



FARNHAM TOWN COUNCIL

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Notes

Planning & Licensing Consultative Working Group

Time and date

9.30 am on Monday 1st September, 2025

Place

Council Chamber, 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 Alan Earwaker
Councillor Brodie Mauluka
Councillor Mark Merryweather
Councillor Graham White
Councillor Tim Woodhouse (via Zoom)

Officers: Jenny de Quervain

1. Apologies for Absence

Apologies were received from Councillors Beaman and Murray.

2. Disclosure of Interests

None were received.

3. Applications Considered for Key/Larger Developments

Farnham Bourne

Amendments received

Additional Highways and Ecology Information

WA/2025/00281 Farnham Rowledge

Officer: Dana Nickson

QUARRY HOUSE, GARDENERS HILL ROAD, LOWER BOURNE, FARNHAM GU10 3JB

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.

Farnham Town Council notes additional highways and ecology information has been provided.

Unsurprisingly, Biodiversity Net Gain is not possible on the site given the verdant nature of the site and an area subject to a group TPO to the south.

The applicant's response to the CHA demonstrates that this is a busy road prone to higher speeds, large volumes of traffic, especially school traffic, on a narrow rural lane with limited opportunity to achieve visibility splays and no opportunity to provide pedestrian or cycle connectivity.

Farnham Town Council maintains its objection to an additional 3 dwellings on the site.

The proposed development is 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, given the unsustainable location, FNP30 Transport Impact of Development.

New development must be in accordance with FNP1. These proposals are contrary to policy FNP1 and do not meet the criteria in a), d), e), f):

- a) Is designed to a high quality which responds to the heritage and distinctive character of the individual area of Farnham in which it is located, as defined on Maps B(i) and B(ii) - Conservation Areas and Character Areas, by way of: i. height, scale, density, layout, orientation, design and materials of buildings, ii. boundary treatment, iii the scale, design and materials of the public realm (highways, footways, open space and landscape); 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.**

The proposals are contrary to policy FNP30 and do not meet the criteria in 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.**

4. Applications Considered

Farnham Bourne

TM/2025/01505 Farnham Bourne

Officer: Theo Dyer

22 BOURNE FIRS, LOWER BOURNE, FARNHAM GU10 3QD

APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 02/00

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.

TM/2025/01546 Farnham Bourne

Officer: Theo Dyer

33 LONGHOPE DRIVE, WRECCLESHAM, FARNHAM GU10 4SN

APPLICATION FOR WORKS TO TREES 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.

TM/2025/01602 Farnham Bourne

Officer: Theo Dyer

2C KILN LANE, LOWER BOURNE, FARNHAM GU10 3LR

APPLICATION FOR REMOVAL OF TREE SUBJECT OF TREE PRESERVATION ORDER 09/09

Farnham Town Council strongly objects to the application to remove the Scots Pine. The tree was to be protected as part of the development of 2 Kiln Lane and must be retained.

WA/2025/01523 Farnham Bourne

Officer: Wanda Jarnecki

10 UPPER BOURNE LANE, WRECCLESHAM, FARNHAM GU10 4RQ

Erection of single storey extension and alterations together with partial demolition of detached garage with alterations to elevation and roof and associated landscaping.

No comment.

WA/2025/01532 Farnham Bourne

Officer: Sera Elobisi

FRENSHAM PARK MANOR, 40 FRENSHAM VALE, LOWER BOURNE, FARNHAM GU10 3HT

Certificate of Lawfulness under Section 191 to confirm implementation of permission

WA/2021/02574, that works began before expiry of the permission.

No comment.

WA/2025/01548 Farnham Bourne

Officer: Wanda Jarnecki

NOTRE, 2 LODGE HILL ROAD, LOWER BOURNE, FARNHAM GU10 3QN

Erection of single storey extensions and alterations to dwelling; alterations to roof of detached outbuilding; associated landscaping; demolition of attached conservatory and detached outbuilding.

No comment.

WA/2025/01564 Farnham Bourne

Officer: Clare Woodhatch

THE OLD GRANARY, HILLSIDE ROAD, FRENHAM, FARNHAM GU10 3AJ

Erection of a first floor extension and alterations.

No comment.

Farnham Castle

CA/2025/01573 Farnham Castle

Officer: Theo Dyer

4 BISHOPS MEAD, FARNHAM GU9 7DU

FARNHAM CONSERVATION AREA WORKS TO AND REMOVAL OF TREES

Farnham Town Council leaves to the Arboricultural Officer. 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, replacements must be planted.

WA/2025/01528 Farnham Castle

Officer: Ninto Joy

2 SANDFORD HOUSE, 39A WEST STREET, FARNHAM GU9 7DX

Alterations to elevation.

No comment.

