



FARNHAM TOWN COUNCIL

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Planning & Licensing Consultative Working Group

Time and date

9.30 am on Monday 29th 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 Mark Merryweather
Councillor George Murray

Officers: Jenny de Quervain

1. Apologies for Absence

Apologies were received from Councillors Laughton, Mauluka and White.

2. Disclosure of Interests

None were received.

3. Applications for Key/Larger Developments Considered

Farnham North West

NMA/2025/01783 Farnham North West

Officer: Russell Brown

LAND NORTH OF COXBRIDGE FARM, WEST STREET, FARNHAM

Non-Material Amendment to WA/2019/0770 to change the trigger on Condition 23; from first occupation to the occupation of the 35th dwelling.

No comment.

4. Applications Considered

Farnham Bourne

CA/2025/01725 Farnham Bourne

Officer: Theo Dyer

THE GLEN, LITTLE AUSTINS ROAD, FARNHAM GU9 8JR
GREAT AUSTINS CONSERVATION AREA WORKS TO TREE
No comment.

CA/2025/01758 Farnham Bourne

Officer: Theo Dyer

THE OLD CHURCHYARD, VICARAGE HILL, FARNHAM GU9 8HG
OLD CHURCH LANE 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 CCI Climate Change and NE2 Green and Blue Infrastructure.

TM/2025/01736 Farnham Bourne

Officer: Theo Dyer

5 PANNELLS, LOWER BOURNE, FARNHAM GU10 3PB
APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 27/03
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 CCI Climate Change and NE2 Green and Blue Infrastructure.

NMA/2025/01770 Farnham Bourne

Officer: Dana Nickson

43 FORD LANE, LOWER BOURNE, FARNHAM GU10 3NB
Amendment to WA/2023/01512 - remove window and replace with 2 small windows in main bedroom. Remove sliding doors with juliet balcony and replace with 2 medium sized windows. Remove large velux roof light and replace with 2 medium velux roof lights.
No comment.

WA/2025/01739 Farnham Bourne

Officer: Lauren Kitson

LAND CENTRED COORDINATES 484052 143748, FRENHAM VALE, LOWER BOURNE, FARNHAM
Erection of a dwelling and associated works.
Farnham Town Council notes that a similar scheme was refused WA/2023/02071 in May 2024.

Farnham Town Council maintains its objections to the proposed erection of a dwelling with access and associated works on this site. Development of the site and the loss of trees and vegetation will result in more flooding on the site and on Frensham Vale, especially surface water flooding. The repositioning of the dwelling is not sufficient mitigation to overcome the previous reasons for refusal.

The proposed dwelling is not compliant with Farnham Neighbourhood Plan policy FNPI, particularly sections d) does not respect the site; e) harmful rather than well integrated; f) increasing the risk of flooding on the site and access to it.

The majority of the site is in flood zone 2 and 3. Evidence of severe flooding has previously been provided by neighbours showing the access to the site, in flood zone 3, being under water.

The site is not appropriate for development; it is not in a sustainable location and does not meet the requirements of statutory consultees. The information within this application has not satisfied WBCs Arboricultural Officer, the County Highways Authority Officer or the Local Lead Flood Authority, raising objection to insufficient suitable drainage to meet requirements set of in the NPPF.

WA/2025/01802 Farnham Bourne

Officer: Dana Nickson

LAND AT BEECH HOUSE, 10 BEECH AVENUE, LOWER BOURNE, FARNHAM GU10 3JZ
Erection of a self-build / custom-build dwelling and associated works following demolition of existing annexe/garage.

Farnham Town Council notes that the proposal is to subdivide the garden land of Beech House and create a new dwelling, following the demolition of a remotely located outbuilding.

