



# 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 15th September, 2025

#### Place

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

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#### 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  
Councillor Tim Woodhouse (attended 10-10.28am for items in Rowledge only)

Officers: Jenny de Quervain

#### 1. Apologies for Absence

Councillor Woodhouse advised that he'd only be able to attend between 10.00-10.30 due to other meetings.

#### 2. Disclosure of Interests

Councillor Merryweather declared an interest to WA/2025/01693 and WA/2025/01701 at 6 Farnham Trading Estate as Waverley Borough Council Portfolio Holder for Assets and Finance.

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

##### **Farnham Castle**

##### **WA/2025/01647 Farnham Castle**

Officer: Lauren Kitson

85A WEST STREET, FARNHAM GU9 7EN

Alterations to existing commercial building to provide 5 dwellings with associated parking, bin and cycle storage; relevant demolition of an unlisted building in a conservation area.

**Farnham Town Council notes that the previous application for 6 dwellings was refused under WA/2025/00450 though the Design and Access Statement does not include this fact.**

**The officer stated: It is recognised that there are benefits to the provision of six market dwellings in an accessible location in terms of supply, albeit this benefit is tempered by the fact, as officers have identified, the dwellings would not provide accommodation commensurate with minimum Technical Housing Standards, would provide poor natural light for Unit P4 and would provide no external amenity space for any unit.**

**With the previous application, it was concluded that there was no harm to heritage assets or neighbours' amenity.**

**The application is for 5 dwellings and provides amenity space to the front of the dwellings.**

**If approved, Farnham Town Council requests that the amenity spaces to the front and side of the dwellings be Conditioned for this purpose only to ensure that there are no future applications to turn amenity spaces into parking spaces. It is also request that the type of landscaping be appropriate for the setting – it is unlikely that grassed areas will be easy to maintain due to the overshadowing in a courtyard setting. Appropriate materials and plant must be considered and conditioned for a maintenance period of five years.**

**A Construction Management Plan is vital for the proposed redevelopment of this brownfield site within the town centre Conservation Area with a narrow access against existing residential dwellings. Measures must be put in place to minimise disturbance and dust to reduce harm to the neighbours' amenity on all sides of the proposed development.**

#### **Farnham Moor Park**

##### **WA/2025/01693 Farnham Moor Park**

Officer: Dana Nickson

6 FARNHAM TRADING ESTATE, FARNHAM GU9 9NN

Application for Advertisement Consent to display 2 illuminated and 1 non illuminated fascia signs.

**No comment.**

##### **WA/2025/01701 Farnham Moor Park**

Officer: Dana Nickson

6 FARNHAM TRADING ESTATE, FARNHAM GU9 9NN

Erection of refuse store and alterations to elevations including installation of entrance door and ramp with associated works.

**No comment.**

#### **Farnham Rowledge**

##### **WA/2025/01677 Farnham Rowledge**

Officer: Lauren Kitson

LAND EAST COORDINATES 483183 143233, SWITCHBACK LANE, ROWLEDGE, FARNHAM

Erection of 6 self-build dwellings with detached garages, associated access and landscaping.

Farnham Town Council notes that the proposed development of 6 self-build dwellings with detached garages is located off Farnham Bridleway 174 on land in the curtilage of Frensham Vale House, outside the built-up boundary of Farnham's Neighbourhood Plan subject to policy FNP10 Protect and Enhance the Countryside and policy FNP1 Design of New Development and Conservation – new development will only be permitted where it:

- 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; and
- g) Will not result in unacceptable levels of light, noise, air or water pollution.

The access, via the southern end of Switchback Lane, is opposite the entrance to Frensham Heights School with over 200 day pupils.

Switchback Lane is a poorly maintained bridleway with varying gradients holding surface water and prone to flooding.

The proposed housing is in a clearing surrounded by dense woodland. Woodland areas must be retained and protected from urban creep.

Farnham Neighbourhood Plan includes a site for development off Switchback Lane with the proposed access of Pear Tree Lane to the south and Shrubbs Lane to the north under policy FNP14f), guidance on density is approximately 5dph; site is noted at 0.49ha.

A Construction Management Plan is needed to detail how the site will be accessed for construction. It is unclear as to whether the proposed 6 dwellings will be developed together or individually/phased development.

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

##### **Farnham Bourne**

###### **CA/2025/01671 Farnham Bourne**

Officer: Theo Dyer

MAVINS COURT, 4 GREENHILL ROAD, FARNHAM GU9 8JN

GREAT AUSTINS CONSERVATION AREA WORKS TO AND REMOVAL OF TREES

Note. 10 trees to be felled.