WA/2025/01529 Farnham Castle

Officer: Ninto Joy

2 SANDFORD HOUSE, 39A WEST STREET, FARNHAM GU9 7DX

Listed Building Consent for external alterations.

No comment.

WA/2025/01588 Farnham Castle

Officer: Sera Elobisi

28C DOWNING STREET, FARNHAM GU9 7PD

Advertisement consent for 2 signs.

Farnham Town Council objects to the style of the projecting sign proposed, a 0.6m disc fixed to the wall, being inappropriate for the Town Centre Conservation Area. See page 15 of FCAMP for examples of appropriate hanging signs. [Farnham Conservation Area Management Plan](#)

WA/2025/01592 Farnham Castle

Officer: Justin Bramley

2 WINTON ROAD, FARNHAM GU9 9QW

Certificate of Lawfulness under Section 192 for change of use of detached outbuilding for commercial use (Sui Generis).

Farnham Town Council objects to the application under Section 192. The impact of the proposed Veterinary Practice must be determined through a full planning application where neighbours are consulted. The operation proposes 10 appointments a day between 08.00-19.00 and 08.30-14.00 on Saturdays, though suggested being seasonal to the holiday periods, the 'exceptional' estimate is 50 client appointments per week/100 vehicle movements. This is excessive to one dwelling on an already congested residential road with limited on-street parking.

WA/2025/01614 Farnham Castle

Officer: Dana Nickson

UNIT 3, ROMANS BUSINESS PARK, EAST STREET, FARNHAM GU9 7SX

Display of 2 illuminated signs.

Farnham Town Council requests that illuminated signage is switched off overnight. It is also requested that no signage or A-boards be displayed on the footway beyond the curtilage and car parking to the front of Romans Business Park.

Farnham Firgrove

NMA/2025/01584 Farnham Firgrove

Officer: Wanda Jarnecki

24 ST JOHNS ROAD, FARNHAM GU9 8NT

Amendment to WA/2015/1458 to alter the proposal description relating to the erection of extensions and alterations; as well as minor changes to the rear and side single storey extension.

No comments.

TM/2025/01526 Farnham Firgrove

Officer: Theo Dyer

5 HILLARY ROAD, FARNHAM GU9 8QY

APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 01/05

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.

WA/2025/01587 Farnham Firgrove

Officer: Matt Ayscough

35 ST JOHNS ROAD, FARNHAM GU9 8NU

Erection of extensions and alterations including roof mounted solar panels.

No comment.

WA/2025/01604 Farnham Firgrove

Officer: Justin Bramley

4 LANCASTER AVENUE, FARNHAM GU9 8JY

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

Previously refused under a S192 Certificate of Lawfulness due to width of proposal being beyond permitted development parameters. This is a full planning application. No comment.

WA/2025/01616 Farnham Firgrove

Officer: Justin Bramley

OAKWOOD, 1 MORLEY ROAD, FARNHAM GU9 8LX

Erection of a single storey extension and alterations.

No comment.

Farnham Hale and Heath End

TM/2025/01534 Farnham Heath End

Officer: Theo Dyer

47 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.

WA/2025/01521 Farnham Heath End

Officer: Matt Ayscough

6 OLD HEATH WAY, FARNHAM GU9 0QP

Erection of an extension.

Previously refused under a Prior Approval application due to a Condition in the 1982 planning permission restricting enlargement without a full planning application. No comment.

WA/2025/01600 Farnham Heath End

Officer: Wanda Jarnecki

LAND AT 33 ALMA LANE, FARNHAM

Certificate of Lawfulness under Section 191 for conversion of ancillary outbuilding as an independent dwelling in breach of Conditions 1 (restriction on use) in excess of 4 years, and 2 (approved plans) in excess of 10 years, of WA/2010/0222.

Farnham Town Council submitted comments on WA/2010/0222 (shown on the planning portal dated 8 March 2010) raising concern that 'the garage may become a separate dwelling, particularly as there is access to the rear'. Conditions were requested to restrict the use of the garage to the dwelling. It is disappointing to see it took such little time to breach conditions. Council Tax must be backdated to the full extent allowed of 6 years.

Farnham Moor Park

WA/2025/01552 Farnham Moor Park

Officer: Anna Whitty

AUSTINS PLACE, 40 COMPTON WAY, FARNHAM GU10 1QU

Erection of a dwelling with attached garage following demolition of the existing dwelling and garage/workshop; alterations and erection of extension of the existing indoor pool building.

Replace with mock Georgian design. No comment.

WA/2025/01572 Farnham Moor Park

Officer: Wanda Jarnecki

HOLLY HOUSE, SANDS ROAD, THE SANDS, FARNHAM GU10 1PX

Erection of extensions and alterations with addition of balconies; alterations to roof space to provide habitable accommodation with dormer windows and associated works including enlargement of existing tennis court.

No comment.

