



FARNHAM TOWN COUNCIL

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Notes

Planning & Licensing Consultative Working Group

Time and date

9.30 am on Monday 11th August, 2025

Place

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

Planning & Licensing Consultative Working Group Members Present:

Councillor David Beaman

Councillor Alan Earwaker

Councillor Graham White

Officers: Jenny de Quervain

Councillor Andrew Laughton arrived at 10.30am for item 8.

1. Apologies for Absence

Apologies were received from Councillors Mauluka, Merryweather, Murray and Woodhouse.

Councillor Laughton advised that he'd be late to the meeting. Councillor Beaman was nominated as chair for the meeting by Councillor White and seconded by Councillor Earwaker.

2. Disclosure of Interests

Officer declared an interest to WA/2025/01113 due to vicinity.

3. Applications Considered for Key/Larger Developments

Farnham Castle

WA/2025/01427 Farnham Castle

Officer: Alistair de Joux

THE OLD HOP KILN, 1 LONG GARDEN WALK, FARNHAM

Application under Section 73 to vary conditions 2 (approved plans), 6 (pre-commencement approval of materials) & 8 (pre-commencement scheme of sustainability measures) of WA/2024/00371 to retain existing roof; allow relocation of bin store; replace internal stairwell with external staircase; allow alterations to fenestration and removal of conditions 5 (bats, birds & sensitive lighting) & 7 (works adjoining Daniel Hall).

Farnham Town Council notes the removal of the second storey. No comment.

WA/2025/01495 Farnham Castle

Officer: Alistair de Joux

BEEFEATER RESTAURANT, BOURNE MILL BUSINESS PARK, GUILDFORD ROAD, FARNHAM GU9 9PS
Erection of a three storey annexe building to the existing hotel to provide additional bedrooms with associated works following demolition of existing restaurant.

Farnham Town Council objects to the bulk of the proposed three storey annexe building, with accommodation also in the mansard roof, close to the front boundary of the site, in this prominent entry point to Farnham. Although the design is said to reflect the industrial character of the area, no other industrial units are three storeys plus. The existing hotel is much more sensitively designed within the vicinity of the Grade II Listed Bourne Mill. Objections by the Local Lead Flood Authority must be addressed. The County Highways Authority response is yet to be received; requests should be included for improvements to pedestrian access, extending footways and connectivity to the town centre.

4. Applications Considered

Farnham Bourne

CA/2025/01421 Farnham Bourne

Officer: Theo Dyer

WILLOWBY LODGE, 10 VICARAGE LANE, THE BOURNE, FARNHAM GU9 8HN
OLD CHURCH LANE 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/2025/01422 Farnham Bourne

Officer: Theo Dyer

BRYANSTON, 13 GREAT AUSTINS, FARNHAM GU9 8JQ
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.

WA/2025/01406 Farnham Bourne

Officer: Tajinder Rehal

LAND AT FRENHAM PARK MANOR, 40 FRENHAM VALE, LOWER BOURNE, FARNHAM GU10 3HT
Application under Section 73 to vary condition 1 (approved plans) & Condition 3 (pre-commencement tree protection) of WA/2021/02574 to allow development to commence prior to 03 August 2025 and to allow phased tree protection measures.

No comment.

WA/2025/01409 Farnham Bourne

Officer: Ninto Joy

PINE RIDGE EAST, 16A LONGDOWN ROAD, LOWER BOURNE, FARNHAM GU10 3JS

Erection of extensions and alterations.

Farnham Town Council notes that the dwelling is a Building of Local Merit; consideration must be given to ensuring the character is retained.

WA/2025/01416 Farnham Bourne

Officer: Tajinder Rehal

BOURNE FARM, 27 UPPER BOURNE LANE, WRECCLESHAM, FARNHAM GU10 4RG

Certificate of Lawfulness under Section 192 for formation of vehicular access and associated hardstanding.

No comment.

WA/2025/01473 Farnham Bourne

Officer: Tajinder Rehal

ANNEXE, BROOKLANDS, DENE LANE WEST, FARNHAM

Erection of extensions and alterations to ancillary outbuilding including installation of PV panels and rooflights to provide a dwelling; installation of an access gate.

This is the third planning application submitted by Michael Conoley Associates for an ever-increasing dwelling, having previously been granted permission under WA/2023/02539 for 'erection of extensions and alterations to existing outbuilding to provide ancillary residential accommodation (retrospective)' followed by WA/2024/02396 for 'alterations to elevation of ancillary outbuilding to provide a dwelling and installation of an access gate'.

The Surrey Hill AONB Planning Adviser previously requested conditions to restrict the use to ancillary to the dwellinghouse, remove permitted development rights to ensure no further enlargement, to use darker colours or timber cladding for the exterior, not have large suburban style windows incongruous in the AONB and no vehicular access should be provided to the building.

