



# 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 16th 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 David Beaman  
Councillor Alan Earwaker  
Councillor Brodie Mauluka  
Councillor George Murray (in attendance until 9.55 am)  
Councillor Graham White

Officers: Jenny de Quervain

**1. Apologies for Absence**

Apologies were received from Councillors Laughton, Merryweather and Woodhouse.

In the absence of the Lead Member, Councillor Beaman was nominated as Chair for this meeting by Councillor Earwaker and seconded by Councillor Murray.

**2. Disclosure of Interests**

The Officer declared a non pecuniary interest to WA/2025/01113 due to vicinity. Councillors formulated comments.

**3. Applications Considered for Key/Larger Developments****Farnham Castle****WA/2025/01075 Farnham Castle**

Officer: Lauren Kitson

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

Alterations to roof and associated works.

**No comment.**

#### 4. Applications Considered

##### **Farnham Bourne**

###### **NMA/2025/01068 Farnham Bourne**

Officer: Sam Wallis

22 VICARAGE HILL, FARNHAM GU9 8HJ

Amendment to WA/2022/01455 for reduction of proposed 2 storey extension to the north by 650mm.

**For information FTC has had the response below from WBC on comments submitted for NMAs:**

*Non Material Amendments (NMA's) are not subject to public consultation and we do not accept town council comments on these applications.*

*The matter we are determining is whether the amendment is a material change to the approved development, if the Planning Officer assesses the proposed amendment as a material change the application will be refused and the applicant would need to apply via a different application which allows for notification and consultation on the proposed changes.*

###### **TM/2025/01132 Farnham Bourne**

Officer: Alex Needs

9 MANOR GARDENS, LOWER BOURNE, FARNHAM GU10 3QB

APPLICATION FOR WORKS TO AND REMOVAL OF TREES SUBJECT TO TREE PRESERVATION ORDER 01/00

**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/2025/01055 Farnham Bourne**

Officer: Matt Ayscough

3 STREAM FARM CLOSE, LOWER BOURNE, FARNHAM GU10 3PD

Application under section 73a to remove condition 3 of WA/2004/0590 (restricts use of garage) to allow for home office including toilet and shower facility.

**Farnham Town Council notes that the building is located in flood zone 3, close to the Bourne Stream.**

##### **Farnham Castle**

###### **CA/2025/01053 Farnham Castle**

Officer: Theo Dyer

HAWTHORN LODGE, LONGBRIDGE, FARNHAM GU9 7GG

FARNHAM CONSERVATION AREA REMOVAL OF TREE

**No comment.**

###### **CA/2025/01078 Farnham Castle**

Officer: Theo Dyer

41 CASTLE STREET, FARNHAM GU9 7JB

FARNHAM CONSERVATION AREA WORKS TO TREES

**No comment.**

**CA/2025/01090 Farnham Castle**

Officer: Theo Dyer

THE STABLES, CASTLE HILL, FARNHAM GU9 7JG

FARNHAM CONSERVATION AREA WORKS TO TREE

**No comment.**

**WA/2025/01060 Farnham Castle**

Officer: Ninto Joy

14-14A THE BOROUGH, FARNHAM GU9 7NF

Display of non-illuminated fascia signage and projecting sign.

**Farnham Town Council has no objection to the proposed signage in the Town Centre Conservation Area but asks that the overall frontage of the building also be improved having been neglected through lack of maintenance.**

**WA/2025/01079 Farnham Castle**

Officer: Tajinder Rehal

3 BORELLI YARD, FARNHAM GU9 7NU

Erection of an outdoor dining pergola with retractable roof following removal of existing awnings.

**Farnham Town Council notes that the proposed structure steps away from the adjacent building, the rear of 38-39 The Borough with a current application pending for 6 dwellings under WA/2024/02264.**

The existing premises, licence dated 24th November 2024, includes outdoor use:

*The provision of table meals with last orders for food being taken at 22:30. From 1st November to 31st March such refreshment will only be provided outdoors in the courtyard when weather conditions permit. It is intended that the provision of late night refreshment on Sundays will be on an occasional basis only.*

**Late Night Refreshment, Indoors and outdoors**

**Sunday 23:00 - 00:00**

**Monday 23:00 - 00:00**

**Tuesday 23:00 - 00:00**

**Wednesday 23:00 - 00:00**

**Thursday 23:00 - 00:00**

**Friday 23:00 - 00:00**

**Saturday 23:00 - 00:00**

**WA/2025/01091 Farnham Castle**

Officer: Tajinder Rehal

BEAVER HOUSE, 79 WEST STREET, FARNHAM GU9 7EH

Change of use and alterations to ground floor of the building including upper floors from offices (Use Class E) to residential (Use Class C3) including extensions to provide 1 dwelling with amenity space, detached garage and associated works.

