



FARNHAM TOWN COUNCIL

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Notes

Planning & Licensing Consultative Working Group

Time and date

9.30 am on Monday 13th October, 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 Alan Earwaker
Councillor Mark Merryweather
Councillor George Murray
Councillor George Hesse – joined for Key/Larger Applications only

Officers: Jenny de Quervain

1. Apologies for Absence

Apologies were received from Councillors Beaman, Mauluka and Woodhouse. Councillor White was in another meeting and hoped to join when free. The meeting ended before he was available.

2. Disclosure of Interests

None were received.

3. Applications Considered for Key/Larger Developments

Farnham Bourne

WA/2025/01856 Farnham Bourne

Officer: Russell Brown

LAND AT BOURNE WOOD, TILFORD ROAD, FARNHAM

Application under section 73 to vary conditions 4 (restriction on filming hours/days) and 5 (restriction on night time filming) of WA/2024/01719 to allow for filming between the hours of 08.00 And 20.00 On 01/11/2025 and 02/11/2025 and between the hours of 08.00 And 18.00 On 08/11/2025 and 09/11/2025 and to allow filming on two nights on 06/11/25 and 07/11/25.

Farnham Town Council maintains its objection to nighttime filming, having a negative impact on local residents and wildlife. Condition 5 allows filming until 23.00 hours. Additional days of filming until 23.00 hours can be included to make up the required hours of darkness.

Farnham Castle

Amendments recieved

WA/2024/01557 Farnham Castle

Officer: Simon Dunn-Lwin

CENTRUM BUSINESS PARK, 35-42 EAST STREET, FARNHAM

Erection of 159 dwellings with associated landscaping access and parking following phased demolition of existing buildings (amended scheme 2).

Farnham Town Council maintains its request for Conditions for a minimum of 5 years for the landscape scheme and long-term maintenance of any cladding. A condition should also be included to provide a commuted sum if the viability of the scheme becomes more profitable, , as per the suggestion of Claire Upton-Brown, WBC Assistant Director of Planning and Development.

Farnham Weybourne

WA/2025/01916 Farnham Weybourne

Officer: Tajinder Rehal

WILLIAM COBBETT INFANT & JUNIOR SCHOOLS, WEYBOURNE ROAD, FARNHAM GU9 9ER

Erection of replacement fencing to site boundaries, external vehicle, pedestrian gates and internal gates. (this application is determined by Surrey County Council under their ref SCCRef-2025-0069).

No comment.

4. Applications Considered

Farnham Bourne

CA/2025/01826 Farnham Bourne

Officer: Theo Dyer

9 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. In response to a climate emergency, it is vital to retain green infrastructure in line with LPPI policy CCI Climate Change and NE2 Green and Blue Infrastructure.

TM/2025/01822 Farnham Bourne

Officer: Theo Dyer

4 ANNANDALE DRIVE, LOWER BOURNE, FARNHAM GU10 3JD

APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 28/03

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 LPPI policy CCI Climate Change and NE2 Green and Blue Infrastructure.

NMA/2025/01882 Farnham Bourne

Officer: Sam Wallis

9 FRENHAM VALE, LOWER BOURNE, FARNHAM GU10 3HN

Amendment to WA/2023/01681 - Insertion of two ground floor windows to a side and rear elevation. To improve natural daylighting internally to the ground floor.

No comments allowed.

WA/2025/01845 Farnham Bourne

Officer: Justin Bramley

TANGLEWOOD, 44 MIDDLE BOURNE LANE, LOWER BOURNE, FARNHAM GU10 3NH

Erection of extensions and alterations including raising of eaves and roof ridge height to existing chalet bungalow to provide a two storey dwelling with associated works following demolition of existing extensions and detached garage.

No comment.

WA/2025/01909 Farnham Bourne

Officer: Lauren Kitson

46 FRENHAM VALE, LOWER BOURNE, FARNHAM GU10 3HT

Erection of a self-build / custom-build dwelling and associated works following demolition of existing outbuilding.

Farnham Town Council notes that the site currently serves as a rear garden for 46 Frensham Vale, outside the built-up area of the Farnham Neighbourhood Plan.