**Farnham Town Council raises concern over the number of CA applications on this site and the cumulative impact on the Great Austins Conservation Area. A History and Constraints search should be produced to monitor tree works on at Mavins Court.**

###### **TM/2025/01638 Farnham Bourne**

Officer: Theo Dyer

50 AVELEY LANE, FARNHAM GU9 8PS

APPLICATION FOR WORKS TO AND REMOVAL OF TREES SUBJECT OF TREE PRESERVATION ORDER 28/07

**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 should be planted.**

**NMA/2025/01622 Farnham Bourne**

Officer: Sam Wallis

2 FOREST DRIVE, FARNHAM GU10 3HU

Amendment to WA/2019/0781 - It is proposed to amend the condition listing the approved plans (Condition 1)

**No comment allowed.**

**WA/2025/01646 Farnham Bourne**

Officer: Justin Bramley

DENE COACH HOUSE, 47 DENE LANE, LOWER BOURNE, FARNHAM GU10 3RJ

Application under Section 73 to vary Condition 1 (approved plans) of WA/2024/00340 to allow for changes to fenestration and increase size of terrace to bedroom 2.

**No comment.**

**WA/2025/01663 Farnham Bourne**

Officer: Justin Bramley

8 STREAM VALLEY ROAD, LOWER BOURNE, FARNHAM GU10 3LT

Certificate of Lawfulness under Section 192 for hip to gable and dormer extensions to provide habitable accommodation in roof space including installation of rooflights and Juliet balcony.

**No comment.**

**WA/2025/01670 Farnham Bourne**

Officer: Dana Nickson

FORMER DEODAR, 6 BAT AND BALL LANE, WRECCLESHAM, FARNHAM

Application under Section 73 to vary condition 2 of WA/2024/02395 (approved plans) to allow widening of part of driveway.

Note. Since starting on site, it has been brought to our attention that the top of the drive will require widening in order to accommodate the machinery and deliveries. On the advise of the planning officer Dana Nickson we have been told to submit this application in order for the drive to be widened slightly.

**No comment.**

**Farnham Firgrove****WA/2025/01699 Farnham Firgrove**

Officer: Wanda Jarnecki

17 HILLARY ROAD, FARNHAM GU9 8QX

Erection of extensions and alterations to existing bungalow to create a two storey dwelling with solar panels and air source heat pump and associated landscaping; demolition of existing single storey extension.

**No comment.**

**Farnham Moor Park****TM/2025/01689 Farnham Moor Park**

Officer: Theo Dyer

55 BADSHOT PARK, BADSHOT LEA, FARNHAM GU9 9NE

APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 14/11

**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.**

#### **Farnham North West**

##### **NMA/2025/01695 Farnham North West**

Officer: Justin Bramley

19 CRONDALL LANE, FARNHAM GU9 7BG

Amendment to WA/2025/00882 - rear hip end roof to gable end roof Additional head height and structural requirements

**No comment allowed.**

#### **Farnham Rowledge**

##### **CA/2025/01688 Farnham Rowledge**

Officer: David Frye

FLAT 1, THE OLD VICARAGE, THE STREET, WRECCLESHAM, FARNHAM GU10 4FD

WRECCLESHAM CONSERVATION AREA REMOVAL OF TREE

**No comment.**

##### **TM/2025/01627 Farnham Rowledge**

Officer: Theo Dyer

29 MAYFIELD, ROWLEDGE, FARNHAM, GU10 4DZ

APPLICATION FOR WORKS TO AND REMOVAL OF TREES SUBJECT OF TREE PRESERVATION ORDER 47/99

**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, suggested replacements welcomed.**

#### **Farnham Rowledge**

##### Amendments received

**Amended Proposed Site Plan showing entrance relocated**

**Amended Technical Note**

**Amended Ecological Information**

**Amended Arboricultural Information**

##### **WA/2025/00992 Farnham Rowledge**

Officer: Dana Nickson

LE SOURCIL, MANLEY BRIDGE ROAD, ROWLEDGE, FARNHAM GU10 4BU

Erection of 2 dwellings with access and associated landscaping following demolition of existing bungalow.

**Farnham Town Council maintains its previous objection:**

***Farnham Town Council objects to this application for two, two storey dwellings, following the demolition of the existing bungalow, noting an application for three dwellings was refused under WA/2024/00139.***

***Farnham Neighbourhood Plan policy FNP1 must be considered. New development will be permitted where it: a) Is designed to a high quality which responds to the heritage and***

*distinctive character of the individual area, 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); b) Follows guidance in the Farnham Design Statement and the Surrey Hills AONB Management Plan; c) Protects and enhances heritage assets and their setting; 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.*

*The proposed two storey dwellings have been positioned to the front and rear of the plot to address some of the previous reasons for refusal. Although less cramped on the site, the scale, form, design and use of materials would fail to integrate with the wider character of the area, resulting in visual harm to the appearance of the street scene and the wider area.*

*As with the previous application, the proposal would impact mature trees on the front boundary to ensure visibility splays and access to two dwellings. Proposals would impact the verdant character of the area.*

*It is noted that two accessible parking spaces have been laid-out for each four-bedroom dwellings but only 'further room' for visitors to park and turning for a small van. Given the reliance on a car in this location, the parking spaces provided are below the minimum requirement for a four-bedroom dwelling as detailed in WBCs Parking Guidance SPD.*

**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.

**Farnham Town Council notes the planning history on the site to gain permission retrospectively for the overbuild of WA/2018/0576 includes:**

