



# FARNHAM TOWN COUNCIL

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## Notes

### Planning & Licensing Consultative Working Group

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#### Time and date

9.30 am on Monday 2nd June, 2025

#### Place

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

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

Councillor Andrew Laughton (Lead Member)  
Councillor David Beaman  
Councillor Alan Earwaker  
Councillor Brodie Mauluka  
Councillor Mark Merryweather  
Councillor Graham White

Officers: Jenny de Quervain

#### 1. Apologies for Absence

Apologies were received from Councillor Murray and Woodhouse.

#### 2. Disclosure of Interests

None were received.

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

##### **Farnham Bourne**

##### **WA/2025/00971 Farnham Bourne**

Officer: Lauren Kitson

TWO PARCELS OF LAND SEPARATED BY BURNT HILL ROAD, BURNT HILL ROAD, WRECCLESHAM, FARNHAM

Erection of 7 dwellings with vehicular access, amenity space, car and cycle parking and associated works.

**Farnham Town Council objects to development on land either of Burnt Hill Road, adjoining the Bourne Stream and its flood zone, for 7 dwellings and associated built form being contrary to**

Farnham Neighbourhood Plan policy FNP1, FNP8, FNP13, FNP30 and the Farnham Design Statement, not respecting the character of the area, having a negative impact on biodiversity and creating hazardous accesses on either side of the narrow roadway, and proposals to inappropriate footways.

The proposals are in conflict with points a), b), d), f), g) of policy FNP1, Design of New Development and Conservation, which states that new development will be permitted where it:

- a) Is designed to a high quality which responds to the heritage and distinctive character of the individual area of Farnham in which it is located, as defined on Maps B(i) and B(ii) - Conservation Areas and Character Areas, by way of: i. height, scale, density, layout, orientation, design and materials of buildings, ii. boundary treatment, iii the scale, design and materials of the public realm (highways, footways, open space and landscape);
- b) Follows guidance in the Farnham Design Statement and the Surrey Hills AONB Management Plan;
- c) Protects and enhances heritage assets and their setting;
- d) Respects the natural contours of a site and protects and sensitively incorporates natural features such as trees, hedges and ponds within the site;
- e) Is well integrated into the landscape by existing and new landscape buffers;
- f) Will not be at an unacceptable risk of flooding itself, and will not result in any increased risk of flooding elsewhere; and
- g) Will not result in unacceptable levels of light, noise, air or water pollution.

Farnham incorporates a network of green infrastructure across the Plan area including parks, recreation grounds, river, streams and footpaths, allotments, cemeteries, woodland and arcadian areas with large gardens.

Proposals are in conflict with points a), b) and c) of policy FNP8 South Farnham Arcadian Areas. New development in the South Farnham Arcadian Areas, as defined in attached Map C, 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.

The location is a Biodiversity Opportunity Area and an area at high risk of flooding.

Proposals are in conflict with policy FNP13 Protect and Enhance Biodiversity, which seeks to protect, restore and re-create wildlife habitats within the Biodiversity Opportunity Areas, see attached Map H.

Proposals should protect and enhance biodiversity by:

- a) Protecting Special Protection Areas, Sites of Special Scientific Interest, and Local Wildlife Sites (Sites of Nature Conservation Importance), protected and priority species, ancient woodland, veteran or aged trees, and species-rich hedgerows;
- b) Preserving and extending ecological networks, in particular those defined on Map H – Green Infrastructure, to assist the migration and transit of flora and fauna, including within the built up area of Farnham; and

c) Promoting biodiversity enhancements, including restoration and re-creation of wildlife habitats within the Biodiversity Opportunity Areas where appropriate.

Although proposals include incorporating new footways these will be difficult to achieve and impact the already dangerous section of Burnt Hill Road. Creating visibility splays and footways will have a negative impact on the character of the area.

Policy FNP 30, Transport impact of development, states proposals will be permitted where they meet the following criteria:

- a) Safely located vehicular and pedestrian access where adequate visibility exists or could be created;
- b) Larger scale development proposals are accompanied by a Travel Plan;
- c) Residential development proposals ensure that sustainable transport links, including walking and cycling links are provided to the principal facilities including the town centre and the nearest neighbourhood centre; the nearest bus stop; primary school; secondary school and public open space;
- d) Employment and other non-residential development proposals located outside the town centre ensure that sustainable transport links are provided to surrounding residential areas; the nearest bus stop and the town centre and the nearest neighbourhood centre;
- e) Where adequate transport infrastructure is not available to serve the development, the development would provide, or contribute towards, appropriate measures which will address the identified inadequacy and assist walking, cycling, public transport and other highway improvements;
- f) Development proposals would not significantly add to traffic congestion in the town;
- g) Development proposals would not add inappropriate traffic on rural lanes and would not require highway works or footpaths which would result in unsympathetic change to the character of a rural lane;
- h) Development in areas of poor air quality or development that may have an adverse impact on air quality will be required to incorporate mitigation measures to reduce impact to an acceptable level. Permission will be refused where unacceptable impacts cannot be overcome by mitigation;
- i) Development proposals would maintain or enhance the existing local footpath and cycle network and where possible extend the network through the site and connect the development to them.

