



FARNHAM TOWN COUNCIL

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Planning & Licensing Consultative Working Group

Time and date

9.30 am on Monday 14th July, 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 Mark Merryweather
Councillor George Murray
Councillor Graham White

Officers: Jenny de Quervain

1. Apologies for Absence

Apologies were received from Councillor Woodhouse.

2. Disclosure of Interests

None were received.

3. Applications Considered for Key/Larger Developments

Farnham Castle

Deferred from 30 June to allow for a meeting on amendments to the scheme

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).

The site is an allocation in the Farnham Neighbourhood Plan 2020 policy FNP14j). Farnham Town Council has considered the application against this policy:

Centrum Business Park, East Street (Gross Area: 0.7ha. Approximate density: 215 dph. Approximate capacity: 150 dwellings)

Design and Layout

The development should respond to the local characteristics of the Central Farnham – Outside Conservation Area Character Area as set out in the Farnham Design Statement, 2010. The site is located on an important approach to the town centre and its Conservation Area and proposals should comprise a high quality design which enhances this approach. The site would suit higher density flatted development fronting the periphery of the site facing East Street and Dogflud Way. Undercroft parking should be provided in order to optimise the potential of the site and avoid blank ground floor frontages on this town centre approach. Advantage should be taken of the sloping site with 4 storey development stepping down the natural slope.

Landscape

The stepped terraces should incorporate tree planting to complement the built form.

Access

Vehicular and pedestrian access should be taken from East Street or Dogflud Way. The site is close to the town centre and a range of sustainable transport options. The site is also close to an AQMA and lower parking standards will be appropriate on this site. The development should include electric vehicle charging points within the scheme to mitigate the impact on the AQMA.

Infrastructure

Contributions will be sought to provide necessary infrastructure in accordance with Policy FNP32 in this Plan.

Farnham Town Council acknowledges the difficulties of delivering an edge of town centre brownfield development and the viability of a high-quality scheme.

In considering the number of storeys and height of the blocks, the principle is that there is no binding precedent in planning because each planning application must be determined on its own merits. Comments have been made that the height of the blocks on East Street are lower than Lionsgate on the north side of East Street and the height of blocks on Dogflud Way are lower than the highest building on Brightwells. The design has been amended slightly to reduce bulk of roof elements, setting back the roof lines.

The layout shows blocks set back from the edge of the public footway with private amenity space creating some separation. Increasing the width of public footways would require changes to the highway, outside of the scope of the scheme.

Planting, including large trees, has been included on the site to soften the scheme and add biodiversity. Conditions must be included to maintain the planting scheme for a minimum of 5

years and legal agreements for the wider maintenance of landscaping and building, especially those with rendering.

Access on to the site for vehicles is on East Street and a delivery bay is included on Dogflud Way for larger vehicles. A locker service should be considered for deliveries to reduce vehicle movements.

Pedestrian routes have been created through the site adding connectivity north and south and limited connection east and west. Although there is aspiration to create new public realm to the east and more connection east and west, this land is outside of the ownership and boundary of the site.

The scheme will deliver a pedestrian crossing on Dogflud Way, currently shown as a Zebra crossing. A cycling route has been suggested outside of the scheme in Motion's response to Surrey Highways, utilising public footway and the bus stop space on Dogflud Way.

It has been confirmed that a commuted sum to deliver offsite affordable housing is unlikely to be available which is disappointing.

The scheme is subject to CIL and, if approved, will contribute to wider infrastructure requirements detailed in Policy FNP32 Securing infrastructure:

Any development permitted will be expected to ensure provision of the necessary social, physical and green infrastructure needed to support the proposed development, or the additional infrastructure identified in the Neighbourhood Plan, which should be provided in a timely manner, or through developer contributions subject to an appropriate assessment of viability.

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.

Farnham Bourne/ Farnham Moor Park

WA/2025/01270 Farnham Bourne

Officer: Shane O'Donnell

LAND WEST OF AND OPPOSITE OLD COMPTON LANE, WAVERLEY LANE, FARNHAM
Approval of reserved matters (appearance, landscaping, layout and scale) following outline permission granted under appeal reference APP/R3650/W/22/3311941 (original reference: WA/2022/01621) for the erection of 146 dwellings (including 37% affordable housing); public open space, detailed design of onsite SANG, landscaping infrastructure and new vehicular accesses; discharge of some pre-commencement and other conditions, namely Conditions: 8, 9b, 10, 21, 23, 24. Miller Wates (Farnham) LLP and Neame Sutton Limited
Clarification being sought as to why there is a duplicate application.

WA/2025/01277 Farnham Bourne

Officer: Shane O'Donnell

LAND WEST OF AND OPPOSITE OLD COMPTON LANE, WAVERLEY LANE, FARNHAM
Approval of reserved matters (appearance, landscaping, layout and scale) following outline permission granted under appeal reference APP/R3650/W/22/3311941 (original reference: WA/2022/01621) for the erection of 146 dwellings (including 37% affordable housing); public

open space, detailed design of onsite SANG, landscaping infrastructure and new vehicular accesses; discharge of some pre-commencement and other conditions, namely Conditions: 8, 9b, 10, 21, 23, 24 (duplicate application). Miller Wates (Farnham) LLP and Neame Sutton Limited
Clarification being sought as to why there is a duplicate application.

