



FARNHAM TOWN COUNCIL

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Notes

Planning & Licensing Consultative Working Group

Time and date

9.30 am on Monday 28th July, 2025

Place

Byworth Room, Farnham Town Council, South Street, Farnham GU9 7RN and via Zoom

Planning & Licensing Consultative Working Group Members Present:

Councillor Andrew Laughton (Lead Member)
Councillor David Beaman
Councillor George Murray
Councillor Graham White
Councillor Mark Merryweather attended via Zoom
Councillor Tim Woodhouse attended via Zoom from 10.00am

Officers: Jenny de Quervain

1. Apologies for Absence

Apologies were received from Councillors Earwaker and Mauluka.

2. Disclosure of Interests

None were received.

3. Applications Considered for Key/Larger Developments

Farnham Castle

NMA/2025/01403 Farnham Castle

Officer: Tajinder Rehal

THE COURTYARD, 17 WEST STREET, FARNHAM GU9 7DR

Amendment to WA/2025/00595 to remove the existing boundary wall and also to introduce a sensitively designed brick boundary infill in areas adjoining the garden amenity.

No comment. The Planning Officer will determine if the proposals are non-material.

Farnham Rowledge

PIP/2025/01362 Farnham Rowledge

Officer: Dana Nickson

LAND CENTRED COORDINATES 483815 143692 WEST OF GARDENERS HILL ROAD, LOWER BOURNE, FARNHAM

Application for Permission in Principle for the erection of a minimum of 2 dwellings and a maximum of 5 dwellings.

Farnham Town Council objects to this application for permission in principle.

A development of two to five dwellings on this site is not appropriate on this wooded site, Outside Built-up Area Boundary of the Farnham Neighbourhood Plan. Policy FNP10 Protect and Enhance the Countryside must be considered along with LPP1 policy Countryside beyond the Green Belt – RE1, FNP1 Design of New Development and Conservation and being an unsustainable location, FNP30 Transport Impact of Development.

The proposals are contrary to policy FNP1 d), e), f):

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.

Evidence of surface water flooding has been gathered in this area including regular winter road closures due to black ice on the hill.

The proposals are contrary to policy FNP30 a), c), e), g):

a) Safely located vehicular and pedestrian access where adequate visibility exists or could be created;

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;

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;

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.

Consideration must be given to pending application WA/2025/00281 Erection of 4 dwellings with installation of air source heat pumps and solar panels; associated garaging, parking and landscaping following demolition of existing dwelling, garage and outbuildings.

4. Applications Considered

Farnham Bourne

WA/2025/01372 Farnham Bourne

Officer: Tajinder Rehal

BOURNE TENNIS CLUB, THE BOURNE CLUB, 12 FRENHAM ROAD, FARNHAM GU9 8HB

Construction of one Padel court and relocation of existing Padel court both with retractable covers and associated works.

No comment.

WA/2025/01377 Farnham Bourne

Officer: Ninto Joy

7A GREENHILL ROAD, FARNHAM GU9 8JN

Erection of a detached ancillary outbuilding with gazebo; creation of new vehicle access and dropped kerb with closure of existing vehicle access; associated hard landscaping.

No comment.

WA/2025/01390 Farnham Bourne

Officer: Justin Bramley

15 BOURNE FIRS, LOWER BOURNE, FARNHAM GU10 3QD

Erection of extensions and alterations to elevations including replacement roof, dormer and open porch.

No comment.

Farnham Castle**WA/2025/01323 Farnham Castle**

Officer: Dana Nickson

4A CASTLE STREET, FARNHAM GU9 7HR

Change of use from office building (Use Class E) and alterations to provide one dwelling together with associated works including amenity space.

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/2025/01355 Farnham Castle

Officer: Anna Whitty

LONGACRE, LONG GARDEN WALK WEST, FARNHAM GU9 7HX

Erection of a detached garage with storage above and associated works following demolition of existing garage and outbuilding.

Farnham Town Council notes that a new section of driveway with crushed stone/gravel surface is to be installed on the southern boundary with no. 17 Long Garden Walk. The surface material has the potential to impact the amenity of the neighbour from noise. Although Farnham Town Council doesn't object to the new garage and position of the driveway, objection is raised to the surface material, if loose gravel is to be laid.

Farnham Firgrove**WA/2025/01352 Farnham Firgrove**

Officer: Wanda Jarnecki

26 RYLE ROAD, FARNHAM GU9 8RW

Erection of extensions and alterations following demolition of existing single storey extension and attached garden store.

No comment.

Farnham Heath End**WA/2025/01347 Farnham Heath End**

Officer: Justin Bramley

16 NORTH AVENUE, FARNHAM GU9 0RD

Application under Section 73 to vary Condition 1 (approved plans) of WA/2024/00087 to allow for increase to ground floor extension.

No comment.

WA/2025/01350 Farnham Heath End

Officer: Matt Ayscough

LITTLE PADDOCK, 25A UPPER HALE ROAD, FARNHAM GU9 0NX

Erection of extensions and alterations to existing bungalow to form a two storey dwelling together with additional habitable accommodation in roof space.

Applicant has addressed reasons for refusal of previous application under WA/2024/02062.

No comment.

WA/2025/01383 Farnham Heath End

Officer: Wanda Jarnecki

7 HIGHLANDS ROAD, FARNHAM GU9 0LX

Erection of extensions and alterations to fenestration together with extension to raised patio following demolition of existing conservatory and utility room.