This application includes extensions to form a 3-bedroom single storey dwelling with bathrooms, a separate living room, study and utility. This is a gross increase on the internal floor area of the original outbuilding - Policy DM14 gives guidance of 40%. Additional works include planting of a hedge to separate the existing and proposed dwelling, storage of bins and additional hardstanding for parking.

The proposed erection of extensions and alterations to ancillary outbuilding including installation of PV panels and rooflights to provide a dwelling; installation of an access gate will negatively impact the character of the Surrey Hills National Landscapes/Surrey Hills Area of Outstanding Natural Beauty (AONB) & Area of Great Landscape Value (AGLV).

WA/2025/01487 Farnham Bourne

Officer: Wanda Jarnecki

16 AVELEY LANE, FARNHAM GU9 8PR

Application under Section 73 to Vary Conditions 5 (tree information and pre-commencement inspection) and 6 (tree protection) of WA/2025/01968 to allow for main works to house to be completed before erecting carport.

No comment.

Farnham Castle

HRA/2025/01433 Farnham Castle

Officer: Dana Nickson

104A WEST STREET, FARNHAM GU9 7EN

Application under Regulation 77 of The Conservation of Habitats and Species Regulations 2017 for assessment of the proposal's effect on the integrity of the Special Protection site.

The application relates to PRA/2024/00959 General Permitted Development Order 2015, Schedule 2 Part 3 Class G - Prior approval for change of use from commercial, business and service (Use Class E) on ground floor to mixed use to provide two flats on upper floors (Use Class C3).

No comment.

NMA/2025/01456 Farnham Castle

Officer: Dana Nickson

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

Amendment to WA/2024/00380 - Site Location Plan (966-011-PL04), Plans (966-012-PL04), Elevations (966-016-PL02)

No comment.

PRA/2025/01504 Farnham Castle

Officer: Tajinder Rehal

16-17 WEST STREET, FARNHAM GU9 7DR

General Permitted Development Order 2015, Schedule 2 Part 3 Class MA - Prior Notification application for change of use from commercial, business and service (Use Class E) to a use falling within dwellinghouses (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/2025/01418 Farnham Castle

Officer: Justin Bramley

4 HIGH PARK ROAD, FARNHAM GU9 7JL

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

No comment.

WA/2025/01440 Farnham Castle

Officer: Sera Elobisi

75 CASTLE STREET, FARNHAM GU9 7LP

Repairs to front façade arch, including structural support below.

Rectifying previous work. No comment.

WA/2025/01441 Farnham Castle

Officer: Sera Elobisi

75 CASTLE STREET, FARNHAM GU9 7LP

Listed Building Consent for repairs to front façade arch, including structural support below.

Rectifying previous work. No comment.

WA/2025/01478 Farnham Castle

Officer: Wanda Jarnecki

BOOTS PHARMACY, 48-49 THE BOROUGH, FARNHAM GU9 7NW

Display of non-illuminated fascia signage and digital window vinyl.

The description is slightly misleading in that the window vinyl is digitally printed not 'digital window'. No comment.

WA/2025/01492 Farnham Castle

Officer: Tajinder Rehal

16-17 WEST STREET, FARNHAM GU9 7DR

Alterations to elevations of commercial building together with canopy over entrance door and construction of external steps; use of existing detached store for cycle storage with installation of a charging point for e-bikes.

No comment.

Farnham Firgrove**WA/2025/01410 Farnham Firgrove**

Officer: Anna Whitty

119 WEYDON HILL ROAD, FARNHAM GU9 8NZ

Erection of pitched roof at ground floor with porch canopy, alterations to elevations and fenestration following removal of ground floor flat roof.

No comment.

Farnham Heath End**WA/2025/01432 Farnham Heath End**

Officer: Justin Bramley

28 BETHEL LANE, FARNHAM GU9 0QA

Erection of extensions and alterations.

No comment.

WA/2025/01442 Farnham Heath End

Officer: Justin Bramley

35 UPPER HALE ROAD, FARNHAM GU9 0NX

Certificate of Lawfulness under Section 192 for dormer extension to provide additional habitable accommodation in roof space following partial demolition of existing chimney.

No comment.

WA/2025/01458 Farnham Heath End

Officer: Justin Bramley

43 EAST AVENUE, FARNHAM GU9 0RA

Erection of a first floor extension and alterations to elevation.

No comment.

WA/2025/01460 Farnham Heath End

Officer: Justin Bramley

MULBERRY HOUSE, LOWER HALE, FARNHAM GU9 9RP

Erection of a tree house and associated works (retrospective).

No comment.

WA/2025/01484 Farnham Heath End

Officer: Justin Bramley

11A EAST AVENUE, FARNHAM GU9 0RA

Erection of a single storey extension following demolition of existing lean to.