#### **Farnham Castle**

##### **WA/2025/00866 Farnham Castle**

Officer: Dana Nickson

UNIT 3 ROMANS BUSINESS PARK, EAST STREET, FARNHAM GU9 7SX

Alterations to existing shopfront to allow for the subdivision of existing commercial unit.

**No comment.**

##### **WA/2025/00919 Farnham Castle**

Officer: Dana Nickson

UNIT 3 ROMANS BUSINESS PARK, EAST STREET, FARNHAM GU9 7SX

Certificate of Lawfulness under section 191 for existing use as a retail unit (Use Class E).

**No comment.**

##### **WA/2025/00984 Farnham Castle**

Officer: Dana Nickson

UNIT 3 ROMANS BUSINESS PARK, EAST STREET, FARNHAM GU9 7SX

Alterations to shop front and installation of air conditioning condensers and extract grilles.

**Please can Planning Officer Dana Nickson review comments below and assist with clarification.**

Farnham Town Council seeks clarification on the availability of parking to the front of the premise as the application form is contradictory, asking under the heading of 'Vehicle Parking': Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces? The answer options are 'Yes' or 'No'. The applicant has ticked 'No'. Is that 'no, this site does not have any existing vehicle/cycle parking spaces' or 'no, the proposed development will not add or remove any parking spaces'?

The business will generate traffic movements given the edge of town location. Details of the vehicle access, available parking and traffic flow (does the frontage allow for one-way or two-way traffic, for example) need to be provided to understand the impact on the highway and adjacent businesses.

Details of commercial waste disposal is included in the application, with collections to the rear for the commercial waste. Given the type of business and the take-away food option, does the applicant have any information on management of litter.

Illuminated signage is proposed on the front fascia, conditions must be included to switch off the illuminated signage when the business is closed.

**WA/2025/00985 Farnham Castle**

Officer: Dana Nickson

UNIT 3 ROMANS BUSINESS PARK, EAST STREET, FARNHAM GU9 7SX

Application for advertisement consent to display illuminated signs consisting of 2no. fascia signs and 1no. projecting sign.

**Illuminated signage is proposed on the front fascia, conditions must be included to switch off the illuminated signage when the business is closed.**

**WA/2025/00872 Farnham Castle**

Officer: Alistair de Joux

STORE (HARTS YARD), 114A WEST STREET, FARNHAM

Application under Section 73A to vary Condition 1 (approved plans), vary/remove Condition 3 (construction above damp course level and materials as development has commenced) of

WA/2023/02747 and discharge of Condition 4 (terrace screens).

**No comment.**

#### **Farnham Rowledge**

**WA/2025/00916 Farnham Rowledge**

Officer: Russell Brown

MORE HOUSE SCHOOL, MOONS HILL, FRENHAM, FARNHAM GU10 3AP

Application under Section 73 to vary Condition 1 (approved plans) of WA/2022/00838 to reduce the size of the approved science block to provide two single classrooms.

**No comment.**

#### **4. Applications Considered**

##### **Farnham Bourne**

**CA/2025/00894 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.**

**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/2025/00895 Farnham Bourne**

Officer: Theo Dyer

THE MARCHES, 1 GREENHILL ROAD, FARNHAM GU9 8JN

GREAT AUSTINS CONSERVATION AREA WORKS TO AND REMOVAL OF TREES

**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.**

**CA/2025/00991 Farnham Bourne**

Officer: Theo Dyer

3 SWINGATE ROAD, FARNHAM GU9 8JJ

GREAT AUSTINS 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.**

**TM/2025/01009 Farnham Bourne**

Officer: Alex Needs

LAND SOUTH OF LODGE HILL ROAD, LOWER BOURNE, FARNHAM GU10 3RD

APPLICATION FOR WORKS TO AND REMOVAL OF TREES SUBJECT OF TREE PRESERVATION ORDER 02/15

**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.**

**TM/2025/01016 Farnham Bourne**

Officer: Alex Needs

KOTIKULTA, 36 FORD LANE, WRECCLESHAM, FARNHAM GU10 4SF

APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 06/11

**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.**

**TM/2025/01017 Farnham Bourne**

Officer: Theo Dyer

GORSELANDS, 29 BURNT HILL WAY, WRECCLESHAM, FARNHAM GU10 4RP

APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 26/08

**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 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.**

**TM/2025/01030 Farnham Bourne**

Officer: Alex Needs

ARDMORE, 17 DOUGLAS GROVE, LOWER BOURNE, FARNHAM GU10 3HP

APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 50/99

**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 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.**

**NMA/2025/00956 Farnham Bourne**

Officer: Sam Wallis

4 MIDDLE AVENUE, FARNHAM GU9 8JL

Amendment to WA/2021/01963 to change the timber cornicing for stone on top of the front porch and the side orangery roof.

**Proposed changes must be appropriate for the setting of the Great Austins Conservation Area and compliant with Farnham Neighbourhood Plan Policy FNP4.**

**NMA/2025/01007 Farnham Bourne**

Officer: Matt Ayscough

94 LODGE HILL ROAD, LOWER BOURNE, FARNHAM GU10 3RE

Amendment to WA/2024/00167 to change windows at the front of the house from white hardwood to pebble grey aluminium; as well as amending windows from bedrooms 1 and 2 and a number of other rooms.