Farnham North West

WA/2025/01230 Farnham North West

Officer: Alistair de Joux

FOXHOLLOW, CASTLE HILL, FARNHAM GU9 0AD

Erection of building comprising 9 apartments with installation of solar panels on roof; associated garaging, parking, bin store, landscaping and associated works following demolition of existing dwelling and 3 outbuildings.

Farnham Town Council relies on the County Highways Authority to assess the safety of the access for the increased vehicle movements for 9 apartments. The trees on the boundaries must be maintained to screen the apartments, especially on the western boundary, being in close proximity to the ancient pilgrim St Swithun's Way long distance footpath. Tree Protection Orders should be considered to protect the verdant character of the site. The town centre can be accessed via footpath no. 86; a condition must be included to ensure no pedestrian gates are installed on the western boundary into the fields. The impact of the proposals on Farnham Castle, being a Scheduled Monument, must be considered.

4. Applications Considered

Farnham Bourne

CA/2025/01233 Farnham Bourne

Officer: Theo Dyer

11 GREENHILL ROAD, FARNHAM GU9 8JW

GREAT AUSTINS 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.

WA/2025/01240 Farnham Bourne

Officer: Justin Bramley

93 SHORTEATH ROAD, FARNHAM GU9 8RZ

Erection of a second storey extension, alterations to existing fenestration and installation of a Juliet balcony.

No comment.

WA/2025/01254 Farnham Bourne

Officer: Matt Ayscough

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

Certificate of Lawfulness under Section 191 for retention of two storey rear extension and works for installation of rooflight on existing roof, demolition of two chimneys, new doors and windows at ground floor.

No comment.

WA/2025/01260 Farnham Bourne

Officer: Lauren Kitson

OAK TREE FARM, TILFORD ROAD, FARNHAM GU9 8HU

Erection of an agricultural building following demolition of existing agricultural building.

No comment.

Farnham Castle

CA/2025/01280 Farnham Castle

Officer: Theo Dyer

THE HAREN GARDENS, SOUTH STREET, FARNHAM GU9 7RN

FARNHAM CONSERVATION AREA WORKS TO AND REMOVAL OF TREES

Farnham Town Council application.

CA/2025/01281 Farnham Castle

Officer: Theo Dyer

GOSTREY MEADOW, UNION ROAD, FARNHAM GU9 7PT

FARNHAM CONSERVATION AREA WORKS TO AND REMOVAL OF TREES

Farnham Town Council application.

CA/2025/01300 Farnham Castle

Officer: Theo Dyer

THE RECTORY, UPPER CHURCH LANE, FARNHAM GU9 7PW

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.

CA/2025/01304 Farnham Castle

Officer: Theo Dyer

BISHOPS MEAD HOUSE, 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.

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NMA/2025/01291 Farnham Castle

Officer: Anna Whitty

LONGACRE, LONG GARDEN WALK WEST, FARNHAM GU9 7HX

Amendment to WA/2025/00414 with the approved drawing 'Proposed Plans and Elevations 470_100 Rev.A' to show change to roofing material on the existing dwelling.

No comment allowed.

WA/2025/01266 Farnham Castle

Officer: Simon Dunn-Lwin

4 THE BOROUGH, FARNHAM GU9 7NA

Listed building consent for internal alterations and installation of a fascia sign.

No comment.

WA/2025/01267 Farnham Castle

Officer: Simon Dunn-Lwin

4 THE BOROUGH, FARNHAM GU9 7NA

Application for advertisement consent to display 1 non illuminated fascia sign.

No comment.

WA/2025/01273 Farnham Castle

Officer: Anna Whitty

31 ROMAN WAY, FARNHAM GU9 9RF

Erection of a single storey extension and alterations to elevations following demolition of existing conservatory.

No comment.

WA/2025/01275 Farnham Castle

Officer: Tajinder Rehal

16 WEST STREET, FARNHAM GU9 7DR

Alterations to roof to form recessed roof terrace and installation of rooflights following partial demolition of hipped roof.

No comment.

WA/2025/01308 Farnham Castle

Officer: Lauren Kitson

FOXGLOVES, FOX YARD, FARNHAM GU9 7EX

Erection of extension and alterations including porch canopy together installation of ASHP and solar panels.

No comment.

Farnham Firgrove

WA/2025/01284 Farnham Firgrove

Officer: Matt Ayscough

17 WEYDON HILL ROAD, FARNHAM GU9 8NX

Erection of a single storey rear extension

No comment.

WA/2025/01298 Farnham Firgrove

Officer: Ninto Joy

25 SHORTEATH CREST, FARNHAM GU9 8SA

Application under Section 73 to vary condition 4 (external materials) of WA/2025/00621 to allow changes to external materials.

No comment.

