



FARNHAM TOWN COUNCIL



Notes

Planning & Licensing Consultative Working Group

Time and date

9.30 am on Monday 12th May, 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 Alan Earwaker
Councillor Brodie Mauluka
Councillor George Murray
Councillor Graham White

Officers: Jenny de Quervain

1. Election of Lead Member

Councillor Laughton was elected as Lead Member for 2025-2026, proposed by Councillor Earwaker, seconded by Councillor White.

2. Apologies for Absence

Apologies were received from Councillors Merryweather and Woodhouse.

3. Disclosure of Interests

None were received.

4. Applications Considered for Key/Larger Developments

Farnham Castle

WA/2025/00761 Farnham Castle

Officer: Lauren Kitson

UNIT A, FARNHAM RETAIL PARK, GUILDFORD ROAD, FARNHAM GU9 9QJ

Division of existing unit to create Unit A1 (for retail use within Class E (a) for convenience goods sale) and Unit A2 (for sale of comparison goods); associated external alterations, cycle parking, alterations to car park and replacement external plant.

Farnham Town Council welcomes the addition to Farnham Retail Park.

WA/2025/00779 Farnham Castle

Officer: Russell Brown

ST STEPHENS HOUSE, DOGFLUD WAY, FARNHAM GU9 7UD

Application under section 73 to vary condition 1 (approved plans) to allow changes to the design of internal layout, vary condition 2 alterations to carparking refuse and cycle store layout of PRA/2022/02704, discharge condition 4 of application electric car charging point details.

No comment.

WA/2025/00780 Farnham Castle

Officer: Russell Brown

ST STEPHENS HOUSE, DOGFLUD WAY, FARNHAM GU9 7UD

Application under section 73 to vary condition 1 & 2 (all approved plans) to allow changes to the design of internal layout of PRA/2022/02614.

No comment.

WA/2025/00797 Farnham Castle

Officer: Lauren Kitson

ROOFTOP OF TELEPHONE EXCHANGE, WEST STREET, FARNHAM GU9 7LQ

Installation of a telecommunication equipment cabinet and replacement antenna and cabinet.

Relocation of another cabinet together with associated ancillary works.

No comment.

WA/2025/00815 Farnham Castle

Officer: Dana Nickson

FARNHAM SPORTS CENTRE, DOGFLUD WAY, FARNHAM GU9 7UD

Erection of plant room with mounted evaporator deck and installation of air source heat pumps with associated fencing.

No comment.

5. Applications Considered

Farnham Bourne

WA/2025/00770 Farnham Bourne

Officer: Matt Ayscough

69 MIDDLE BOURNE LANE, LOWER BOURNE, FARNHAM GU10 3NJ

Erection of extensions and alterations to bungalow to form a chalet bungalow.

No comment.

WA/2025/00774 Farnham Bourne

Officer: Lauren Kitson

LAND COORDINATES 485973 144861, TILFORD ROAD, LOWER BOURNE, FARNHAM

Certificate of lawfulness under section 191 for use of land for canine recreational facility for a period in excess of 10 years.

Farnham Town Council notes that the site is located in Surrey Hills National Landscape (Area of Outstanding Natural Beauty (AONB) & Area of Great Landscape Value (AGLV)). The access and parking must not have a negative impact on the setting.

WA/2025/00783 Farnham Bourne

Officer: Matt Ayscough

38 LODGE HILL ROAD, LOWER BOURNE, FARNHAM GU10 3RF

Certificate of Lawfulness under Section 192 for the erection of an extension and alterations including installation of a roof light and removal of 2 chimneys.

No comment.

WA/2025/00786 Farnham Bourne

Officer: Justin Bramley

FOXWOOD PLACE, 6B LITTLE AUSTINS ROAD, FARNHAM GU9 8JR

Erection of two storey extension including integral garage, entrance porches, rooflights and PV solar panels following demolition of existing detached garage; widening of existing vehicle access and erection of entrance gates and piers, creation of pedestrian access and entrance gate.

The proposals must be compliant with the Great Austin's Conservation Area Management Plan and reflect the character of the setting. Farnham Town Council notes the Heritage Officer's comments on the design of the proposed porch and piers and gates needing to be appropriate to the setting and adjacent dwelling.

WA/2025/00812 Farnham Bourne

Officer: Dana Nickson

LAND AT 3 BOURNE GROVE CLOSE, LOWER BOURNE, FARNHAM GU10 3RA

Erection of a detached dwelling and detached garage with associated works including solar roof panels, driveway and landscaping.

