



FARNHAM TOWN COUNCIL



Notes

Planning & Licensing Consultative Working Group

Time and date

9.30 am on Monday 27th October, 2025

Place

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

Planning & Licensing Consultative Working Group Members Present:

Councillor Andrew Laughton (Lead Member)

Councillors David Beaman

Councillor George Murray

Officers: Jenny de Quervain

1. Apologies for Absence

Apologies were received from, Councillors Earwaker, Mauluka, Merryweather (as Zoom was not available), White and Woodhouse.

2. Disclosure of Interests

None were received.

3. Applications Considered for Key/Larger Developments

Farnham Castle

WA/2025/01946 Farnham Castle

Officer: Dana Nickson

38-39 THE BOROUGH, FARNHAM GU9 7NP

Application under Section 73 to vary condition 2 (approved plans) of WA/2024/02264 to allow minor internal and external alterations including the removal of the approved boundary wall and gates, new pedestrian boundary gate, relocation of bike shelters, relocation of refuse and recycling bins including amendments to approved layout, a reduction in parking spaces from 6 to 4, amendments to stair details and landscaping.

Farnham Town Council is surprised to see a reduction in car parking spaces from 6 to 4 spaces for 6 dwellings. Even with the turning space for larger vehicles to the north of the car parking area, sufficient space appears to be available within the red line for two further spaces.

WA/2025/01947 Farnham Castle

Officer: Dana Nickson

38-39 THE BOROUGH, FARNHAM GU9 7NP

Application under Section 19 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to vary Condition 2 (approved plans) of WA/2025/02265 to allow minor internal and external alterations.

Farnham Town Council is surprised to see a reduction in car parking spaces from 6 to 4 spaces for 6 dwellings. Even with the turning space for larger vehicles to the north of the car parking area, sufficient space appears to be available within the red line for two further spaces.

4. Applications Considered**Farnham Bourne****TM/2025/01972 Farnham Bourne**

Officer: Theo Dyer

TREE ON LAND ADJACENT TO WAVERLEY COURT LODGE, MONKS WALK, FARNHAM GU9 8HT
APPLICATION FOR REMOVAL OF TREE SUBJECT OF TREE PRESERVATION ORDER 11/16

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.

Amendments received

WA/2025/01838 Farnham Bourne

Officer: Wanda Jarnecki

21 STREAM FARM CLOSE, LOWER BOURNE, FARNHAM GU10 3PD

Erection of single storey and two storey side extensions

Neighbours' representations have been received. The proposed extensions must be compliant with Residential Extensions SPD and Farnham Neighbourhood Plan policy FNP16 and have no negative impact on the neighbours' amenity with two storey extensions close to the boundaries of no. 19 and no. 26.

WA/2025/01956 Farnham Bourne

Officer: Justin Bramley

1 GROVELANDS, LOWER BOURNE, FARNHAM GU10 3RQ

Erection of extensions and alterations.

No comment.

WA/2025/01992 Farnham Bourne

Officer: Justin Bramley

THREE OAKS, 22A OLD FRENHAM ROAD, LOWER BOURNE, FARNHAM GU10 3HD

Erection of extensions and alterations to elevations including removal of existing entrance steps and conversion of integral garage to habitable accommodation; erection of detached garage/workshop

No comment.

WA/2025/01996 Farnham Bourne

Officer: Alistair de Joux

LAND CENTRED COORDINATES 485398 145835, TILFORD ROAD, FARNHAM

Erection of a self build/ custom build dwelling with detached garage with associated works.

Farnham Town Council notes that a similar scheme was refused under WA/2024/01400. The reasons for the decision of the Council to refuse permission for the development are listed below.

This application proposes a slight reduction in built form, additional traffic calming measures to address some of the highways concerns, no works to the roadside bank and therefore no removal or loss of any vegetation or trees adjacent to the existing access or along Tilford Road and SAMM and SANG contributions. The impact on the wider landscape designations remain the same.

1. The proposal is located in countryside beyond the Green Belt and an Area of High Landscape Value and Sensitivity, in a location where the landscape impacts from necessary improvements to the access along with the size of the dwelling proposed would result in unacceptable spread of urban development beyond the Built Up Area Boundary, contrary to Policies RE1 and RE3 of the Waverley Local Plan (Part 1) 2018, Policies DM1, DM4 and DM15 of the Waverley Local Plan (Part) 2018, and Policies FNP1 and FNP10 of the Farnham Neighbourhood Plan. Within these areas the countryside is to be protected for its own sake and development in open countryside outside existing rural settlements is strictly controlled. The proposed development does not comply with the requirements of those policies.