WA/2025/01613 Farnham Moor Park

Officer: Wanda Jarnecki

9 PENFOLD CROFT, FARNHAM GU9 9JD

Erection of a single storey extension and alterations with demolition of existing detached garage.

Farnham Town Council notes that the existing garden is to become parking, and the existing parking is noted as 'retained garden'. A grassed garden area must be maintained within the frontage to retain the character of the dwelling and the street scene – a condition must be included for the maintaining of an area of garden to the frontage. Block paving is noted in the Climate Change and Sustainability checklist for the driveway - measures must be put in place to ensure permeability and prevent surface water runoff into the highway. Vehicles must be able to enter the highway in forward gear.

Farnham North West

WA/2025/01580 Farnham North West

Officer: Lauren Kitson

ANNEXE, THE OLD BARN, RUNWICK LANE, RUNWICK, FARNHAM GU10 5EE

Certificate of Lawfulness under Section 191 to establish annexe as a residential dwelling.

No comment.

Farnham Rowledge

CA/2025/01609 Farnham Rowledge

Officer: Theo Dyer

4 QUENNELLS HILL, WRECCLESHAM, FARNHAM GU10 4ND

WRECCLESHAM CONSERVATION AREA WORKS TO AND REMOVAL OF TREES

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.

TM/2025/01527 Farnham Rowledge

Officer: Theo Dyer

4 GREYSTEAD PARK, WRECCLESHAM, FARNHAM GU10 4NB

APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 09/01

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.

WA/2025/01515 Farnham Rowledge

Officer: Justin Bramley

ECHO BARN, 33 ECHO BARN LANE, WRECCLESHAM, FARNHAM GU10 4NG

Erection of single storey extensions and alterations; relocation of existing entrance gates with associated works.

Surrey Highways have no objection to the relocation of the existing entrance gates. No comment.

WA/2025/01536 Farnham Rowledge

Officer: Dana Nickson

LAND AT 30 MEADOW WAY, FARNHAM

Erection of a detached single storey dwelling with associated parking, landscaping and access.

Replacement single storey dwelling following extensive fire. No comment.

WA/2025/01571 Farnham Rowledge

Officer: Justin Bramley

22 POTTERY LANE, WRECCLESHAM, FARNHAM GU10 4QJ

Erection of extensions and alterations following demolition of detached garage; widening of existing vehicle access and associated works.

A similar scheme was approved under WA/2022/00131. No comment.

WA/2025/01603 Farnham Rowledge

Officer: Justin Bramley

9 VINE LANE, WRECCLESHAM, FARNHAM GU10 4TD

Erection of porch and veranda together with alterations following demolition of porch.

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

Licensing Applications Considered

New Premises Application

Tavola Di Famiglia, 4-5 Town Hall Buildings, The Borough, Farnham GU9 7ND

Tavola Di Famiglia (Farnham) Ltd

An application has been received for a new premises licence.

The application is for Live music 09:00-00:00 Sunday to Tuesday and 09:00-01:00 Wednesday to Saturday (Sundays before Bank holidays 09:00-01:00; New Year's Eve 09:00-02:00; and Christmas Eve 09:00-01:00);

Recorded music and Opening hours 08:00-00:00 Sunday to Tuesday and 08:00-01:00 Wednesday to Saturday (Sundays before Bank holidays 09:00-01:00; New Year's Eve 09:00-02:00; and Christmas Eve 09:00-01:00);

Late night refreshment 23:00-00:00 Sunday to Tuesday and 23:00-01:00 Wednesday to Saturday (Sundays before Bank holidays 23:00-01:00; New Year's Eve 23:00-02:00; and Christmas Eve 23:00-01:00);

On and Off sales of alcohol 09:00-23:30 Sunday to Tuesday and 09:00-00:30 Wednesday to Saturday (Sundays before Bank holidays 09:00-01:00; New Year's Eve 09:00-02:00; and Christmas Eve 09:00-01:00).

Deferred to next meeting on Monday 15th September 2025.

Street Trading Application Considered

Renewal

Doe Wood Fired Pizza Ltd, layby, Lower Road, off Hale Road, Farnham

Waverley Borough Council is currently in receipt of a renewal application for a Street Trading Consent from an existing trader.

The application is for a mobile food operator called 'Doe Wood Fired Pizza Ltd' to continue to trade from the layby, Lower Road, off Hale Road, Farnham between the hours of 12:00 – 21:00 on Fridays, Saturdays and Sundays.

Farnham Town Council has no comment to make.

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

It was agreed that Farnham Town Council's previous comments on applications on the site would be presented by Councillor Fairclough at Waverley's Planning Committee meeting on 3rd September 2025.

9. Date of next meeting

Monday 15th September 2025 at 9.30am.

The meeting ended at 9.56 am

Notes written by Jenny de Quervain