPP1 policy CCI Climate Change and NE2 Green and Blue Infrastructure.

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WA/2025/00588 Farnham Firgrove

Officer: Justin Bramley

6 SOUTHERN WAY, FARNHAM GU9 8DF

Application under Section 73 to vary condition 2 of WA/2025/00010 (approved plans) to allow an increase to the height of the single storey extension including alterations to windows and a reduction in window sizes in the 2 storey extension.

No comment.

WA/2025/00621 Farnham Firgrove

Officer: Ninto Joy

25 SHORTEATH CREST, FARNHAM GU9 8SA

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

No comment.

WA/2025/00720 Farnham Firgrove

Officer: Anna Whitty

MUNCASTER LODGE, 3 HILLARY CLOSE, FARNHAM GU9 8QZ

Erection of extensions and alterations to bungalow to form a two storey dwelling.

No comment.

WA/2025/00733 Farnham Firgrove

Officer: Ninto Joy

12 ARTHUR CLOSE, FARNHAM GU9 8PE

Erection of trellis to existing rear boundary fence.

No comment.

Farnham Moor Park

TM/2025/00635 Farnham Moor Park

Officer: Alex Needs

WEYHILL, 63 OLD COMPTON LANE, FARNHAM GU9 8EG

APPLICATION FOR WORKS TO AND REMOVAL OF TREES SUBJECT OF TREE PRESERVATION ORDER 08/15

Farnham Town Council leaves to the Arboricultural Officer.

Though more relevant to hedge cutting, the bird nesting season is generally March to August – checking for active nests is essential, prior to cutting and pruning during this period.

WA/2025/00639 Farnham Moor Park

Officer: Anna Whitty

151 LOWER WEYBOURNE LANE, BADSHOT LEA, FARNHAM GU9 9LL

Erection of a single storey extension.

No comment.

WA/2025/00697 Farnham Moor Park

Officer: Justin Bramley

4 WAVERLEY LANE, FARNHAM GU9 8BQ

Erection of a single storey extension.

No comment.

WA/2025/00713 Farnham Moor Park

Officer: Justin Bramley

92 LOWER WEYBOURNE LANE, BADSHOT LEA, FARNHAM GU9 9LG

Erection of single storey extension and alterations to elevations; erection of attached garage/store with associated works.

The application site is very prominent on a corner plot at the junction of Lower Weybourne Lane and Rankin Close. Farnham Town Council cannot see a plan of how vehicles access the parking area or the proposed garage. Highway and pedestrian safety must be considered.

Farnham North West

TM/2025/00638 Farnham North West

Officer: Alex Needs

19 HEATHYFIELDS ROAD, FARNHAM GU9 0BW

APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 23/08

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.

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WA/2025/00636 Farnham North West

Officer: Dana Nickson

STAFFORD LODGE, BEAVERS HILL, FARNHAM GU9 7DF

Erection of a detached garage with associated hard landscaping.

No comment.

WA/2025/00654 Farnham North West

Officer: Anna Whitty

1 OLD KNOWLE SQUARE, FARNHAM GU9 0EZ

Erection of a porch to dwelling; extensions and alterations to existing detached carport to provide an enclosed garage with attached carport.

The History and Constraints document is missing from the application. It should be noted that the development was allowed at appeal under WA/2017/0137.

Farnham Town Council objects to the proposed conversion of the car port to an enclosed garage and proposed adjoining two bay car port. This will create additional built form in a prominent position when entering the open 'square' within the development, negatively impacting its character. The development was intentionally designed with open car ports, not enclosed garages, to emphasise the character of barn-style dwellings in what was previously an equestrian yard. Conditions were included to maintain the space laid out within the site.

WA/2025/00663 Farnham North West

Officer: Anna Whitty

26 WEST END GROVE, FARNHAM GU9 7EG

Erection of extensions and alterations following demolition of existing garage.

Farnham Town Council raises concern about the impact on the neighbour's amenity at no. 24, given the vicinity of the extensions to the boundary – the two storey extension should be an appropriate distance from the boundary with the neighbour, not the neighbour's wall.

WA/2025/00680 Farnham North West

Officer: Anna Whitty

27 MARSTON ROAD, FARNHAM GU9 7BN

Erection of extensions and alterations including covered porch together with associated works.