Farnham Town Council notes that the proposed dwelling location is garden land to the rear of 3 Bourne Grove Close. The design is out of character with the host dwelling and surrounding area. Access to the host dwelling and garden land to the rear is via a narrow lane and an unmade track also a public right of way (FP69).

Consideration must be given to Farnham Neighbourhood Plan policy FNP8 South Farnham Arcadian Areas: 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.

WA/2025/00832 Farnham Bourne

Officer: Anna Whitty

3 FRENHAM VALE, LOWER BOURNE, FARNHAM GU10 3HN

Erection of extensions and alterations including 3 dormer windows; alterations to attached garage to form habitable accommodation., following demolition of existing conservatory and flat roof dormer.

No comment.

WA/2025/00854 Farnham Bourne

Officer: Lauren Kitson

THE KNOLE, 49 LODGE HILL ROAD, LOWER BOURNE, FARNHAM GU10 3RD
Erection of a detached two storey dwelling with associated works following demolition of outbuilding.

No comment.

WA/2025/00855 Farnham Bourne

Officer: Ninto Joy

FERNSHAW, 4 CLUMPS ROAD, LOWER BOURNE, FARNHAM GU10 3HF

Erection of a detached outbuilding (retrospective).

No comment.

WA/2025/00856 Farnham Bourne

Officer: Ninto Joy

FERNSHAW, 4 CLUMPS ROAD, LOWER BOURNE, FARNHAM GU10 3HF

Erection of gabion rock walls with associated terracing and landscaping (retrospective).

No comment.

WA/2025/00858 Farnham Bourne

Officer: Ninto Joy

FERNSHAW, 4 CLUMPS ROAD, LOWER BOURNE, FARNHAM GU10 3HF

Erection of a detached ancillary outbuilding following demolition of existing temporary construction site office; demolition of outbuildings (part retrospective).

No comment.

Farnham Castle

WA/2025/00838 Farnham Castle

Officer: Matt Ayscough

41-42 THE BOROUGH, FARNHAM GU9 7NW

Application for advertisement consent to display 1 externally non-illuminated fascia sign and 1 non-illuminated projecting sign together with temporary window vinyl's.

No comment.

Farnham Firgrove

WA/2025/00843 Farnham Firgrove

Officer: Ninto Joy

27 RIDGWAY ROAD, FARNHAM GU9 8NN

Erection of a single storey side extension and associated alterations.

No comment.

WA/2025/00844 Farnham Firgrove

Officer: Ninto Joy

27 RIDGWAY ROAD, FARNHAM GU9 8NN

Certificate of Lawfulness under Section 192 for alterations to roofspace to provide habitable accommodation and insertion of roof windows.

No comment.

Farnham Heath End

WA/2025/00751 Farnham Heath End

Officer: Matt Ayscough

2 BURSTOCK CLOSE, FARNHAM GU9 0AF

Alterations to roof space to provide additional habitable accommodation with installation of rooflights and a Cabrio window.

No comment.

WA/2025/00787 Farnham Heath End

Officer: Ninto Joy

21 BALL AND WICKET LANE, FARNHAM GU9 0PD

Erection of a boundary fence and gate with associated works following removal of existing fence (retrospective).

No comment.

WA/2025/00801 Farnham Heath End

Officer: Ninto Joy

21 ELM CRESCENT, FARNHAM GU9 0QW

Alterations to roof to provide habitable accommodation including dormer extension, raising of ridge height and installation of rooflights.

No comment.

Farnham Moor Park

WA/2025/00792 Farnham Moor Park

Officer: Justin Bramley

SWIFT HOUSE, MOOR PARK HOUSE WAY, FARNHAM GU10 1FH

Erection of extension and alterations to elevations with construction of a dormer.

No comment.

WA/2025/00793 Farnham Moor Park

Officer: Justin Bramley

SWIFT HOUSE, MOOR PARK HOUSE WAY, FARNHAM GU10 1FH

Listed Building Consent for extension and alterations with construction of a dormer.

No comment.

WA/2025/00829 Farnham Moor Park

Officer: Dana Nickson

Q BARS & RESTAURANTS LTD, THE MULBERRY, STATION HILL, FARNHAM GU9 8AD

Erection of 1.8m high close board timber fence and access gate to serve car park (retrospective).

Farnham Town Council objects to the prominent 1.8m high close boarded fencing and gates, detracting from the character of the Listed building.

WA/2025/00830 Farnham Moor Park

Officer: Dana Nickson

Q BARS & RESTAURANTS LTD, THE MULBERRY, STATION HILL, FARNHAM GU9 8AD

Listed building Consent for erection of fence and access gate (retrospective).

Farnham Town Council objects to the prominent 1.8m high close boarded fencing and gates, detracting from the character of the Listed building.