2. Surrey County Council as Local Highway Authority considers that any intensification of use of this sub-standard access imposes an unacceptable degree of increased accident risk at a location where visibility is very substandard. Construction of an improved vehicular access to serve the proposed development to the Highway Authority's minimum standard, would involve the use of land which, as far as can be determined from the application, lies outside the applicant's control. As such, the proposal is contrary to Policy ST1 of the Waverley Borough Local Plan (Part 1) 2018, Policy DM9 of the Waverley Borough Local Plan (Part 2) 2023 and Policy FNP30 of the Farnham Neighbourhood Plan, together with Section 9 Promoting Sustainable Transport of the National Planning Policy Framework.

3. The Local Planning Authority considers that the proposals (in combination with other projects) would have a likely adverse effect on the integrity of the Thames Basin Heaths Special Protection Area (SPA) in that it is now widely recognised that increasing urbanisation of the area around the SPA has a continuing adverse effect on its interest features, namely nightjar, woodlark and Dartford warbler, the three internationally rare bird species for which it is classified. While a draft unilateral undertaking has been submitted that, and if satisfactorily completed, would provide the necessary financial contributions that would mitigate the effects of the proposal upon the SPA; however, the undertaking has not been completed. Accordingly, since the planning authority is not satisfied that Regulation 62 of the Conservation of Habitats and Species Regulation 2010 (The Habitats Regulation) which applies in this case, it must refuse permission in accordance with Regulation 61 (5) of the Habitats Regulations and Article 6 (3) of Directive 92/43/EE. In addition, it has not been demonstrated that the application would not result in harm to the Wealden Heaths SPA. As such, the proposal would be contrary to Policies NE1 and NE3 of the Local Plan (Part 1) 2018, Policy FNP12 of the Farnham Neighbourhood Plan, Policy NRM6 of the South East Plan and paragraph 186 and 188 of the National Planning Policy Framework.

WA/2025/02022 Farnham Bourne

Officer: Lauren Kitson

LAND CENTRED COORDINATES 484052 143748, FRENHAM VALE, LOWER BOURNE, FARNHAM
Erection of a dwelling and associated works.

This application must be considered alongside a similar scheme in this location under WA/2025/01739 Erection of a dwelling and associated works.

A previous scheme was refused under 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 FNP1, 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.

See Farnham Town Council's objection to WA/2023/02071: Farnham Town Council strongly objects to the proposed erection of a dwelling with access and associated works. This application must be considered with WA/2023/02027, together they facilitate further access for the proposed erection of seven dwellings including association access and parking. This site is situated outside the built-up area boundary covered by policy FNP10 Protect and Enhance the Countryside, which seeks to prevent inappropriate development and enhance the landscape value of the countryside (FNP10e)). The site is adjacent to policy FNP8 South Farnham Arcadian Areas in place to a) maintain the informal rural character and wooded appearance of the area; b) retain and reinforce trees and hedged boundaries important to the character of the area; c) demonstrates that the design, layout and siting of the proposals will not have any adverse effect upon the setting. These proposals will have a negative impact on the character and setting with the removal of trees and hedging and erode the ancient woodland buffer in a densely wooded area. Loss of trees and vegetation will also result in more flooding on the site and on Frensham Vale, especially surface water flooding which has not been adequately considered. The proposed materials and design are out of character, not compliant with the Farnham Design Statement (FDS) and policy FNP1 a) design and boundary treatments; b) FDS guidance; 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.

WA/2025/02025 Farnham Bourne

Officer: Matt Ayscough

4 LEIGH LANE, FARNHAM GU9 8HP

Application under Section 73 to vary Condition 1 (approved plans) of WA/2024/01245 to allow for a larger parking area, revision of the access steps and alterations to existing compost/bin store area.

Farnham Town Council requests Conditions to maintain the green boundary and ensure trees are protected.

WA/2025/02028 Farnham Bourne

Officer: Ninto Joy

ORPINGTON HOUSE, 7 UPPER BOURNE LANE, WRECCLESHAM, FARNHAM GU10 4RQ

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

No comment.

Farnham Firgrove

WA/2025/01945 Farnham Firgrove

Officer: Wanda Jarnecki

15 WEYDON HILL ROAD, FARNHAM GU9 8NX

Erection of extensions and alterations.

No comment.

WA/2025/02017 Farnham Firgrove

Officer: Justin Bramley

22 SHORTEATH ROAD, FARNHAM GU9 8SR

Erection of a two storey extension and alterations to existing dormers together with reduction in width of integral garage to form habitable accommodation.