**The first retrospective application under 73A was WA/2022/00626 made on 17th February 2022 and subsequently withdrawn on 7th July 2022.**

**The second retrospective 73A application was WA/2024/00502 dated 14th March 2024 and withdrawn on 23rd January 2025.**

**This third application WA/2025/01210 seeks to achieve the changes sought in the two previous applications, but the Waverley Officer has noted that the building is larger and given a time extension to enable the Agent to explain why the current building in situ has a larger footprint than the one agreed under WA/2018/0576 (approved plans).**

**The Agent has maintained in his design statement for all three applications that the current building "was built to the extant footprint" of the approved plans.**

**The plans approved under WA/2018/0576 had a ground floor area of 202 sqm and a first-floor area of 98 sqm.**

**The variation sought now under 73A WA/2025/01210 has a ground floor area of 221 sqm and a first-floor area of 183 sqm. This increase of 104 sqm floor area (predominantly to the first floor), the height has increased and additional window openings/Juliet balcony overlooking the neighbour's amenity space.**

**An alternative approach could be to reduce the built form to that with permission in WA/2018/0576 rather than justify the overbuild.**

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

There were none for this meeting.

**6. Appeals Considered**

**Appeal Decision**

**APP/R3650/W/25/3359169 Land south of 70 Wrecclesham Hill, Wrecclesham, Farnham, Surrey**

The appeal was made by Sigma Homes Limited against the refusal of WA/2023/02741 by Waverley Borough Council.

The development proposed is for the erection of 26 dwellings (including 8 affordable) with formation of new vehicular access from Wrecclesham Hill, area of open space, landscaping and associated infrastructure.

Hearing was held on 29 July 2025

Site visits were made on 28 and 29 July 2025

Decision dated 29 August 2025

**The appeal is allowed and planning permission is granted for the erection of 26 dwellings (including 8 affordable) with formation of new vehicular access from Wrecclesham Hill, area of open space, landscaping and associated infrastructure at Land south of 70 Wrecclesham Hill, Wrecclesham, Farnham, Surrey in accordance with the terms of the application, Ref WA/2023/02741, subject to the conditions.**

**7. Licensing Applications Considered**

Deferred from 1<sup>st</sup> September

**New Premises Application**

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

Tavola Di Famiglia (Farnham) Ltd

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).

See area plan below including the ground floor area under the colonnade and first floor balcony.



**Farnham Town Council welcomes the cooperation of the applicant in agreeing to timing for outdoor use and outdoor recorded music restricted to 22.00 and a restriction on live music to 23.00.**

**It should be noted that the Noise Management Plan will need to be updated to reflect the changes to the highway on The Borough, reducing the carriageway to a single lane, as part of the Farnham Infrastructure Programme Town Centre Improvements. No deliveries will be allowed outside the premises as this will be a single live lane. Delivery bays will be located to the west on the south side and to the east around the corner on Woolmead Way.**

**For information, see below queries/comments were put to the applicant and their responses.**

- 1. The premises has outdoor space to the front and an outdoor first-floor terrace, does the applicant intend to use outdoor seating until 00.00 Sunday to Tuesday and 01.00 Wednesday Saturday. It is believed that other premises have restrictions to 22.00 for outdoor use.**

*We are completely on board with the 22:00 restriction and we have actually already outlined that in our noise management plan that we submitted to Kelechi Ogbonna (Senior Environmental Health Officer).*

- 2. Although live music is proposed for indoors only, it is felt that 00.00 Sunday to Tuesday and 01.00 Wednesday to Saturday is too late as the premises adjoins resident dwellings on the first-floor and a number of shops within the vicinity have residential**



**above, including directly opposite. Other than festive nights such as New Years' Eve, it is believed that other premises have restrictions to 23.00 for live music.**

*We are in agreement with the proposed restriction.*

- 3. Recorded music is noted for both indoors and outdoors. The first-floor terrace adjoins a residential dwelling and the ground floor is on a busy thoroughfare. Music outdoors needs to tie in with the timing for outdoor use. See point 1 on use of outdoors.**

*Agreed and we can confirm it will.*

Representation sent via email to [licensing.policy@waverley.gov.uk](mailto:licensing.policy@waverley.gov.uk).

Street Trading Application

### **Auntie Apples Ices**

Waverley Borough Council is currently in receipt of a new application for Itinerant Street Trading Consent from 'Auntie Apples Ices' to trade from various streets in the south Farnham and Wrecclesham Area. The application is for consent to trade from 13:30-19:00, Monday to Sunday, February to October. The applicant has provided a map of streets for trading away from local shops.

**No comment.**

### **8. Waverley Borough Council Street Naming Applications**

The road sign for **GRAHAM THORPE DRIVE** was installed at the entrance road to Farnham Park car park on 4th September 2025.

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

There were none for this meeting.

### **10. Date of next meeting**

Monday 29th September 2025 at 9.30am.

The meeting ended at 10.29 am

Notes written by Jenny de Quervain