New development must adhere to Farnham Neighbourhood Plan policy FNPI 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.**

Where development is outside of the built-up area boundary, priority is given to protecting the countryside from inappropriate development. A proposal for development will only be permitted where it would adhere to relevant sections of the policy:

- e) **Enhance the landscape value of the countryside and, where new planting is involved, use appropriate native species.**

Farnham Castle

CA/2025/01825 Farnham Castle

Officer: Theo Dyer

BISHOPS MEAD HOUSE, BISHOPS MEAD, FARNHAM GU9 7DU

FARNHAM CONSERVATION AREA REMOVAL OF TREE

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.

CA/2025/01850 Farnham Castle

Officer: Theo Dyer

10 CASTLE STREET, FARNHAM GU9 7HR

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.

TM/2025/01827 Farnham Castle

Officer: Theo Dyer

53 WEST STREET, FARNHAM GU9 7DX

APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER FAR98

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/2025/01865 Farnham Castle

Officer: Tajinder Rehal

8 ST GEORGES MEWS, FARNHAM GU9 7LX

Replacement windows and doors.

No comment.

WA/2025/01872 Farnham Castle

Officer: Wanda Jarnecki

1 LONG GARDEN PLACE, LONG GARDEN WALK EAST, FARNHAM GU9 7HN

Certificate of Lawfulness under Section 192 for installation of solar panels to roof.

If acceptable as PD in the CA, no objection.

WA/2025/01904 Farnham Castle

Officer: Wanda Jarnecki

17 STEPHENDALE ROAD, FARNHAM GU9 9QP

Erection of extensions and alterations following demolition of exist conservatory and garage; construction of vehicle access and dropped kerb.

No comment.

WA/2025/01921 Farnham Castle

Officer: Dana Nickson

58 DOWNING STREET, FARNHAM GU9 7PN

Installation of a replacement shop front (retrospective).

Farnham Town Council strongly objects to the inappropriate shop front installed at 58 Downing Street, with no considerations for the Farnham Town Conversation Area, not compliant with Farnham Conservation Area Management Plan or Farnham Neighbourhood Plan, in particular policy FNP3 Shop Fronts within Farnham Town Centre Conservation Area and its setting.

Priority must be given to the retention of architecturally or historically interesting traditional shop fronts. Adapting new shop fronts to modern needs can be achieved

through sensitive design. The design should respect not only the building but also the overall character of that part of the Conservation Area in which it is situated.

All elements of the shop front are important including the pilasters (defining the shop width), the fascia with signage and, potentially, the cornice (defining the top of the shop front) and the stall riser (providing a solid base).

The choice of materials to be used for a shop front should normally reflect the materials of the building in which it is situated. Use of local materials is preferred, including brick, tiles and plaster, with stained or painted wood.

The shop front window and door patterns should reflect the traditional design of the area. The method of window subdivision should suit the character of the shop front and building. Smaller-paned designs are appropriate to 18th and early 19th Century buildings.

Within Farnham Town Centre Conservation Area proposals for new shop fronts, or alterations to existing shop fronts, will be permitted where:

- a) The proposal would not result in the loss of a traditional shop front or features and details of architectural or historic interest;
- b) The proposal would be in sympathy with the architectural style, materials and form of the building(s) of which it would form part, except in cases where the building itself is architecturally incompatible with the character of the area;
- c) The proposal would be in sympathy with the predominant architectural style and materials of the surrounding area;
- d) The shop front would be related to the width of the property or a logical vertical subdivision created by the upper storey; and
- e) Where a fascia is to be applied, it would not be internally illuminated and would be of an appropriate height which would be in scale with the overall height of the shop front and other elements of the building and would not intrude over the first floor level.

The proposals in this application do not respect the character and appearance of the building and the surrounding area, not compliant with Farnham Neighbourhood Plan policy FNP3 Shop Fronts within Farnham Town Centre Conservation Area and its setting.

The application contains contradictory information, no brick riser has been retained, and the fascia design and scale of the lettering does not reflect what has been installed. See attached photo.

Farnham Firgrove

TM/2025/01828 Farnham Firgrove

Officer: Theo Dyer

17 LYNTON CLOSE, FARNHAM GU9 8US

APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER WA300

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 LPPI policy CCI Climate Change and NE2 Green and Blue Infrastructure.