New development must adhere to Farnham Neighbourhood Plan policy FNP1 Design of New Development and Conservation. New development in accordance with the Neighbourhood Plan will be permitted where it:

- 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);
- 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;**
- 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.**

Farnham Town Council notes the location of the proposed new dwelling is within the South Farnham Arcadian Area covered by policy FNP8. New development in the South Farnham Arcadian Areas will be permitted where it:

- a) **Would maintain the informal rural character and the well-wooded appearance of the area;**
- b) **Would retain and reinforce trees and hedged boundaries which are important to the character of the area; and**
- c) **Demonstrates that the design, layout and siting of the proposal will not have any adverse effect upon the setting and amenities of adjoining residential properties and the wider residential character of the area.**

These policies must be considered in the determination of this application.

If permission is granted, a Construction Management Plan is vital given the limited access on a narrow unadopted lane and hours of construction limited to Monday-Friday 8am-6pm, Saturday 8am-1pm, with no audible work permitted on Sundays and bank holidays, to avoid nuisance from noise.

WA/2025/01803 Farnham Bourne

Officer: Wanda Jarnecki

5 BURNT HILL ROAD, WRECCLESHAM, FARNHAM GU10 4RU

Erection of a two storey side extension and alterations including new porch and bay window.

No comment.

WA/2025/01814 Farnham Bourne

Officer: Justin Bramley

2 FORD LANE, WRECCLESHAM, FARNHAM GU10 4SH

Erection of link extension with alterations and conversion of existing outbuilding/garage together with conversion of roof space to provide habitable accommodation.

No comment.

Farnham Castle

CA/2025/01723 Farnham Castle

Officer: Theo Dyer

27D WEST STREET, FARNHAM GU9 7DR

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 CCI Climate Change and NE2 Green and Blue Infrastructure.

CA/2025/01724 Farnham Castle

Officer: Theo Dyer

RUSTLINGS, CASTLE HILL, FARNHAM GU9 7JG

FARNHAM CONSERVATION AREA WORKS TO 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 CCI Climate Change and NE2 Green and Blue Infrastructure.

CA/2025/01801 Farnham Castle

Officer: Theo Dyer

THE STABLES, CASTLE HILL, FARNHAM GU9 7JG

FARNHAM CONSERVATION AREA WORKS TO 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 CCI Climate Change and NE2 Green and Blue Infrastructure.

WA/2025/01727 Farnham Castle

Officer: Justin Bramley

1 PARK ROW, FARNHAM GU9 7JH

Application under Section 19 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to vary Condition 1 of WA/2022/01810 (approved plans) to allow re-location of the existing staircase between ground and first floor levels.

No comment.

WA/2025/01733 Farnham Castle

Officer: Justin Bramley

1 PARK ROW, FARNHAM GU9 7JH

Application under Section 73 to vary condition 1 of WA/2022/01809 (approved plans) to allow re-location of the existing staircase between ground and first floor levels.

No comment.

WA/2025/01728 Farnham Castle

Officer: Lauren Kitson

GROUND FLOOR, 25 THE BOROUGH, FARNHAM GU9 7NJ

Installation of 6 air conditioning units; proposed shopfront refurbishment works, formation of a new doorway to an existing rear window. Specsavers

No comment.

WA/2025/01729 Farnham Castle

Officer: Lauren Kitson

GROUND FLOOR, 25 THE BOROUGH, FARNHAM GU9 7NJ

Display of illuminated fascia and hanging signs. Specsavers

No comment.

WA/2025/01751 Farnham Castle

Officer: Alistair de Joux

PAPA JOHNS, CONTEC HOUSE, EAST STREET, FARNHAM GU9 7SX

Application under Section 73 to vary Condition 5 (restrictions on operational hours) of WA/2013/0844 to extend opening hours.