**Farnham Town Council notes that two parking spaces are included within the boundary of the dwelling. A condition must be included to restrict future occupants from applying for any controlled parking permits with Zone A: In permit schemes A (in the Farnham town centre controlled parking zone), each household may apply for a maximum of 1 permit if there is no off-street parking for the property.**

**WA/2025/01092 Farnham Castle**

Officer: Tajinder Rehal

BEAVER HOUSE, 79 WEST STREET, FARNHAM GU9 7EH

Listed Building Consent for alterations to ground floor of the building including upper floors from offices (Use Class E) to residential (Use Class C3) including extensions to provide 1 dwelling with amenity space, detached garage and associated works.

**No comment.**

**WA/2025/01111 Farnham Castle**

Officer: Alistair de Joux

CONTEC HOUSE, EAST STREET, FARNHAM GU9 7SX

Application under Section 73 to vary Condition 5 (restrictions on operational hours) of WA/2013/0844 to extend opening hours.

**Farnham Town Council notes the neighbours' objections to the proposed variation of Condition 5, raising concern on the impact on their amenity from noise with extended opening hours, being located near to the premises.**

**WA/2025/01115 Farnham Castle**

Officer: Lauren Kitson

28 PARK ROAD, FARNHAM GU9 9QN

Erection of two storey rear extension.

**Farnham Town Council notes that the proposed two storey extension is close to the boundary with no. 26. The neighbour's amenity must not be negatively impacted by the extension.**

**Farnham Firgrove****WA/2025/01066 Farnham Firgrove**

Officer: Ninto Joy

21 WEYDON HILL ROAD, FARNHAM GU9 8NX

Erection of a single storey extension.

**No comment.**

**WA/2025/01069 Farnham Firgrove**

Officer: Tajinder Rehal

WEYDON CHRISTIAN CENTRE, UPPER WAY, FARNHAM, GU9 8RL

Erection of 2 outbuildings, landscaping and alterations to entrance of main building.

**No comment.**

**WA/2025/01127 Farnham Firgrove**

Officer: Anna Whitty

QUIES, 2A RIDGWAY ROAD, FARNHAM GU9 8NW

Application under Section 73 to vary WA/2025/00052 Condition 2 (approved plans) to alter garage roof.

**No comment.**

**Farnham Heath End****TM/2025/01089 Farnham Heath End**

Officer: Alex Needs

55 WHITE COTTAGE CLOSE, FARNHAM GU9 0NL

APPLICATION FOR WORKS TO TREE 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.**

**WA/2025/01100 Farnham Heath End**

Officer: Ninto Joy

71 HEATH LANE, FARNHAM GU9 0PX

Erection of a two storey extension including installation of rooflights following part demolition of existing single storey extension.

**No comment.**

**WA/2025/01103 Farnham Heath End**

Officer: Justin Bramley

20 WINGS ROAD, FARNHAM GU9 0HW

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

**No comment.**

**Farnham Moor Park**

**WA/2025/01050 Farnham Moor Park**

Officer: Ninto Joy

111 LOWER WEYBOURNE LANE, BADSHOT LEA, FARNHAM GU9 9LQ

Construction of a drop kerb.

**No comment.**

**WA/2025/01065 Farnham Moor Park**

Officer: Anna Whitty

7 HURLANDS CLOSE, FARNHAM GU9 9JF

Erection of single and two storey extensions and alterations including installation of solar panels: alterations to attached garage to form habitable accommodation.

**No comment.**

**WA/2025/01086 Farnham Moor Park**

Officer: Tajinder Rehal

T S SWIFTSURE, LOWER WEYBOURNE LANE, FARNHAM GU9 9LQ

Erection of open ended lean-to shelter.

**No comment.**

**WA/2025/01095 Farnham Moor Park**

Officer: Justin Bramley

9 GLORNEY MEAD, BADSHOT LEA, FARNHAM GU9 9NL

Erection of single storey extensions and alterations to existing garage to provide habitable accommodation following demolition of existing conservatory.

**Sufficient parking must be available within the boundary of the property with the loss of the garage.**

**WA/2025/01101 Farnham Moor Park**

Officer: Anna Whitty

38 BROOMLEAF ROAD, FARNHAM GU9 8DQ

Erection of single storey extension and alterations to elevations following demolition of existing conservatory; alterations to attached garage to form habitable accommodation.

**No comment.**

**WA/2025/01105 Farnham Moor Park**

Officer: Tajinder Rehal

14 FARNHAM TRADING ESTATE, FARNHAM GU9 9NY

Replacement of existing asbestos cement roofing with composite sheet roofing and installation of solar panels.

**No comment.**

**WA/2025/01130 Farnham Moor Park**

Officer: Russell Brown

THORNFIELDS, BADSHOT FARM LANE, BADSHOT LEA, FARNHAM GU9 9HY

Change of use of land to provide 1 gypsy pitch comprising 1 static caravan; erection of 1 day room, bike & bin store and parking following demolition of existing shed.