WA/2025/01857 Farnham Firgrove

Officer: Justin Bramley

2 ST JOHNS ROAD, FARNHAM GU9 8NT

Erection of a two storey rear extension including alterations to existing garage to provide habitable accommodation.

No comment.

Farnham Heath End

WA/2025/01905 Farnham Heath End

Officer: Wanda Jarnecki

2 BURSTOCK CLOSE, FARNHAM GU9 0AF

Installation of roof lights and conversion of roof space to habitable area.

The neighbours' amenity will be protected. Farnham Town Council notes that

WA/2025/00751 Alterations to roof space to provide additional habitable

accommodation with installation of rooflights and a Cabrio window was refused 2

July 2025 and a subsequent appeal dismissed the application on 10 September 2025

with the Inspector saying 'I hope that a future loft conversion arrangement suitable to all can be found'.

Farnham Moor Park

WA/2025/01866 Farnham Moor Park

Officer: Anna Whitty

SOMERSBURY, 6 STONEYFIELDS, FARNHAM GU9 8DX

Application under Section 73 to vary Condition 2 (approved plans) of WA/2024/02247 to allow alterations to design to allow adequate headroom for internal lift.

No comment.

WA/2025/01868 Farnham Moor Park

Officer: Wanda Jarnecki

ELM COTTAGE, OLD COMPTON LANE, FARNHAM GU9 8EH

Erection of a garden room and associated decking (retrospective).

Farnham Town Council requests a condition be included to maintain the front green boundary to screen the inappropriately located garden room and associated decking to the front of the building line of Elm Cottage. The garden room must be conditioned ancillary to the dwellinghouse Elm Cottage and not be used independently.

Farnham Rowledge

TM/2025/01829 Farnham Rowledge

Officer: Theo Dyer

4 MEADOW WAY, ROWLEDGE, FARNHAM GU10 4DY

APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 03/06

Note. 6 overhanging Oak trees into No. 4 Meadow Way within GI TPO to be pruned by 2-3m on

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.

TM/2025/01876 Farnham Rowledge

Officer: Theo Dyer

11 BOUNDSTONE ROAD, WRECCLESHAM, FARNHAM GU10 4TH

APPLICATION FOR WORKS TO AND REMOVAL OF TREES SUBJECT OF TREE PRESERVATION ORDER 09/99

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 CCI Climate Change and NE2 Green and Blue Infrastructure, a replacement must be planted.

WA/2025/01830 Farnham Rowledge

Officer: Wanda Jarnecki

48 WRECCLESHAM HILL, WRECCLESHAM, FARNHAM GU10 4JW

Erection of extensions and a juliet balcony following removal of outbuilding and covered area.

No comment.

WA/2025/01853 Farnham Rowledge

Officer: Wanda Jarnecki

11 ECHO BARN LANE, WRECCLESHAM, FARNHAM GU10 4NQ

Erection of single and two storey extensions and alterations to elevations together with raised terrace; demolition of existing detached garage.

No comment.

WA/2025/01918 Farnham Rowledge

Officer: Wanda Jarnecki

HILLSIDE COTTAGE, MOONS HILL, FRENHAM, FARNHAM GU10 3AW

Erection of two storey extension and alterations including replacement porch; erection of single storey link extension and alterations to existing outbuilding following partial demolition of outbuilding.

No comment.

Farnham Weybourne

TM/2025/01855 Farnham Weybourne

Officer: Theo Dyer

8 NUTBOURNE, FARNHAM GU9 9EH

APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 01/02

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/2025/01870 Farnham Weybourne

Officer: Wanda Jarnecki

8A BROOKLANDS CLOSE, FARNHAM GU9 9BT

Erection of a single storey extension and alterations to integral garage to provide additional habitable accommodation with associated works.

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

Street Trading Consents

Best Istanbul Kebab

Layby, Water Lane, Farnham

Trading between the hours of 16:30-00:30hrs on Sunday, 18:30-00:30hrs Monday to Thursday, and 18:30-01:30hrs Friday and Saturday.

No comment.

The Snack Van

Coxbridge Business Park, Alton Road, Farnham, Surrey, GU10 5EH

Trading between the hours of 08:30-14:00hrs Monday to Friday.

No comment.

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

There were none for this meeting.

9. Date of next meeting

Monday 27th October 2025 at 9.30am.

The meeting ended at 11.15 am

Notes written by Jenny de Quervain