**No comment.**

**PRA/2025/01013 Farnham Bourne**

Officer: Ninto Joy

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

Erection of a single-storey rear extension which would extend beyond the rear wall of the original house by 3.45m for which the maximum height would be 3.70m and the height of the eaves would be 3.00m.

**No comment.**

**WA/2025/00930 Farnham Bourne**

Officer: Justin Bramley

OAKLEIGH, 30A FRENHAM VALE, LOWER BOURNE, FARNHAM GU10 3HT

Erection of a detached garage with associated hard landscaping.

**No comment.**

**WA/2025/00948 Farnham Bourne**

Officer: Anna Whitty

ROBINSWOOD, 3 PACKWAY, FARNHAM GU9 8HW

Certificate of Lawfulness under Section 192 for erection of timber gates with brick piers across existing driveway.

**No comment.**

**WA/2025/00949 Farnham Bourne**

Officer: Anna Whitty

86A TILFORD ROAD, FARNHAM GU9 8DS

Erection of a single storey extension; erection of outbuilding to provide gym and home office following demolition of existing outbuilding.

**Farnham Town Council objects to the proposed outbuilding, being larger than the previously approved building under WA/2023/01088 and that under permitted development**

**WA/2021/0344 (behind the building line). A large outbuilding was refused and dismissed at appeal under WA/2021/03131. No objection is raised to the extension to the dwellinghouse.**

**The outbuilding's location forward of the dwellinghouse and close to Tilford Road has the potential to harm the character and appearance of the Great Austins Conservation Area.**

**Conditions were previously applied to the outbuilding application WA/2023/01088 and should be maintained if permission is granted, to protect the Great Austins Conservation Area and its setting and to comply to Farnham Neighbourhood Plan policy FNP5.**

**3. Condition:**

**The outbuilding hereby permitted shall not be occupied at any time other than for the purposes ancillary to the existing use of the dwelling known as 86A Tilford Road as a single family dwelling.**

**6. Condition:**

**Prior to the commencement of the development, a 5 year landscape scheme including tree management and method of planting and establishment in accordance with BS 8545:2014, with consideration to appropriate locating of new trees to mitigate those which are to be removed to facilitate this development and control of future growth impacts upon development in accordance with BS5837 (2012) Section 5 shall be submitted to the Local Planning Authority in writing. The scheme shall include the following information.**

**(a) Scaled plan showing location of new trees and plants displaying their maximum mature canopy size**

**(b) List the species and transplantation sizes in accordance with Nursery Stock Specification BS3936 (1992)**

**(c) Detail planting method, support and protection.**

**WA/2025/00978 Farnham Bourne**

Officer: Justin Bramley

THE TUDORS, 2 LONGDOWN CLOSE, LOWER BOURNE, FARNHAM GU10 3JN

Alterations to roof to provide habitable accommodation in roofspace including installation of rooflights.

**No comment.**

**WA/2025/00998 Farnham Bourne**

Officer: Anna Whitty

61 FRENHAM ROAD, LOWER BOURNE, FARNHAM, GU10 3HL

Certificate of Lawfulness under Section 192 for erection of a dormer roof extension to provide habitable accommodation.

**No comment.**

**WA/2025/00999 Farnham Bourne**

Officer: Anna Whitty

61 FRENHAM ROAD, LOWER BOURNE, FARNHAM GU10 3HL

Certificate of Lawfulness under Section 192 for erection of a single storey rear extension.

**No comment.**

**WA/2025/01015 Farnham Bourne**

Officer: Justin Bramley

PINE VIEW LODGE, LATCHWOOD LANE, LOWER BOURNE, FARNHAM GU10 3HB

Erection of extensions and alterations to bungalow to form a two storey dwelling including green roof and installation of solar panels and associated works.

**No comment.**

**WA/2025/01021 Farnham Bourne**

Officer: Dana Nickson

CHERRY CORNER, 88 MIDDLE BOURNE LANE, LOWER BOURNE, FARNHAM GU10 3NJ

Application under Section 73 to vary Condition 3 (restriction on occupation) of WA/2017/2257 to allow for first floor of garage to be used as a short term holiday let for a maximum 90 days per calendar year.

**Change of use of ancillary outbuilding to provide a short -term holiday let was granted under WA/2024/01863 21 November 2024. This application seeks to vary Condition 3 of the original garage permission. No comment.**

**WA/2025/01037 Farnham Bourne**

Officer: Tajinder Rehal

LAND AT BRAMWELL HOUSE, MONKS WALK, FARNHAM GU9 8HT

Erection of a detached dwelling and detached garage with associated works.