No comment.

Farnham Moor Park

WA/2025/01341 Farnham Moor Park

Officer: Justin Bramley

58 BROOMLEAF ROAD, FARNHAM GU9 8DQ

Certificate of lawfulness under section 192 for erection of single storey side and rear extensions with construction of porch; alterations to roofspace to provide habitable accommodation including dormer and rooflights.

No comment.

WA/2025/01376 Farnham Moor Park

Officer: Justin Bramley

39 TILFORD ROAD, FARNHAM GU9 8DN

Erection of extensions and alterations including link extension to existing detached garage and conversion of the garage to habitable accommodation.

No comment.

Farnham North West

WA/2025/01345 Farnham North West

Officer: Justin Bramley

4 THREE STILES ROAD, FARNHAM GU9 7DE

Erection of extensions and alterations to bungalow to form a two storey dwelling following demolition of existing garage and conservatory.

No comment.

Farnham Rowledge

TM/2025/01321 Farnham Rowledge

Officer: Alex Needs

1 CLARE MEAD, ROWLEDGE, FARNHAM GU10 4BJ

APPLICATION FOR REMOVAL OF TREES SUBJECT OF TREE PRESERVATION ORDER 12/99

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/2025/01322 Farnham Rowledge

Officer: Tajinder Rehal

HORNBEAMS, 20 CHAPEL ROAD, ROWLEDGE, FARNHAM GU10 4AW

Erection of 2 dwellings and associated works following demolition of existing dwelling.

Farnham Town Council notes some amendments have made to address the previously refused application under WA/2024/01481. The entrance to both dwellings is now proposed as utilising the existing entrance; the detached gage has been removed from the proposals; the materials and designs have been changed to reflect some local character, but the previous bungalow is now proposed as a two-storey dwelling; the impact on the trees on the site have been assessed.

Farnham Town Council supports the neighbours' objections and maintains previous objections to two dwellings on the site being overdevelopment and out of character with the surrounding area.

The proposal would fail to comply with Policy TD1 of the Local Plan (Part 1) 2018, Policies DM1 and DM4 of the Local Plan (Part 2) 2023, and Policy FNP1 of the Farnham Neighbourhood Plan (2020).

WA/2025/01386 Farnham Rowledge

Officer: Justin Bramley

52 THE STREET, WRECCLESHAM, FARNHAM GU10 4QR

Erection of an extension.

No comment.

Farnham Weybourne

WA/2025/01325 Farnham Weybourne

Officer: Ninto Joy

3 THE CRESCENT, FARNHAM GU9 0LE

Erection of a single storey extension and open sided entrance porch.

No comment.

WA/2025/01397 Farnham Weybourne

Officer: Wanda Jarnecki

25 NEWCOME ROAD, FARNHAM GU9 9DJ

Certificate of Lawfulness under Section 192 for hip to gable and dormer extensions to provide habitable accommodation in roof space; installation of roof lights to north east elevation.

No comment.

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

There were none for this meeting.

6. Appeals Considered

The outcome of the appeal via the Commercial Appeals Service against the refusal of the application has been previously circulated.

For information, the appeal was Dismissed by the Inspector.

WA/2025/00501 HIGHWAYS LAND OUTSIDE CARD CONNECTION, HICKLEYS COURT, SOUTH STREET, FARNHAM GU9 7QQ

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

7. Licensing Applications Considered

New

Laithwaites Wine, 88A East Street, Farnham, Surrey, GU9 7TP (next to Cook)
Direct Wines Ltd

An application has been received for a new premises licence. The application is for On and Off sales of alcohol 10:00-19:00 Monday to Friday; 10:00-20:00 Saturday; and 10:00-17:00 Sunday (On no more than 2 occasions per month ticketed wine tastings shall take place where the premises shall remain open until 23:00 hours) and Opening hours 10:00-19:00 Monday to Saturday; and 10:00-16:00 Sunday (On no more than 2 occasions per month ticketed wine tastings shall take place where the premises shall remain open until 23:00 hours).

No comment.

New

Den 97 Restaurant and Bar 5 Nightingale Walk, Farnham, Surrey, GU9 7WF
Brightwells 25 Ltd

An application has been received for a new premises licence. The application is for Indoor sporting events 09:00-01:00 Sunday to Thursday and 09:00-01:30 Friday and Saturday (Christmas Eve 09:00 to 01:30 the next day; New Year's Eve 09:00 to 01:30 the next day; and Sundays immediately preceding a Bank Holiday Monday 09:00 to 01:30 the next day); Recorded music and On and Off sales of alcohol 10:00-01:00 Sunday to Thursday and 10:00-01:30 Friday and Saturday (Christmas Eve 09:00 to 01:30 the next day; New Year's Eve 09:00 to 01:30 the next day; and Sundays immediately preceding a Bank Holiday Monday 09:00 to 01:30 the next day); Late night refreshment 23:00-01:00 Sunday to Thursday and 23:00-01:30 Friday and Saturday (Christmas Eve 23:00 to 01:30 the next day; New Year's Eve 23:00 to 01:30 the next day; and Sundays immediately preceding a Bank Holiday Monday 23:00 to 01:30 the next day); and Opening hours 09:00-02:00 Monday to Sunday (Christmas Eve 09:00 to 02:00 the next day; New Year's Eve 09:00 to 02:00 the next day; and Sundays immediately preceding a Bank Holiday Monday 09:00 to 02:00 the next day).