WA/2025/01307 Farnham Firgrove

Officer: Justin Bramley

6 SEARLE ROAD, FARNHAM GU9 8LJ

Certificate of Lawfulness under Section 192 for the erection of an incidental outbuilding.
The proposed outbuilding is in the same location as the proposed dwelling at appeal. It will be deemed lawful or now.

Farnham Heath End

NMA/2025/01305 Farnham Heath End

Officer: Anna Whitty

9 BISHOP SUMNER DRIVE, FARNHAM GU9 0HQ

Amendment to WA/2022/00947 - change a full length window on the south elevation to a smaller window. Change the window on the garage from pitched to flat. Remove window to rear living room and replace with a solid brick wall. Remove bifold from rear living room and replace with windows

No comment allowed.

TM/2025/01248 Farnham Heath End

Officer: Alex Needs

2 GLENWOOD, NUTSHELL LANE, UPPER HALE, FARNHAM GU9 0FE

APPLICATION FOR WORKS TO TREES SUBJECT TO TREE PRESERVATION ORDER 10/10

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

Farnham Moor Park

WA/2025/01237 Farnham Moor Park

Officer: Justin Bramley

ODELLTI, 33 LYNCH ROAD, FARNHAM GU9 8BX

Erection of single storey extension and alterations with associated works following demolition of existing conservatory and garage.

No comment.

WA/2025/01241 Farnham Moor Park

Officer: Justin Bramley

20 WAVERLEY LANE, FARNHAM GU9 8BQ

Alterations to roof and installation of dormer to provide additional habitable accommodation.

No comment.

Farnham Rowledge

CA/2025/01287 Farnham Rowledge

Officer: Theo Dyer

THE BAKERY, 94 THE STREET, WRECCLESHAM, FARNHAM GU10 4QR

WRECCLESHAM CONSERVATION AREA REMOVAL OF TREE

No comment.

TM/2025/01251 Farnham Rowledge

Officer: Alex Needs

3 BIRCH CLOSE, WRECCLESHAM, FARNHAM GU10 4TJ

APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 16/24

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/2025/01255 Farnham Rowledge

Officer: Alex Needs

GROVE HOUSE, 7B WRECCLESHAM HILL, WRECCLESHAM, FARNHAM GU10 4JN

APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 21/05

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/2025/01318 Farnham Rowledge

Officer: Alex Needs

5 PEAR TREE LANE, ROWLEDGE, FARNHAM GU10 4DW

APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 19/99

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/2025/01246 Farnham Rowledge

Officer: Justin Bramley

5 LICKFOLDS ROAD, ROWLEDGE, FARNHAM GU10 4AF

Erection of extensions and alterations following demolition of extension.

No comment.

Farnham Weybourne

WA/2025/01286 Farnham Weybourne

Officer: Alistair de Joux

LAND AT 1 WATER LANE, FARNHAM

Erection of a detached dwelling with solar panels on roof, associated landscaping, bin and cycle stores and EV charging points; creation of new access.

A similar scheme was granted permission 15 December 2020 under WA/2020/0762 LAND AT 1 WATER LANE, FARNHAM - Approval of reserved matters (appearance landscaping layout and

scale) following the outline approval of WA/2018/1972) erection of a new dwelling (as amplified by materials schedule received 09/07/2020). No comment.

5. Appeals Considered

There were none for this meeting.

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

Farnham Firgrove

WA/2025/01257 Farnham Firgrove

Officer: Tajinder Rehal

3 GREEN LANE, FARNHAM GU9 8PT

Change of use from Class C3 (dwellinghouses) to Class C2 (residential institutions) for use as a children's home. (This application is determined by Surrey County Council under their ref SCCRef-2025-0084) County Development Application under Regulation 3.

No comment.

7. Licensing Applications Considered

New

Valentino's Caffe, 18 Lion and Lamb Yard, Farnham, Surrey, GU9 7LL

Ilfabi Cafe Ltd

An application has been received for a new premises licence. The application is for On sales of alcohol and Opening hours 12:00-21:00 Monday to Thursday, 12:00-22:00 Friday and Saturday and 12:00-20:00 Sunday (Christmas Eve until 23:00 hours and New Year's Eve until 01:00 hours).

No comment.

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

A Hearing to determine the appeal below will be held on 29 July 2025 at 10:00 AM at Waverley Borough, Council Offices, The Burys, Godalming, Surrey GU7 1HR and is expected to last 2 days.

Planning Inspectorate Reference: APP/R3650/W/25/3359169

WA/2023/02741 Farnham Rowledge

LAND CENTRED COORDINATES 481846 144139 SOUTH OF 70 WRECCLESHAM HILL

WRECCLESHAM FARNHAM

Erection of 26 dwellings (including 8 affordable) with formation of new vehicular access from Wrecclesham Hill, area of open space, landscaping and associated infrastructure.

Appellants Name: Mr Adam Light, Sigma Homes Limited

Participation by Ward Councillors has been requested.

9. Date of next meeting

Monday 28th July 2025 at 9.30am in the Byworth Room.

The meeting ended at 11.15 am

Notes written by Jenny de Quervain