**Farnham Town Council notes that planning permission was granted in January 2020 for a dwelling in this location under WA/2019/1430 and a larger dwelling in November 2021 under WA/2021/02080. The proposed dwelling in this application appears larger still.**

**Given the sensitivity of the site within the Surrey Hills National Landscape (AONB) and outside the built-up area boundary of the Farnham Neighbourhood Plan, consideration must be given to LPP1 policy NE1 Biodiversity and Local Geological Sites Conservation, RE1 Countryside beyond the Green Belt, RE2 Green Belt, RE3 Landscape Character - Surrey Hills AONB, and Farnham Neighbourhood Plan policy FNP10 Protect and Enhance the Countryside: Outside of the Built Up Area Boundary priority will be given to protecting the countryside from inappropriate development. A proposal for development will only be permitted where it would: a) Be in accordance with Policies FNP16, FNP17 and FNP20 in the Neighbourhood Plan or other relevant planning policies applying to the area, b) Protect the Green Belt c) Conserve and enhance landscape and scenic beauty of the Surrey Hills Area of Outstanding Natural Beauty and its setting – including those Areas of Great Landscape Value under consideration for designation as AONB, d) Retain the landscape character of, and not have a detrimental**



impact on areas having high landscape value and sensitivity; and e) Enhance the landscape value of the countryside and, where new planting is involved, use appropriate native species.

Farnham Town Council requests that the previous conditions below be applied if planning permission is granted for the proposed further enlarged dwelling:

**Condition 3.** A 15m separation buffer shall remain in place in perpetuity between the proposed dwelling and the designated ancient woodland to the south unless permission is granted by the Local Planning Authority. The buffer shall be maintained as semi -natural habitat.

**Condition 4.** The landscaping shall be maintained to the satisfaction of the Local Planning Authority for a period of 5 years after planting, such maintenance to include the replacement of any trees and shrubs that die or have otherwise become, in the opinion of the Local Planning Authority, seriously damaged or defective. Such replacements to be of same species and size as those originally planted.

**Condition 7.** Any external lighting installed on this development shall comply with the recommendations of the Bat Conservation Trusts' document entitled "Bats and Lighting in the UK - Bats and The Built Environment Series".

**Condition 8.** In implementing this permission, the developer should take action to ensure that development activities such as site clearance or the removal of dense vegetation are timed to avoid the bird nest season of early March to August inclusive. If this is not possible and only small areas of dense vegetation are affected, the site could be inspected for active nests by an ecologist immediately prior to clearance works. If any active nests are found they should be left undisturbed with a buffer zone around them, until it can be confirmed by an ecologist that the nest is no longer in use.

#### **Farnham Castle**

##### **CA/2025/01023 Farnham Castle**

Officer: Theo Dyer

BISHOPS MEAD COTTAGE, BISHOPS MEAD, FARNHAM GU9 7DU

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 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.**

##### **NMA/2025/00941 Farnham Castle**

Officer: Dana Nickson

93-94 OLD CHAMBERS, WEST STREET, FARNHAM GU9 7EB

Amendment to WA/2024/00380 - Change of use from offices (use Class E) to 3 dwellings (use Class C3) and Listed Building Consent for internal and external alterations

**No comment.**

##### **WA/2025/00963 Farnham Castle**

Officer: Dana Nickson

93-94 WEST STREET, FARNHAM GU9 7EN

Listed Building Consent for internal and external alterations to building together with alterations to amenity areas.

**Listed building consent for above application. No comment.**

**PRA/2025/01006 Farnham Castle**

Officer: Justin Bramley

4 HIGH PARK ROAD, FARNHAM GU9 7JL

Erection of a single-storey rear extension which would extend beyond the rear wall of the original house by 6.00m for which the maximum height would be 3.00m and the height of the eaves would be 2.20m.

**No comment.**

**WA/2025/00880 Farnham Castle**

Officer: Lauren Kitson

85 WEST STREET, FARNHAM GU9 7EN

Change of use and alterations to commercial unit to provide 1 residential unit.

**This Listed property is in the Town Centre Conservation Area and is in need of renovation, appropriate for its Listing and the setting, and compliant with Farnham Neighbourhood Plan policy FNP2.**

**Farnham Town Council notes that the property adjoins 84 West Street, in operation as Caffè Piccolo since 1995. Consideration must be given to internal sound proofing and window openings to the rear due to the location of kitchen extraction units to protect the amenity of the future occupants however, the use as a single dwellinghouse must not have a negative impact on the established business. Alterations must be approved by the Heritage Officer.**

**WA/2025/00883 Farnham Castle**

Officer: Lauren Kitson

85 WEST STREET, FARNHAM GU9 7EN

Listed Building consent for internal and external alterations to create 1 dwelling.

**Alterations must be approved by the Heritage Officer.**

**WA/2025/00881 Farnham Castle**

Officer: Tajinder Rehal

BENCHMARK KITCHEN AND JOINERY, GUILDFORD ROAD TRADING ESTATE, FARNHAM GU9 9PZ

Alterations to existing commercial unit to raise roof ridge height and replace existing doors on north elevation with roller shutter.

**No comment.**

**WA/2025/00891 Farnham Castle**

Officer: Matt Ayscough

34 WEST STREET, FARNHAM GU9 7DR

Construction of a dormer to provide additional habitable accommodation at second floor.

**Farnham Town Council notes that the proposed dormer has been reduced in size to previously refused application. The dormer windows serve a bathroom and proposed as obscured glazing. The dormer must be approved by the Heritage Officer.**

**WA/2025/00892 Farnham Castle**

Officer: Matt Ayscough

34 WEST STREET, FARNHAM GU9 7DR

Listed Building Consent for construction of a dormer and internal alterations.