No comment.

TM/2025/01420 Farnham Moor Park

Officer: Alex Needs

ROCK HOUSE, ROCK HOUSE LANE, RUNFOLD, FARNHAM GU10 1NR

APPLICATION FOR REMOVAL OF TREE SUBJECT OF TREE PRESERVATION ORDER 04/15

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.

Farnham Moor Park

WA/2025/01446 Farnham Moor Park

Officer: Lauren Kitson

7 PINE VIEW CLOSE, BADSHOT LEA, FARNHAM GU9 9JS

Erection of a detached dwelling and associated works.

Farnham Town Council objects to the proposed detached dwelling in the garden of 7 Pine View Close being overdevelopment of the site, leaving very little amenity space for both the new and host dwelling. The parking spaces for the proposed dwelling are impractical and difficult to access, running parallel with the boundary of no. 6 to the rear of the proposed subdivided plot. This must be reviewed by the CHA.

WA/2025/01467 Farnham Moor Park

Officer: Matt Ayscough

COURT HOUSE, 8 BRIDGEFIELD, FARNHAM GU9 8AN

Erection of a single storey extension; installation of balcony with glass balustrade over existing flat roof.

The balustrade on the boundary side is 1.7m obscured glazing to protect the neighbour's amenity from overlooking. No comment.

WA/2025/01499 Farnham Moor Park

Officer: Ninto Joy

8 LYNCH ROAD, FARNHAM GU9 8BZ

Erection of single and two storey extensions and alterations together with erection of an open sided porch following demolition of existing outbuilding.

No comment.

Farnham North West

Amendments received

Description amended to:

Erection of a self-build / custom-build dwelling with associated landscaping following demolition of existing outbuilding

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 maintains its objection to further enlargement of a proposed new dwelling in the garden of The End House, 12 Old Park Lane, and its position against the boundary of the adjoining garden, with doors and windows opening on to the boundary hedge, having a negative impact on the neighbour's amenity in the garden to the east due to proximity and scale of the built-form. The ridge height has risen from the original application of 4m to 'approximately' 6.3m. The proposals are no longer modest compared to WA/2023/02058 allowed at appeal, will not be hidden behind vegetation, will have a negative impact on the verdant nature and wildlife in the garden and the semi-rural character of the lane.

WA/2025/01472 Farnham North West

Officer: Dana Nickson

COXBRIDGE FARM, WEST STREET, FARNHAM GU9 7AS

Listed building consent for internal and external remedial works and restoration of barns and hop kilns.

No comment.

Farnham Rowledge

TM/2025/01428 Farnham Rowledge

Officer: Theo Dyer

LAND KNOWN AS THE NEST NURSERY, THE LONG ROAD, ROWLEDGE, FARNHAM GU10 4EB
APPLICATION FOR REMOVAL OF TREES SUBJECT OF TREE PRESERVATION ORDER 26/24

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/2025/01489 Farnham Rowledge

Officer: Theo Dyer

21 BOUNDSTONE ROAD, WRECCLESHAM, FARNHAM GU10 4TW

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

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.

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Farnham Weybourne

WA/2025/01466 Farnham Weybourne

Officer: Justin Bramley

14 WOODSIDE ROAD, FARNHAM GU9 9DS

Erection of a single storey extension and alterations to elevation.

No comment.

WA/2025/01493 Farnham Weybourne

Officer: Ninto Joy

18 THE CRESCENT, FARNHAM GU9 0LG

Erection of a first floor extension over existing balcony area.

No comment.

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

There were none for this meeting.

6. Appeals Considered

There were none for this meeting.

7. Licensing Applications Considered

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 Late night refreshment 23:00-23:30 Thursday to Saturday (Christmas Eve 23:00 to 23:30; New Year's Eve 23:00 to 00:30 the next day; and Sundays immediately preceding a Bank Holiday Monday 23:00 to 23:30); On and Off sales of alcohol 10:00-22:30 Sunday to Thursday and 10:00-23:30 Friday and Saturday (Christmas Eve 09:00 to 23:30; New Year's Eve 09:00 to 00:30 the next day; and Sundays immediately preceding a Bank Holiday Monday 09:00 to 23:30); and Opening hours 09:00-23:00 Sunday to Thursday and 09:00-00:00 Friday and Saturday (Christmas Eve 09:00 to 00:00; New Year's Eve 09:00 to 01:30 the next day; and Sundays immediately preceding a Bank Holiday Monday 09:00 to 23:30 the next day).

Farnham Town Council has no comment to make.

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

There were none for this meeting.

9. Date of next meeting

Due to the bank holiday on 25th August, the next meeting is on Monday 1st September 2025 at 9.30am.

The meeting ended at 10.41 am

Notes written by Jenny de Quervain