WA/2025/00816 Farnham Moor Park

Officer: Matt Ayscough

18 STONEYFIELDS, FARNHAM GU9 8DU

Erection of a new entrance porch, alterations to elevations and fenestration including installation of roof lights.

No comment.

Farnham North West

WA/2025/00758 Farnham North West

Officer: Matt Ayscough

2 ORLETON ROAD, FARNHAM GU9 0FA

Alterations to elevation and partial alteration to attached garage to form habitable accommodation.

Farnham Town Council maintains its concern to the impact on the character of the development by increasing on street parking with the loss of the garage.

WA/2025/00744 Farnham Weybourne

Officer: Lauren Kitson

2 KNIGHTS ROAD, FARNHAM GU9 9BX

Erection of attached dwelling and widening of existing vehicle access following demolition of existing extension.

Consideration must be given to sufficient parking being available for the host and proposed development and that the highway can be accessed safely close to the corner.

Farnham Rowledge

CA/2025/00776 Farnham Rowledge

Officer: Theo Dyer

1 BEALES LANE, WRECCLESHAM, FARNHAM GU10 4PY

WRECCLESHAM 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 CC1 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.

CA/2025/00806 Farnham Rowledge

Officer: Theo Dyer

POTTERY COURT, WRECCLESHAM, FARNHAM GU10 4QW

WRECCLESHAM CONSERVATION AREA WORKS TO 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 CC1 Climate Change and NE2 Green and Blue Infrastructure, replacement trees must be planted.

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/2025/00804 Farnham Rowledge

Officer: Alex Needs

35 ECHO BARN LANE, WRECCLESHAM, FARNHAM GU10 4NG
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 CC1 Climate Change and NE2 Green and Blue Infrastructure, a replacement tree is to be planted.

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/2025/00814 Farnham Rowledge

Officer: Omar Sharif

26 GARDENERS HILL ROAD, LOWER BOURNE, FARNHAM GU10 3HZ

Application under Section 73 to vary Condition 1 (approved plans) of WA/2023/00346 to amend layout.

No comment.

Farnham Weybourne

TM/2025/00778 Farnham Weybourne

Officer: Alex Needs

51 COPSE AVENUE, FARNHAM GU9 9EA

APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 24/01

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/2025/00763 Farnham Weybourne

Officer: Anna Whitty

20 BULLERS ROAD, FARNHAM GU9 9EP

Certificate of Lawfulness under Section 192 for dormer extension and alterations to roof to provide additional habitable accommodation in roof space.

No comment.

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

Farnham Moor Park

WA/2025/00798 Farnham Moor Park

Officer: Dana Nickson

RUNFOLD SOUTH QUARRY, GUILDFORD ROAD, FARNHAM

Relocation of existing leachate tank and associated pump into the landfill gas power generation compound (this application is determined by Surrey County Council under their ref SCCRef-2025-0054)

Farnham Town Council relies on the Runfold Community Liaison Group.

7. Appeals Considered

There were none for this agenda.

8. Licensing Applications Considered

New

Papa Johns Pizza, Contec House, East Street, Farnham GU9 7SX
MJI Foods Ltd

An application has been received for a new premises licence. The application is for Late night refreshment 23:00-02:00 Sunday to Thursday and 23:00-03:00 Friday and Saturday and Opening hours 11:00-02:00 Sunday to Thursday and 11:00-03:00 Friday and Saturday.

Farnham Town Council notes that public collections times is to midnight only and the requested hours until 02.00 Sunday to Thursday and 03.00 Friday and Saturday is for deliveries for Papa Johns Pizza.

The applicant has outlined steps to promote the four licensing objectives but under 'the prevention of public nuisance' only notes steps of minimising internal noise and customers leaving quietly (this timing being until midnight only).

Farnham Town Council seeks the addition of managing and monitoring the noise of delivery vehicles, especially motorbikes and scooters. Delivery drivers should leave quietly and respect neighbours when exiting the premise and forecourt with the proposed operating times for deliveries until 02.00 and 03.00, switching engines off whilst waiting for deliveries to lessen disturbance to neighbours from vehicle noise and leaving the premise forecourt with minimum noise, to prevent of public nuisance.

9. Waverley Borough Council Street Naming Applications Considered

There were none for this agenda.

10. Public Speaking at Waverley's Planning Committee, Inquiries and Hearings

There were none for this agenda.

11. Date of next meeting

Due to the late May Bank Holiday, the next meeting is on Monday 2nd June 2025 at 9.30am.

The meeting ended at 12.15 pm

Notes written by Jenny de Quervain