**The dormer must be approved by the Heritage Officer.**

**WA/2025/00905 Farnham Castle**

Officer: Omar Sharif

4 HART HOUSE, THE HART, FARNHAM GU9 7HJ

Change of use of office (use Class E) building to provide one residential dwelling (use Class C3).

**Farnham Town Council requests that a Condition be included to restrict future occupiers of the dwellings from applying for on-street parking permits within the Farnham town centre controlled parking Zone A. This principle has been applied to other residential development in the town centre with limited or no on-site parking provision.**

**WA/2025/00906 Farnham Castle**

Officer: Omar Sharif

4 HART HOUSE, THE HART, FARNHAM GU9 7HJ

Listed Building Consent for internal alterations.

**Alterations must be approved by the Heritage Officer.**

**WA/2025/00920 Farnham Castle**

Officer: Dana Nickson

23A DOWNING STREET, FARNHAM GU9 7PD

Change of use from a single commercial unit (use class e) to a single dwelling house (use class c3) (retrospective).

**Farnham Town Council requests that a Condition be included to restrict future occupiers of the dwellings from applying for on-street parking permits within the Farnham town centre controlled parking Zone A. This principle has been applied to other residential development in the town centre with limited or no on-site parking provision.**

**WA/2025/00924 Farnham Castle**

Officer: Ninto Joy

24 HALE ROAD, FARNHAM GU9 9QH

Erection of extensions and alterations together with dormer extension to provide habitable accommodation in roof space and associated hard landscaping.

**No comment.**

**WA/2025/00944 Farnham Castle**

Officer: Justin Bramley

HOLLY TREE HOUSE, GUILDFORD ROAD, FARNHAM GU9 9PU

Erection of a single storey extension and alterations to elevations together with erection of a garden room.

**No comment.**

**WA/2025/00976 Farnham Castle**

Officer: Ninto Joy

CHURCH COTTAGE, EAST STREET, FARNHAM GU9 7TJ

Application under Section 73 to remove Condition 4 (tree protection measures) and vary wording of Condition 5 (retained tree) of WA/2025/00217.

**No comment.**

**WA/2025/01041 Farnham Castle**

Officer: Matt Ayscough

46 SOUTH STREET, FARNHAM GU9 7RP

Application for advertisement consent to display illuminated signs consisting of 1no.replacement illuminated sign 1no. illuminated hanging sign, lighting and Installation of 2 x Menu Boards and 2no. planters.

**No comment.**

**WA/2025/01042 Farnham Castle**

Officer: Matt Ayscough

46 SOUTH STREET, FARNHAM GU9 7RP

Replacement of 1no. sign, 1no. hanging sign, installation of lighting, 2no. menu boards and 2no.planters.

**No comment.**

**WA/2025/01043 Farnham Castle**

Officer: Matt Ayscough

46 SOUTH STREET, FARNHAM GU9 7RP

Listed Building consent for replacement illuminated 1no. sign, 1no.illuminated hanging sign, lighting and Installation of 2no. menu boards and 2no. planters.

**No comment.**

**Farnham Firgrove**

**WA/2025/00868 Farnham Firgrove**

Officer: Ninto Joy

19 LITTLE GREEN LANE, FARNHAM GU9 8TF

Certificate of Lawfulness under Section 192 for the erection of an extension and alteration.

**No comment.**

**WA/2025/00890 Farnham Firgrove**

Officer: Matt Ayscough

15 TALBOT ROAD, FARNHAM GU9 8RP

Erection of single storey extensions and demolition of shed.

**No comment.**

**WA/2025/00945 Farnham Firgrove**

Officer: Ninto Joy

4 LANCASTER AVENUE, FARNHAM GU9 8JY

Certificate of Lawfulness under Section 192 for alterations to existing conservatory together with alterations to fenestrations on ground floor south west elevation.

**No comment.**

**WA/2025/00975 Farnham Firgrove**

Officer: Ninto Joy

17 GROVE END ROAD, FARNHAM GU9 8RD

Application under Section 73 to vary condition 1 of WA/2022/03161 (approved plans) to allow alterations to design.

**No comment.**

**Farnham Heath End**

**TM/2025/00887 Farnham Heath End**

Officer: Theo Dyer

LITTLE ROUGH, ALMA LANE, FARNHAM GU9 0JY

APPLICATION FOR WORKS TO AND REMOVAL OF TREES SUBJECT OF TREE PRESERVATION ORDER 24/07

**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.**

**TM/2025/01008 Farnham Heath End**

Officer: Alex Needs

33 WHITE COTTAGE CLOSE, FARNHAM GU9 0NL

APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 33/99

**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 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.**

**NMA/2025/01002 Farnham Heath End**

Officer: Anna Whitty

9 BISHOP SUMNER DRIVE, FARNHAM GU9 0HQ

Amendment to adjust the size of a window on the south elevation, change the window on the garage roof from pitched to flat, remove a ground floor window and replace it with solid brick, replace bifold doors with windows; and extend the bike storage area.

**Farnham Town Council has no objection if proposed amendments are determined to be non-material.**

**WA/2025/00914 Farnham Heath End**

Officer: Lauren Kitson

55-56 WILLOW WAY, FARNHAM GU9 0NT

Installation of parcel service lockers (retrospective).