No comment.

WA/2025/00695 Farnham North West

Officer: Ninto Joy

20 HAZELL ROAD, FARNHAM GU9 7BW

Erection of ground floor and first floor extensions and alterations to part of attached garage to provide habitable accommodation.

No comment.

Farnham Rowledge

TM/2025/00604 Farnham Rowledge

Officer: Alex Needs

11 GREYSTEAD PARK, WRECCLESHAM, FARNHAM GU10 4NB

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

The applicant has requested advice on the replacement trees 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 LPPI policy CCI Climate Change and NE2 Green and Blue Infrastructure.

Though more relevant to hedge cutting, the bird nesting season is generally March to August – checking for active nests is essential, prior to cutting and pruning during this period.

TM/2025/00607 Farnham Rowledge

Officer: Alex Needs

LITTLE ROWLEDGE HOUSE, 24 ROSEMARY LANE, ROWLEDGE, FARNHAM GU10 4DD

APPLICATION FOR REMOVAL OF TREE SUBJECT OF TREE PRESERVATION ORDER 12/13

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

Though more relevant to hedge cutting, the bird nesting season is generally March to August – checking for active nests is essential, prior to cutting and pruning during this period.

TM/2025/00637 Farnham Rowledge

Officer: Theo Dyer

LAND BETWEEN MEADOW WAY AND MAYFIELD, ROWLEDGE, FARNHAM GU10 4DY

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

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

Though more relevant to hedge cutting, the bird nesting season is generally March to August – checking for active nests is essential, prior to cutting and pruning during this period.

TM/2025/00666 Farnham Rowledge

Officer: Alex Needs

36 SANDROCK HILL ROAD, WRECCLESHAM, FARNHAM GU10 4RJ

APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 18/99

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

Though more relevant to hedge cutting, the bird nesting season is generally March to August – checking for active nests is essential, prior to cutting and pruning during this period.

WA/2025/00599 Farnham Rowledge

Officer: Dana Nickson

LAND WEST OF FORMER CHERRY TREE INN, SCHOOL ROAD, ROWLEDGE, FARNHAM
Application under Section 73 to vary condition 2 of WA/2024/02224 (approved plans) to allow alterations to the fenestration on the south, east and north elevations including alterations to porch and internal layout.

No comment.

WA/2025/00631 Farnham Rowledge

Officer: Justin Bramley

CORNERWAYS, THE LONG ROAD, ROWLEDGE, FARNHAM GU10 4DH

Erection of a detached garage/store with habitable accommodation above.

Farnham Town Council seeks clarification as to how the garaged is accessed by a vehicle as the opening appears to be on the northeast elevation – labelled on plans as northwest elevations.

The garage building is to the front of the building line, contrary to Residential Extensions SPD. If permission is granted, a condition must be included to retain and maintain the green boundary to protect the character of the area and The Long Road.

WA/2025/00721 Farnham Rowledge

Officer: Ninto Joy

PATCHES, 39 SANDROCK HILL ROAD, WRECCLESHAM, FARNHAM GU10 4SU

Erection of an extension.

No comment.

WA/2025/00723 Farnham Rowledge

Officer: Matt Ayscough

6 QUENNELLS HILL, WRECCLESHAM, FARNHAM GU10 4ND

Erection of two storey extension to create a self contained annex following demolition of existing integral garage.

No comment.

WA/2025/00724 Farnham Rowledge

Officer: Justin Bramley

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

Erection of a detached garage.

Farnham Town Council notes that proposed garage building is to the front of the building line, contrary to Residential Extensions SPD. If permission is granted, a condition must be included to retain and maintain the green boundary to protect the character of the area and Echo Barn Lane.

Farnham Weybourne

TM/2025/00732 Farnham Weybourne

Officer: Alex Needs

WOODLAND BEHIND, HALE PLACE, FARNHAM GU9 9BJ

APPLICATION FOR REMOVAL OF TREE SUBJECT OF TREE PRESERVATION ORDER FAR38

Farnham Town Council leaves to the Arboricultural Officer.

Though more relevant to hedge cutting, the bird nesting season is generally March to August – checking for active nests is essential, prior to cutting and pruning during this period.

