



# 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 30th 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 Mark Merryweather  
Councillor George Murray

Officers: Jenny de Quervain

#### 1. Apologies for Absence

Apologies were received from Councillors Mauluka, White and Woodhouse.

#### 2. Disclosure of Interests

Councillor Merryweather declared a non pecuniary interest to WA/2025/01208 Farnham Museum as portfolio holder for Assets and Finance at WBC. The item was not discussed as it was not deemed necessary to comment on the works to the chimney and parapet.

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

##### **Farnham Castle**

##### Amended scheme, new plans received

Instead of 162 dwellings, the description now reads:

Erection of 159 dwellings with associated landscaping access and parking following phased demolition of existing buildings (amended scheme 2).

##### **WA/2024/01557 Farnham Castle**

Officer: Simon Dunn-Lwin

CENTRUM BUSINESS PARK, 35-42 EAST STREET, FARNHAM

Erection of 159 dwellings with associated landscaping access and parking following phased demolition of existing buildings (amended scheme 2).

**Deferred until meeting on 14 July 2025.**

#### **Farnham Rowledge**

##### **WA/2025/01176 Farnham Rowledge**

Officer: Tajinder Rehal

ASHTON MANOR CARE HOME LTD, ASHTON MANOR, BEALES LANE, FARNHAM GU10 4PY

Erection of extensions and alterations; installation of PV panels.

*Previous scheme was refused under WA/2023/02607. This revised application is for the same ground floor alterations to the current dining and living room areas alongside an additional bedroom at ground floor level. There is no additional first floor accommodation proposed.*

**No comment.**

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

#### **Farnham Bourne**

##### **CA/2025/01146 Farnham Bourne**

Officer: Theo Dyer

10 LITTLE AUSTINS ROAD, FARNHAM GU9 8JR

GREAT AUSTINS 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.**

##### **TM/2025/01138 Farnham Bourne**

Officer: Alex Needs

29 LONGHOPE DRIVE, WRECCLESHAM, FARNHAM GU10 4SN

APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 06/99

**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/2025/01140 Farnham Bourne**

Officer: Justin Bramley

25 LONGDOWN ROAD, LOWER BOURNE, FARNHAM GU10 3JL

Erection of single storey extensions and alterations and creation of a basement level following demolition of existing single storey extension and attached garage.

**No comment.**

##### **WA/2025/01169 Farnham Bourne**

Officer: Justin Bramley

WARRINGTON LODGE, 30D FRENHAM VALE, LOWER BOURNE, FARNHAM GU10 3HT  
Erection of a detached garage.

**No comment.**

**WA/2025/01171 Farnham Bourne**

Officer: Justin Bramley

1 BURNT HILL WAY, WRECCLESHAM, FARNHAM GU10 4RN

Erection of extensions and alterations.

**No comment.**

**WA/2025/01206 Farnham Bourne**

Officer: Justin Bramley

LAND AT WAVERLEY ABBEY HOUSE, WAVERLEY LANE, FARNHAM GU9 8EP

Certificate of Lawfulness under Section 192 for siting of 3 modular accommodation units for a temporary period during refurbishment works in the main house and laying of hardstanding.

**No comment (temporary, though in the Waverley Abbey CA and Surrey Hills National Landscape).**

**WA/2025/01209 Farnham Bourne**

Officer: Matt Ayscough

4 LEIGH LANE, FARNHAM GU9 8HP

Application under Section 73 to vary Condition 1 (approved plans) of WA/2024/01245 to allow for a larger parking area, revision of the access steps and provision of a bin store.

**Farnham Town Council requests that the Arboriculture Officer review the proposed changes with larger parking area, additional paths and bin store encroaching under trees on the southeast boundary.**

**Farnham Castle**

**CA/2025/01137 Farnham Castle**

Officer: Theo Dyer

2- 12 PARK ROW, FARNHAM GU9 7JH

FARNHAM CONSERVATION AREA WORKS TO TREES

**No comment.**

**CA/2025/01145 Farnham Castle**

Officer: Theo Dyer

OVERWEY, BISHOPS MEAD, FARNHAM GU9 7DU

FARNHAM CONSERVATION AREA REMOVAL OF TREE

**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.**

**NMA/2025/01178 Farnham Castle**

Officer: Omar Sharif

9-11 EAST STREET, FARNHAM GU9 7RX

Amendment to WA/2025/00494 to add a ramped approach to the rear elevation with associated external door and adjusted fenestrations. New mechanical equipment located at first floor flat roof level is also proposed.