**Farnham Town Council notes the neighbours' objections to the negative impact on the amenity of adjacent residents from light pollution from the locker unit and vehicle noise and inappropriate parking of those accessing the lockers.**

**Farnham Town Council requests conditions should be included if permission is granted for this retrospective application. The hours of operation must align with the shop in the precinct or 23.00 at the latest, to avoid disturbance to the adjacent residents in this densely populated location. The lighting should be adjusted to avoid 'spill' and light pollution beyond the shop frontage and turned off when not in operation. Advice should be given to those accessing the lockers of parking facilities available at the location to avoid inappropriate parking.**

**WA/2025/00931 Farnham Heath End**

Officer: Lauren Kitson

LAND AT 1 HILL ROAD, FARNHAM GU9 0QJ

Erection of a two storey dwelling and associated works including demolition of single storey element to 1 Hill Road.

**Farnham Town Council notes the objection from the neighbour to the rear of the potential for overlooking from the two storey dwelling proposed in the garden land to the side of 1 Hill Road.**

**WA/2025/00972 Farnham Heath End**

Officer: Ninto Joy

ANNEXE, RAVENSWOOD FARM COTTAGE, LOWER HALE, FARNHAM

Certificate of Lawfulness under Section 191 for alterations to detached garage building to provide an independent residential dwelling which has been in use as such since 07/05/2019.

**Farnham Town Council objects to this application as a Section 191. A full application must be submitted to understand the access to the proposed independent residential dwelling and its impact on the setting of the AGLV, in land outside the built-up area of Farnham Neighbourhood Plan. Proposals must be consideration against policy FNP10, RE1 and RE3.**

**Farnham Moor Park**

**WA/2025/00908 Farnham Moor Park**

Matt Ayscough

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

Application under Section 73 to vary condition 1 (approved plans) of WA/2024/00013 to increase the size of swimming pool.

**No comment.**

**WA/2025/00909 Farnham Moor Park**

Officer: Matt Ayscough

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

Application under Section 19 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to vary Condition 1 (approved plans) of WA/2024/00014 to increase the size of swimming pool.

**Listed building consent for application above. No comment.**

Cllr Merryweather declared an interest as WBC Portfolio Holder for Assets and Finance.

**WA/2025/00947 Farnham Moor Park**

Officer: Tajinder Rehal

14 FARNHAM TRADING ESTATE, FARNHAM GU9 9NY

Relocation of existing first floor external fire escape staircase and removal of existing windows on front elevation to allow for new fire escape route and escape doors to be installed.

**No comment.**

**Farnham North West**

**NMA/2025/01031 Farnham North West**

Officer: Dana Nickson

RUNWICK HILL, RUNWICK LANE, FARNHAM GU10 5EE

Amendment to WA/2024/00855 to widen door from single to double and replacement of garage doors with glazed sliding doors to replace previously approved garage doors.

**No comment.**

**WA/2025/00882 Farnham North West**

Officer: Justin Bramley

19 CRONDALL LANE, FARNHAM GU9 7BG

Erection of extensions and alterations including covered porch following demolition of existing conservatory.

**No comment.**

**WA/2025/00940 Farnham North West**

Officer: Justin Bramley

2 UPPER OLD PARK LANE, FARNHAM GU9 0AS

Certificate of Lawfulness under Section 192 for erection of an extension and alterations to existing attached garage to provide habitable accommodation together with the erection of single storey extensions on north west elevation; alteration to fenestration on first floor north east elevation and demolition of existing rear porch.

**No comment.**

**Farnham Rowledge**

**NMA/2025/00923 Farnham Rowledge**

Officer: Anna Whitty

2 HIGH STREET, ROWLEDGE, FARNHAM GU10 4BS

Amendment to WA/2025/00467 to amend the roof colour from brown to grey and to amend the colour of the external doors from brown to green.

**No comment.**

**TM/2025/00877 Farnham Rowledge**

Officer: Alex Needs

BROAD HA'PENNY, WRECCLESHAM, FARNHAM GU10 4TF

APPLICATION FOR WORKS TO AND REMOVAL OF TREES SUBJECT OF TREE PRESERVATION ORDER 17/99 AND 18/99

**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.**

**TM/2025/01018 Farnham Rowledge**

Officer: Alex Needs

17 BOUNDSTONE ROAD, WRECCLESHAM, FARNHAM GU10 4TH

APPLICATION FOR WORKS TO AND REMOVAL OF TREES SUBJECT OF TREE PRESERVATION ORDER 45/99

**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/2025/00928 Farnham Rowledge**

Officer: Lauren Kitson

FAIR VALLEY FARM, 6A ROSEMARY LANE, ROWLEDGE, FARNHAM GU10 4DB

Alterations to existing outbuilding barn to form a dwelling and associated works.

**Farnham Town Council notes that the previous permitted development application for change of use was refused.**

**Farnham Town Council requests that a Construction Management Plan be conditioned to ensure safe movement of vehicles on the narrow lane. Hedges and verges must be retained and protected from damage from construction vehicles.**

**WA/2025/00938 Farnham Rowledge**

Officer: Anna Whitty

11 SCHOOL HILL, WRECCLESHAM, FARNHAM GU10 4QA

Erection of a single storey extension and open porch.