Farnham Town Council maintains its objection to the proposed operational hours to 03.00 in this location. The reason for refusal of WA/2025/01111 in July 2025 is relevant to this application: The length of the extension of opening hours proposed and the residential character of the immediate locality will mean that neighbouring residential occupiers will have their expected quiet enjoyment of their properties significantly reduced, in conflict with Policy TD1 of the Waverley Borough Local Plan (Part 1) 2018, Waverley Borough Local Plan (Part 2) 2023 Policy DMI, Farnham Neighbourhood Plan 2013 - 2032 Policy FNPI and paragraphs 96 and 97 of the National Planning Policy Framework.

Although the applicant ran a trial period operating under Temporary Event Notices (TENs), extending hours to 03:00 from 7-27 April 2025 during the Easter school holidays, this does not demonstrate that operating deliveries only between midnight and 03.00 every day of the year is acceptable.

WA/2025/01772 Farnham Castle

Officer: Dana Nickson

FARNHAM MUSEUM, 38 WEST STREET, FARNHAM GU9 7DX

Application under regulation 13 for Listed Building Consent for roof structure repairs at the front facade wall interface including scaffolding for temporary works.

No comment.

WA/2025/01787 Farnham Castle

Officer: Wanda Jarnecki

5 UPPER SOUTH VIEW, FARNHAM GU9 7JW

Certificate of Lawfulness under Section 192 for construction of a rear dormer extension and alterations including front skylight.

No comment.

Farnham Firgrove**PRA/2025/01780 Farnham Firgrove**

Officer: Justin Bramley

6 BRAMBLETON AVENUE, FARNHAM GU9 8QU

The erection of a single storey rear extension which would extend beyond the rear wall of the original house by 5.04 M for which the height would be 3.69 M and for which the height of the eaves would be 3.60 M.

No comment.

WA/2025/01781 Farnham Firgrove

Officer: Justin Bramley

1 GARTH CLOSE, FARNHAM GU9 8PX

Erection of single storey side and rear extension following demolition of existing garage and store; widening of driveway and associated works.

No comment.

WA/2025/01809 Farnham Firgrove

Officer: Wanda Jarnecki

24 ST JOHNS ROAD, FARNHAM GU9 8NT

Application under Section 73A to vary Condition 1 (approved plans) of WA/2015/1458 to allow for retention of conservatory and minor alterations to single storey extension.

No comment.

WA/2025/01819 Farnham Firgrove

Officer: Justin Bramley

14 SOUTHERN WAY, FARNHAM GU9 8DF

Erection of a single storey extension together with alterations to attached garage to provide habitable accommodation.

No comment.

Farnham Heath End

TM/2025/01735 Farnham Heath End

Officer: Theo Dyer

WINGS HOUSE, 30 FERNHILL LANE, FARNHAM GU9 0JJ

APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER WA310

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 CCI Climate Change and NE2 Green and Blue Infrastructure.

WA/2025/01764 Farnham Heath End

Officer: Anna Whitty

7 WILLOW WAY, FARNHAM GU9 0NT

Erection of a single storey extension.

No comment.

WA/2025/01773 Farnham Heath End

Officer: Omar Sharif

133 UPPER HALE ROAD, FARNHAM GU9 0JF

Application under Section 73A to vary Condition 2 of WA/2024/01817 (approved plans) to increase the height of the extraction flue.

No comment.

Farnham Moor Park

TM/2025/01800 Farnham Moor Park

Officer: Theo Dyer

COMPTON WOOD, OLD COMPTON LANE, FARNHAM GU9 8EG
APPLICATION FOR WORKS TO AND REMOVAL OF TREES SUBJECT OF TREE
PRESERVATION ORDER

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 CCI Climate Change and NE2 Green and Blue Infrastructure.

WA/2025/01755 Farnham Moor Park

Officer: Justin Bramley

14 OLD COMPTON LANE, FARNHAM GU9 8BS

Certificate of Lawfulness under Section 191 for single storey extension built forward of principle elevation is lawful.

No comment.

WA/2025/01804 Farnham Moor Park

Officer: Justin Bramley

WOODLANDS EAST, GUILDFORD ROAD, RUNFOLD, FARNHAM GU10 1PG

Erection of a detached garage.