**No comment.**

**WA/2025/01154 Farnham Castle**

Officer: Justin Bramley

13 ST JAMES TERRACE, FARNHAM GU9 7JT

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

**No comment.**

**WA/2025/01149 Farnham Castle**

Officer: Anna Whitty

3 BISHOPS MEAD, FARNHAM GU9 7DU

Erection of extensions and alterations to existing single storey dwelling to provide a two storey dwelling.

**Farnham Town Council notes objections raised regarding the extension being three storeys not two storeys and comments on the CMP being misleading and not possible to implement. The officer's site visit will enable clarification of these points.**

Councillor Merryweather declared a non pecuniary interest as Portfolio Holder at WBC.

**WA/2025/01208 Farnham Castle**

Officer: Dana Nickson

FARNHAM MUSEUM, 38 WEST STREET, FARNHAM GU9 7DX

Application under regulation 13 for Listed Building Consent for replacement of chimney stacks and parapet wall.

**No comment.**

**Farnham Firgrove****NMA/2025/01152 Farnham Firgrove**

Officer: Anna Whitty

12 ARTHUR ROAD, FARNHAM GU9 8PB

Amendment to WA/2023/02595 - Revised side wall to car port

**No comment.**

**WA/2025/01220 Farnham Firgrove**

Officer: Justin Bramley

13 ST GEORGES ROAD, FARNHAM GU9 8NA

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

**No comment.**

**Farnham Heath End****PRA/2025/01177 Farnham Heath End**

Officer: Matt Ayscough

6 OLD HEATH WAY, FARNHAM GU9 0QP

The erection of a single storey rear extension which would extend beyond the rear wall of the original house by 4.30 m for which the height would be 3.20 m and for which the height of the eaves would be 2.90 m.

**No comment.**

**WA/2025/01214 Farnham Heath End**

Officer: Justin Bramley

43 EAST AVENUE, FARNHAM GU9 0RA

Certificate of Lawfulness under Section 192 for the erection of an incidental outbuilding.  
**No comment.**

### **Farnham Moor Park**

#### **NMA/2025/01226 Farnham Moor Park**

Officer: Matt Ayscough

9 BROOMLEAF ROAD, FARNHAM GU9 8DG

Amendment to WA/2023/01411 for change to the existing building materials to a full brick exterior (half red brick and half tumbled brick). The current approved plans show a combination of exposed brickwork and flat material (either render or pebble dash).

**No comment.**

Deferred from 16 June

#### **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.

**Farnham Town Council notes the allocation in LPP2 for a maximum of 3 pitches on the site. With the proposed addition of a day room, the built form on the site will be increased in this sensitive setting on a track close to the Neolithic Long Barrow at Badshot Lea and outside of the built-up area boundary of the Farnham Neighbourhood Plan covered by policy FNP10 Protect and Enhance the Countryside.**

**A condition must include to protect from encouragement of the Neolithic Long Barrow. A condition must be included to maintain access to FP113 and FP209 and ensure no obstruction to the wider footpath network over the railway. Conditions must be included to restrict business operations and storage on the site and be for residential use only.**

#### **WA/2025/01201 Farnham Moor Park**

Officer: Justin Bramley

1 GLEN COTTAGES, GUILDFORD ROAD, RUNFOLD, FARNHAM GU10 1PF

Erection of ground floor and first floor extensions and alterations.

**No comment.**

### **Farnham North West**

#### **WA/2025/01180 Farnham North West**

Officer: Tajinder Rehal

BREDON, 45A CRONDALL LANE, FARNHAM GU9 7BG

Erection of a single storey extension together with increase in roof ridge height and installation of dormers to provide habitable accommodation in roof space; demolition of existing conservatory.

**No comment.**

#### **WA/2025/01222 Farnham North West**

Officer: Anna Whitty

17 WEST END GROVE, FARNHAM GU9 7EG

Erection of detached garage following demolition of existing garage.

**No comment.**

**WA/2025/01223 Farnham North West**

Officer: Anna Whitty

16 CASCADE WAY, FARNHAM GU9 7GQ

Erection of a single storey extension.

**No comment.**

**Farnham Rowledge**

**NMA/2025/01179 Farnham Rowledge**

Officer: Anna Whitty

4 THORN ROAD, FARNHAM GU10 4TU

Amendment to WA/2025/00286 to move two rooflights from the flat part of the crown roof to the pitched part of the crown roof. It is also proposed to remove the staircase to the loft floor and replace with a hatch, and change the proposed roof tiles to match the existing roof tiles.