**No comment.**

**WA/2025/00959 Farnham Rowledge**

Officer: Anna Whitty

11A THE AVENUE, ROWLEDGE, FARNHAM GU10 4BD

Erection of an extension, alterations to existing garage for conversion and detached garage.

**No comment.**

**WA/2025/00992 Farnham Rowledge**

Officer: Dana Nickson

LE SOURCIL, MANLEY BRIDGE ROAD, ROWLEDGE, FARNHAM GU10 4BU

Erection of 2 dwellings with access and associated landscaping following demolition of existing bungalow.

**Farnham Town Council objects to this application for two, two storey dwellings, following the demolition of the existing bungalow, noting an application for three dwellings was refused under WA/2024/00139.**

**Farnham Neighbourhood Plan policy FNP1 must be considered. New development will be permitted where it: a) Is designed to a high quality which responds to the heritage and distinctive character of the individual area, by way of: i. height, scale, density, layout, orientation, design and materials of buildings, ii. boundary treatment, iii the scale, design and materials of the public realm (highways, footways, open space and landscape); b) Follows guidance in the Farnham Design Statement and the Surrey Hills AONB Management Plan; c) Protects and enhances heritage assets and their setting; d) Respects the natural contours of a site and protects and sensitively incorporates natural features such as trees, hedges and ponds within the site; e) Is well integrated into the landscape by existing and new landscape buffers.**

**The proposed two storey dwellings have been positioned to the front and rear of the plot to address some of the previous reasons for refusal. Although less cramped on the site, the scale, form, design and use of materials would fail to integrate with the wider character of the area, resulting in visual harm to the appearance of the street scene and the wider area.**

**As with the previous application, the proposal would impact mature trees on the front boundary to ensure visibility splays and access to two dwellings. Proposals would impact the verdant character of the area.**

**It is noted that two accessible parking spaces have been laid-out for each four-bedroom dwellings but only 'further room' for visitors to park and turning for a small van. Given the reliance on a car in this location, the parking spaces provided are below the minimum requirement for a four-bedroom dwelling as detailed in WBCs Parking Guidance SPD.**

**WA/2025/01020 Farnham Rowledge**

Officer: Justin Bramley



8 CLIFTON CLOSE, WRECCLESHAM, FARNHAM GU10 4TP

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

**No comment.**

### **Farnham Weybourne**

#### **WA/2025/00885 Farnham Weybourne**

Officer: Ninto Joy

104 WEYBOURNE ROAD, FARNHAM GU9 9HE

Certificate of Lawfulness under Section 192 for roof extension to allow loft conversion.

**No comment.**

#### **TM/2025/01011 Farnham Weybourne**

Officer: Alex Needs

51 COPSE AVENUE, FARNHAM GU9 9EA

APPLICATION FOR REMOVAL OF 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.**

#### **TM/2025/01029 Farnham Weybourne**

Officer: Alex Needs

38 WOODBOURNE, FARNHAM GU9 9EE

APPLICATION FOR REMOVAL OF TREE SUBJECT OF TREE PRESERVATION ORDER 26/01

**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.**

Councillor Laughton left the meeting at 11.30am. Councillor Beaman was elected as Lead Member for the rest of the meeting, proposed by Councillor Earwaker and seconded by Councillor White.

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

There were none for this meeting.

## **6. Appeals Considered**

There were none for this meeting.

## **7. Licensing Applications Considered**

Premises Licensing Applications

Papa John's Farnham Late-night Delivery Driver Policy Considered

### **New**

Papa John's 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 John's Pizza.**

**Farnham Town Council is content that Papa John's Farnham Late-night Delivery Driver Policy responds to the concerns raised previously and asks that a copy of this Policy be attached to the premises licence, if granted.**

**Currently the application only documents steps under licensing objective 'the prevention of public nuisance' to minimise internal noise and customers leaving quietly (this timing being until midnight only) and not the actions of delivery drivers.**

#### **New**

Best Farnham Kebab, Long Garden Walk, Farnham, Surrey, GU9 7HA  
Mr M Elhan

An application has been received for a new premises licence. The application is for Late night refreshment 23:00-00:30 Monday to Thursday, 23:00-01:30 Friday and Saturday and 23:00-00:00 Sunday; and Opening hours 16:00-00:30 Monday to Thursday, 16:00-01:30 Friday and Saturday and 16:00-00:00 Sunday.

**A premise licence is needed to operate after 23.00. Farnham Town Council has no objections to Best Farnham Kebabs premises licence and proposed hours.**

Street Trading Applications

#### **Renewal of Street Trading**

West Sussex Whippy

The application is for trading seven days a week between the hours of 12:00 and 19:00 from March – September only. The applicant is registered as a food business with a Food Hygiene rating score of 5. As this is an **itinerant** trader, there is no fixed trading location and a condition will be added to any Consent granted limiting the amount of time that can be spent in any one location to a maximum of 20 minutes.