No comment.

Farnham North West

WA/2025/01731 Farnham North West

Officer: Justin Bramley

13 PIONEER ROAD, FARNHAM GU9 7GT

Certificate of lawfulness under s192 for erection of single storey rear extension.

No comment.

WA/2025/01740 Farnham North West

Officer: Tajinder Rehal

FOXHAVEN, OLD PARK LANE, FARNHAM GU10 5AA

Certificate of Lawfulness under Section 191 for implementation of planning permission reference WA/2022/00730 (Erection of a dwelling following demolition of existing dwelling), demolition of garage, creation of access road/onsite and preparation of works for foundations.

The application states that the 2022 permission was implemented as access and foundations were started. No comment.

WA/2025/01779 Farnham North West

Officer: Wanda Jarnecki

17 BEAVERS ROAD, FARNHAM GU9 7BD

Erection of single storey and dormer extensions and alterations to elevations including link extension to existing detached garage with conversion of garage to habitable accommodation; PV panels to roof and installation of air source heat pump; alterations to driveway to facilitate vehicle parking and turning and erection of bin store.

No comment.

WA/2025/01808 Farnham North West

Officer: Dana Nickson

RUNWICK HILL, RUNWICK LANE, RUNWICK, FARNHAM GU10 5EE

Certificate of Lawfulness under Section 191 for existing use and to demonstrate a breach of Condition 3 of WA/2006/1193.

No comment.

WA/2025/01818 Farnham North West

Officer: Wanda Jarnecki
20 TOR ROAD, FARNHAM GU9 7BY
Erection of a detached two bay garage following demolition of existing.
No comment.

Farnham Rowledge

TM/2025/01732 Farnham Rowledge

Officer: Theo Dyer
10A THE AVENUE, ROWLEDGE, FARNHAM GU10 4AL
APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER WA339
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 CCI Climate Change and NE2 Green and Blue Infrastructure.

WA/2025/01748 Farnham Rowledge

Officer: Wanda Jarnecki
5 RIVER ROW COTTAGES, RIVER ROW, FARNHAM GU9 8UA
Certificate of Lawfulness under Section 192 for siting of a mobile structure to provide residential accommodation ancillary to the use of the dwelling house known as 5 River Row Cottages together with demolition of existing single storey outbuilding.
Farnham Town Council questions if Section 192 is the appropriate applications as the proposals are in Flood Zone 3.

WA/2025/01806 Farnham Rowledge

Officer: Wanda Jarnecki
RIVENDELL, 2A APPLELANDS CLOSE, WRECCLESHAM, FARNHAM GU10 4TL
Erection of single storey extensions and alterations.
No comment.

WA/2025/01821 Farnham Rowledge

Officer: Justin Bramley
35 ECHO BARN LANE, WRECCLESHAM, FARNHAM GU10 4NG
Erection of single storey extensions and alterations to elevations together with installation of solar panels to roof.
No comment.

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

There were none for this meeting.

6. Appeals Considered

Appeal Decision

WA/2024/01935 Farnham Bourne

6 Gong Hill Drive, Lower Bourne, Farnham GU10 3HG
Erection of a detached garage and gym.
The appeal was dismissed due to the impact on the Green Belt.

7. Licensing Applications Considered

There were none for this meeting.

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

The application below is due to be considered by the **Planning Committee on 1st October 2025 at 7pm**, in the council chamber at Waverley Borough Council.

Note. Highways have retracted objection for a £10k contribution to improvements.

It was requested that Councillor John Ward attend as Ward Councillor for Wrecclesham and Rowledge.

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 FNPI. These proposals are contrary to policy FNPI 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.

9. Date of next meeting

Monday 13th October 2025 at 9.30am in the Byworth Room.

The meeting ended at 10.30 am

Notes written by Jenny de Quervain