**No comment.**

**NMA/2025/01217 Farnham Rowledge**

Officer: Matt Ayscough

11 CHERRY TREE ROAD, ROWLEDGE, FARNHAM GU10 4AB

Amendment to WA/2024/01305 for change in proposed grey slate roof tiles to brown clay tiles

**No comment.**

**WA/2025/01210 Farnham Rowledge**

Officer: Alistair de Joux

LOXLEY, 47A LICKFOLDS ROAD, ROWLEDGE, FARNHAM GU10 4ER

Application under Section 73A to vary Condition 1 of WA/2018/0576 (approved plans) to retrospectively allow alterations to the first floor and raise the roof profile.

**No comment.**

**WA/2025/01219 Farnham Rowledge**

Officer: Lauren Kitson

BARN COTTAGE, 25 ECHO BARN LANE, WRECCLESHAM, FARNHAM GU10 4NQ

Erection of extensions and alterations together with increase in roof ridge height installation of dormer and rooflights to provide habitable accommodation; installation of solar panels on flat roof, following demolition of existing play room & conservatory including associated works.

**No comment.**

**Farnham Weybourne**

**TM/2025/01159 Farnham Weybourne**

Officer: Alex Needs

106 COPSE AVENUE, FARNHAM GU9 9DZ

APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 19/01

**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.**

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

### **Ash Neighbourhood Plan**

Ash Parish Council (the designated body) has now reached the pre-submission stage of the Ash Neighbourhood Plan, Regulation 14. The consultation ends 31st July 2025.

Details of the Pre-Submission Ash Neighbourhood Plan can be viewed at:

[Ash Parish Council Neighbourhood Plan Regulation 14 Consultation | Ash Parish Council Ash Neighbourhood Plan | Ash Parish Council](#)

**No comment.**

## **6. Appeals Considered**

### **Appeal Notification - Commercial Appeals Service**

**PINS ref:** APP/R3650/Z/25/3367440

**WA/2025/00501**

**Farnham Castle**

HIGHWAYS LAND OUTSIDE CARD CONNECTION, HICKLEYS COURT, SOUTH STREET, FARNHAM GU9 7QQ

Application for Advertising Consent for Double Sided Freestanding Digital Information & Advertising Display.

**Appellant's name:** Mr Sandash Punj, Trueform Engineering Limited

The appeal will be determined on the basis of **Commercial Appeals Service** followed by a site visit by the inspector.

**The Commercial Appeals Service (CAS) does not offer an opportunity for interested parties to comment at the appeal(s) stage.**

FTC comments:

**Farnham Town Council objects to the proposed double sided freestanding digital information and advertising display in the footway at Hickleys Corner.**

**Farnham Neighbourhood Plan policy FNP4 Advertisement Control states that within the Plan area, proposals for an advertisement will be permitted where:**

- a) It would not be obtrusive in appearance, cause visual clutter or lead to a proliferation of signs, appear dominant or overbearing in the street scene, or cause significant harm to the appearance of any building on which it would be displayed because of siting, size, design, construction of materials;
- b) The level of illumination would cause no significant harm to residential amenity; and
- c) It would not endanger highway or public safety.

**The proposal conflicts with this policy.**

Digital signage is discouraged in the historic market town of Farnham, especially in such a prominent location, causing distraction to motorists and obstruction to pedestrians at this very busy traffic and pedestrian junction.

Farnham Town Council has not been consulted on Surrey County Council's digital rollout and does not agree that the proposal is 'small format'. The proposed monolith, standing at 2.75m high by 1.14m wide, is visually intrusive and will detract from the heritage fingerpost agreed to be installed in this location in the Farnham Infrastructure Programme Wayfinding Strategy.

WBC Planning Committee resolved to REFUSE planning permission for the following reasons:

1. The proposed advert due to its size and position would result in an increased sense of clutter within the street scene and an overbearing impact on the amenity of the area contrary to DM 29 of the Waverley Local Plan Part 2, FNP4 of the Farnham Neighbourhood Plan and the NPPF 2024.

**Please note. An application in** Haslemere was refused by the WBC officer and is at appeal:  
WA/2025/00500

HIGHWAYS LAND OUTSIDE THE VINTAGE STORE, 9 JUNCTION PLACE, HASLEMERE, GU27 1LE  
Advertising Consent for Double Sided Freestanding Digital Information & Advertising Display

Recommendation was that consent be REFUSED for the following reason:

1. The proposed advert due to its size and position would result in an increase sense of clutter within the street scene and an overbearing impact on the amenity of the area contrary to DM 29 of the Waverley Local Plan Part 2, Policy H6 of the Haslemere Neighbourhood Plan and the NPPF 2024.