**Deferred for further consideration at the next meeting.**

**Farnham North West****PRA/2025/01128 Farnham North West**

Officer: Dana Nickson

7 AMBLESIDE CRESCENT, FARNHAM GU9 0RZ

General Permitted Development Order 2015, Schedule 2 Part 1 Class AA - Prior Notification application for enlargement of a dwellinghouse by construction of additional storey.

**Farnham Town Council maintains its objection to the two storey extension in an elevated position, being too dominant in the street scene with the potential to be overbearing on the adjoining neighbour. Proposals have previously refused under WA/2024/02155 and previously refused not permitted development under PRA/2025/00312.**

**WA/2025/01072 Farnham North West**

Officer: Justin Bramley

8 BEAVERS ROAD, FARNHAM GU9 7BD

Erection of a single storey extension and installation of window on ground floor west elevation together with construction of a dormer extension to provide habitable accommodation in roof space, following demolition of existing conservatory.

**No comment.**

**WA/2025/01113 Farnham North West**

Officer: Sam Wallis

NEW DWELLING ON LAND AT THE END HOUSE, 12 OLD PARK LANE, FARNHAM

Erection of a dwelling with associated landscaping following demolition of existing outbuilding.

**Farnham Town Council objects to the further enlargement of the proposed new dwelling in the garden of The End House, 12 Old Park Lane, and its position against the boundary, with doors and windows opening on to a hedge. The ridge height has risen from the original application of 4m to 'approximately' 6.3m.**

**Farnham Town Council notes the series of applications made prior to this one:**

**WA/2023/02058 'Erection of an extension and alterations to ancillary outbuilding to form a dwelling with associated garden and alterations to access' being refused by Planning Officer November 2023 due to potential to enlarge and impact character with residential paraphernalia in the garden. Ridge height of 4m.**

**Subsequently allowed at appeal October 2024 with the Inspector concluding it was 'a modest dwelling'.**

**WA/2025/00077 'Erection of a dwelling and widening of existing access with associated landscaping following demolition of existing outbuilding', was granted permission by the Planning Officer March 2025, stating, 'given the single-storey height of the proposal that would mean any views are largely contained within the host plot and verdant boundaries'. Maximum ridge height of 5.8m.**

**This new application adds a first floor, utilising an enlarged roof space and dormer windows with a ridge of approximately 6.3m, being over 2.3m higher than the original. It is unlikely the views of the dwelling could be contained within the plot therefore the character of the area will be impacted negatively.**

#### **Farnham Rowledge**

##### **WA/2025/01051 Farnham Rowledge**

Officer: Anna Whitty

LITTLE ORCHARD, 11 WOODCUT ROAD, WRECCLESHAM, FARNHAM GU10 4QF

Erection of single and two storey extensions and alterations including installation of rooflight and air source Heat Pump following demolition of existing attached garage.

**The neighbour at no. 11A must not be negatively impacted by the noise from the air source heat pump located on southwest flank (according to the block plan).**

#### **Farnham Weybourne**

##### **WA/2025/01129 Farnham Weybourne**

Officer: Justin Bramley

THIRDONRITE, NELSON CLOSE, FARNHAM GU9 9AR

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

**No comment.**

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

There were none for this meeting.

## **6. Appeals Considered**

WA/2023/01467- Outline Application with all matters reserved except access for up to 83 dwellings (including 24 affordable) and public open space/country park, including related play space, community orchard, wildlife pond, internal access roads, footways/footpaths and drainage basins/corridor.

The appeal was ALLOWED on 11<sup>th</sup> June 2025.

## 7. Licensing Applications Considered

Previous comments submitted

### **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'.**

Further clarification received

### **New Street Trading**

The Eden Garden Kitchen

#### **We have been advised:**

*In regard to the pizza oven trailer. The trailer will not be moved and towed away and will remain there after use overnight, therefore will cool down, and there is a pipe that's pointing upwards as visible in the image where all the warmth goes out from also from the oven mouth (the aperture where wood) opens and temperature outside supports this cooling process. Furthermore, another method that's used a lot is that we will be using a cloth that will specially be wet with cold water and not only cooled but also cleaned from the inside after use. Additionally, in terms of smoke generated, the wood that will be utilised is kiln dried wood with low moisture which is good as it generates less smoke therefore smoke generated is low and efficient.*

#### **Farnham Town Council's objection:**

**It is appreciated that there are general provisions in relation to smoke nuisance that would apply to this street trader with the operation of a wood fired pizza oven.**

**Farnham Town Council's concern is to the potential hazard caused by the pizza trailer continuing to be hot and accessible to the public. An objection is raised to the trailer being left unattended in the car park of The Albion Public House after service. The site is not secure therefore the trailer could be touched causing injury. Farnham Town Council would like to know Waverley Environmental Health's opinion on the potential hazards.**

This objection has been passed over to WBC Food, Health and Safety team for comment. The application will need to be determined by committee due to the objection on Public Safety grounds.

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

There were none for this meeting.



**9. Date of next meeting**

Monday 30<sup>th</sup> June 2025 at 9.30am.

The meeting ended at 10.30 am

Notes written by Jenny de Quervain