**Farnham Town Council requests that trading is not be permitted in the following areas, to avoid impacting existing businesses:**

**The Bourne – shop on Frensham Road and Bourne Green; Station Hill shops; Firgrove Hill shops; Ridgway Road shops; Farnborough Road/Heath End shops; St Mark's Place, Sandy Hill; Tesco at junction of Upper Hale Road/Alma Lane; Willow Way shops; Wrecclesham Road and School Hill shops; The Long Road shops, Rowledge.**

#### **New Street Trading**

The Eden Garden Kitchen

Waverley Borough Council is currently in receipt of an application for a Street Trading Consent for 'The Eden Garden Kitchen' to trade from 2 Hale Road, Farnham between the hours of 16:00 – 21:00 on Mondays – Thursdays.

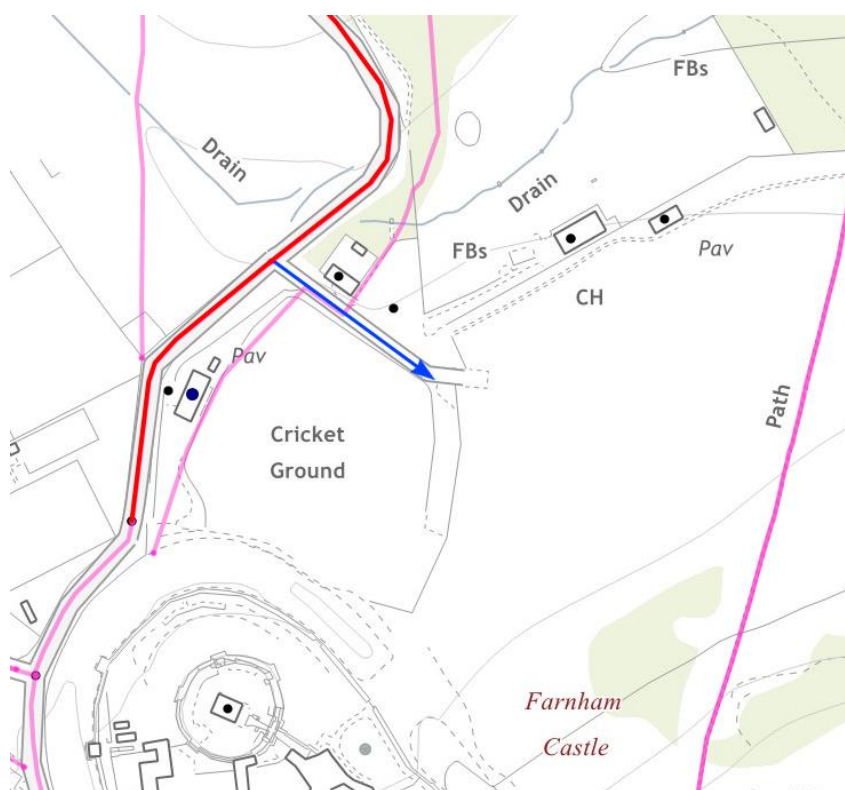
Following review of the application for a Street Trading Consent for 'The Eden Garden Kitchen' to trade from 2 Hale Road, Farnham between the hours of 16:00 – 21:00 on Mondays – Thursdays, concern has been raised about the pizza oven trailer.

Clarification is sought as to the safety of the pizza oven as a trailer. Does it cool down before being towed. How much smoke is generated from the 'wood fire'.

## 8. Waverley Borough Council Street Naming Applications Considered

### STREET NAMING APPLICATION SNN/2025/0043 – GRAHAM THORPE DRIVE

The proposal is to name the section of road shown on the plan below (marked with a blue arrow) as GRAHAM THORPE DRIVE.



Farnham Town Council supports the proposed road name GRAHAM THORPE DRIVE for the access way into the parking area at Farnham Park and Farnham Park Golf Club, alongside the cricket ground.

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

The application below is due to be considered by the Planning Committee on 4<sup>th</sup> June 2025 at 7pm.

Councillor Beaman was nominated to represent Farnham Town Council's comments, see below.

**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.

**Farnham Town Council requests that more time is allowed to ensure comments from responsible authorities are received and considered for this major application, given the size and scale of the proposed buildings on a site of 4.86 hectares.**

**The development site is currently a vacant grassed site. The proposed development must not increase flooding in the area. Farnham Town Council notes that the site is close to the Nadder Stream and other tributaries running via Bourne Mill, flowing into the River Wey, a sensitive location within the 'Wey and tributaries Management Catchment'.**

**Mitigating the impacts from surface water run-off and contamination is vital. Consideration should be given to rainwater capture with expansive roofs across three buildings and large open storage yards. PV panels should also be incorporated.**

**Monkton Lane to the northeast of the site regular floods. Highways improvements for drainage of surface water on roads around the site must be agreed with Surrey Highways, along with the maintenance of culverts within the vicinity.**

**Measures to expand the pedestrian and cycle provision to link with new and existing infrastructure must be provided to support this development, to connect with the wider industrial and residential areas beyond.**

**It is likely that further consultation will be needed to respond to requirements of the Local Lead Flood Authority.**

**Local Plan Part 1 (LPP1) 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.**

**10. Date of next meeting**

Monday 16<sup>th</sup> June 2025 at 9.30am.

The meeting ended at 11.50 am

Notes written by Jenny de Quervain