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

Guildford Borough Council

Amendments received

23/P/01831

Fuel Station, Blackwater Valley Road, Tongham, Guildford, GU10 1FP

Erection of a freestanding Restaurant with drive thru facility, car parking, landscaping and associated works, including Customer Order Displays (COD) and a play frame. (amended description 28.11.23) (amended plans received 10 December 2024, updated layout plans showing additional bay at drive thru lane and updated floor plan annotating courier door, and additional ecology and highway information)(amended red edge and additional ecological and drainage information 10.04.25).

Farnham Town Council maintains its objection to the proposed McDonald's fast-food restaurant and drive-thru at Fuel Station, Blackwater Valley Road, Tongham, Guildford, GU10 1FP.

Farnham Town Council notes new evidence has been provided identifying the presence of water voles on the Blackwater River, either side of where surface water discharge is proposed. Consultation with Surrey Wildlife Trust and Surrey County Council's Ecology Team is vital.

Farnham Town Council objects to the potential harm to Tice's Meadow Nature Reserve. The application is at odds with the designation of Site of Nature Conservation Interest (SNCI). The environmental and ecological damage must be considered.

Litter will have a negative impact, not only on the site but for miles around, having a negative visual impact and a negative impact on the environment. The management of litter is proposed as staff litter picking within a radius of the site. This will be a danger to the life of the staff.

It is proposed that staff can access the site on foot or cycle to work. Pedestrian and cyclists accessing the site will have to negotiate the busy roundabout at the junction of the A331 and A31, towards the M3, Guildford and Farnham.

A new residential development has also been built between the A331 and A31 at this junction. Safe pedestrian access to the site is essential, along with improvements to the road infrastructure at the roundabout.

This application must be determined alongside 23/P/01823, 23/P/01824 and 23/P/01826 to fully understand the impact from the proposed development of the

buildings, layout of vehicle and pedestrian infrastructure, play area, illuminated signage and 7m high totem.

6. Appeals Considered

There were none for this meeting.

7. Licensing Applications Considered

Street Trading Applications Considered

Whippy King

Waverley Borough Council is currently in receipt of an application for a Street Trading Consent from Whippy King Ices operating in the Waverley area, March to November, 7 days a week.

Farnham Town Council requests that Whippy King does not operate in the town centre or neighbourhood centres where other businesses may already sell similar products, see Farnham Neighbourhood Plan Map O. The operatives must adhere to the rules of the Highway Code and ensure the safety of pedestrians and highway users.

Street Trading Renewal Application Considered

Best Farnham Kebab

Waverley Borough Council is currently in receipt of an application for the renewal of a Street Trading Consent for a mobile food unit called 'Best Farnham Kebab' to trade from Long Garden Way, Farnham. Monday-Thursday 16:00 – 23:00 hours and Friday and Saturday 16:00 – 01:00 hours.

Farnham Town Council, as with Surrey County Council, expects the parking fee to be paid for the bays used by the mobile food unit between the hours 16.00-18.00.

8. Waverley Borough Council Street Naming Applications Considered

STREET NAMING APPLICATION SNN/2024/0154 – LAND AT COXBRIDGE FARM, WEST STREET, FARNHAM, GU9 7AS

The names considered for the new roads were:

ROAD 1 WAXWING WAY

ROAD 2 KESTREL DRIVE

ROAD 3 JACKDAW CLOSE

ROAD 4 WREN GARDENS

ROAD 5 SISKIN ROAD

ROAD 6 CHAFFINCH PLACE

ROAD 7 DUNNOCK GARDENS

ROAD 8 WAGTAIL DRIVE

ROAD 9 YELLOWHAMMER CLOSE

Farnham Town Council has worked closely with local residents and community groups to source names relevant to the site and acceptable to the developer and Waverley's Street Naming and Numbering policy. The developer was keen to utilise bird names of those previously seen on the site and in the Farnham area.

Farnham Town Council requests an alternative suffix for ROAD 5 SISKIN ROAD as this is a non-through road not a thoroughfare, as per Waverley's Street Naming and Numbering policy. Perhaps Siskin Close.

It is noted that three additional street names will be required at a later date.

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

Details of the agenda for Waverley's Planning Committee still to be advised.

10. Date of next meeting

Monday 12th May 2025 at 9.30am.

The meeting ended at 10.26 am

Notes written by Jenny de Quervain