#### **Appeal Notification - Householder**

**PINS ref:** APP/R3650/W/25/3367506

#### **WA/2024/00875 Farnham Firgrove**

6 SEARLE ROAD, FARNHAM GU9 8LJ

Outline application with all matters reserved except for access and layout for erection of a detached dwelling with associated works.

**Appellant's name:** Mr Powell

The appeal will be determined on the basis of **Written Representations** followed by a site visit by the inspector.

FTC comments:

**Farnham Town Council objects to the proposed garden development for a, being out of character with the pattern of development in Searle Road, in scale, height, layout, orientation. The proposed dwelling is not compliant with the Farnham Design Statement or Farnham Neighbourhood Plan policy FNP1 Design of New Development and Conservation, in particular points a) and e).**

WBC Officer concluded that permission be REFUSED for the following reasons:



1. The proposed development would materially detract from the character and appearance of the property and its surroundings, where the garden settings of the dwellings in Searle Road retain a sense of spaciousness and greenness that contributes significantly to the amenities of the area. The proposed development would result in an erosion of this character and would conflict with Policy TD1 of the Waverley Borough Local Plan (Part 1) 2018, Policy DM4 of the Local Plan (Part 2) 2023, and Policy FNP1 and FNP15 of the Farnham Neighbourhood Plan.
2. The proposed development would be overbearing in relation to the closest neighbouring properties to the north at Stratford Court, and as such is not in accordance with Policy TD1 of the Local Pan (Part 1) 2018, Policies DM1 and DM5 of the Local Plan (Part 2) 2023 and the Residential Extensions SPD.
3. It has not been demonstrated that the first floor accommodation would comply with the internal floor to ceiling roof height as set out in the Nationally Described Space Standards, which is the Council's adopted internal space standard in Policy DM4 and Appendix 1 of the Waverley Local Plan (Part 2) 2023. Standard (i) in Appendix 1 sets out that the minimum floor to ceiling height should be 2.3m for at least 75% of the Gross Internal Area. Addressing that by increasing the height of the dwelling would not then comply with the scale of the dwelling applied for, and could further impact points objected to above in regards to character of the area and neighbour impacts. As such the application is contrary to Policy DM4 of the Waverley Local Plan (Part 2) 2023.
4. In the absence of a completed section 106 planning obligation to secure financial contributions towards the provision of Suitable Alternative Natural Greenspace (SANG) and Strategic Access Management and Monitoring (SAMM) in accordance with the Thames Basin Heaths Avoidance Strategy, the application does not provide for the mitigation of the effects of the proposal on the Thames Basin Heaths Special Protection Area. In the absence of this mechanism, the application is contrary to Policies NE1 and NE3 of the Local Plan 2018 (Part 1), Policy FNP12 of the Farnham Neighbourhood Plan, Policy NRM6 of the South East Plan and paragraphs 193 - 195 of the NPPF 2024.
5. The application included no assessment of potential ecological impacts, including impacts on Wealden Heaths SPA, and as such is not in accordance with Policy NE1 of the Local Pan (Part 1), Policy DM1 of the Local Plan (Part 2) and Policy FNP13 of the Farnham Neighbourhood Plan.

## 7. Licensing Applications Considered

### New

Londis Heath End, 138 Farnborough Road, Farnham, Surrey, GU9 9BD  
Symboli Ltd

An application has been received for a new premises licence. The application is for Off sales of alcohol and Opening hours 06:00-23:00 Monday to Sunday.

**Farnham Town Council seeks confirmation as to parking provision at the premise. Concern is raised about the potential for public nuisance caused by inappropriate parking as the premise has double-yellow lines to the front and limited parking bays in front of residential dwellings on Farnborough Road.**

**Following communications with the agent/applicant via WBC Licensing, a condition has been added for Londis Heath End to display signage directing customers to the parking to the rear to prevent nuisance with parking to the front, inside the double-yellow lines by the busy traffic junction.**

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

There were none for this meeting.

**9. Date of next meeting**

The next meeting is on Monday 14<sup>th</sup> July 2025 and will start after a meeting with WBC Officers and Centrum representatives (WA/2024/01557) has concluded.

The meeting ended at 11.05 am

Notes written by Jenny de Quervain