No comment.

Farnham Heath End

TM/2025/01925 Farnham Heath End

Officer: Theo Dyer

WINTERBOURNE CLOSE, FARNHAM GU9 0DP

APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 01/19

236 LOWER FARNHAM ROAD

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.

WA/2025/01953 Farnham Heath End

Officer: Wanda Jarnecki

21 EAST AVENUE, FARNHAM GU9 0RA

Erection of an extension and alterations.

No comment.

Farnham Moor Park

WA/2025/01965 Farnham Moor Park

Officer: Shane O'Donnell

SAINSBURY'S, WATER LANE, FARNHAM GU9 9NJ

Construction of single storey retail pod and roof solar panels.

No comment.

WA/2025/01966 Farnham Moor Park

Officer: Shane O'Donnell

SAINSBURYS, WATER LANE, FARNHAM GU9 9NJ

Display of non-illuminated signage on retail pod.

No comment.

Farnham North West

WA/2025/02021 Farnham North West

Officer: Justin Bramley

19 CRONDALL LANE, FARNHAM GU9 7BG

Application under Section 73 to vary Condition 2 (approved plans) of WA/2025/00882 to allow for amendment to roof from hip to gable end.

No comment.

Farnham Rowledge

TM/2025/01929 Farnham Rowledge

Officer: Theo Dyer

ORCHARD HOUSE, 13 APPLELANDS CLOSE, WRECCLESHAM, FARNHAM GU10 4TL

APPLICATION FOR REMOVAL OF TREE 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 CC1 Climate Change and NE2 Green and Blue Infrastructure.

WA/2025/01962 Farnham Rowledge

Officer: Wanda Jarnecki

1 POTTERS MEWS, WRECCLESHAM, FARNHAM GU10 4EG

Erection of a single storey rear extension with external walkway and balustrade.

The neighbour's amenity at no. 2 must be protected from overlooking with the proposed walkway and balustrade above the single storey rear extension.

WA/2025/01994 Farnham Rowledge

Officer: Dana Nickson

LAND AT HOLT POUND FARM, WRECCLESHAM HILL, WRECCLESHAM, FARNHAM GU10 4JU

Erection of a detached single storey dwelling with detached garage, access and associated works.

No comment.

WA/2025/02011 Farnham Rowledge

Officer: Justin Bramley

6 MEADOW WAY, ROWLEDGE, FARNHAM GU10 4DY

Alterations to roofspace to create additional habitable accommodation together with installation of dormer windows.

No comment.

WA/2025/02024 Farnham Rowledge

Officer: Tajinder Rehal

LINDAU, WRECCLESHAM HILL, WRECCLESHAM, FARNHAM GU10 4JN

Erection of a first floor extension.

No comment.

Farnham Weybourne

WA/2025/01988 Farnham Weybourne

Officer: Wanda Jarnecki

53 UPPER WEYBOURNE LANE, FARNHAM GU9 9DF

Erection of extensions, alterations and altered access.

No comment.

WA/2025/01991 Farnham Weybourne

Officer: Wanda Jarnecki

12 WOODBOURNE, FARNHAM GU9 9EF

Erection of an extension and alterations including conversion of garage to habitable floor space.

Sufficient parking must be available within the boundary of the property with the loss of the garage to ensure there is no negative impact on the character of the Woodbourne with overspill of vehicles on to the street.

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

Farnham Moor Park

WA/2025/01967 Farnham Moor Park

Officer: Shane O'Donnell

SUEZ RECYCLING RECOVERY, RUNFOLD SOUTH QUARRY, GUILDFORD ROAD, FARNHAM

Details of surface water management submitted pursuant to Condition 24 of planning permission ref: WA/2021/01282 dated 9 December 2021 and as amended by Non-Material Amendment applications ref: WA/2023/00083 dated 9 February 2023, ref: WA/2023/02119 dated 7 November 2023, and ref: WA/2024/00913 dated 5 June 2024. (this application is determined by Surrey County Council under their ref SCCRef-2025-0158).

Farnham Town Council relies on the Runfold Community Liaison Group for comment.

WA/2025/01968 Farnham Moor Park

Officer: Shane O'Donnell

SUEZ RECYCLING RECOVERY, RUNFOLD SOUTH QUARRY, GUILDFORD ROAD, FARNHAM

Details of surface water management submitted pursuant to Condition 24 of planning permission ref: WA/2021/01283 dated 16 December 2021 and as amended by Non-Material Amendment applications ref: WA/2023/00082 dated 9 February 2023, ref: WA/2023/02118 dated 7 November 2023, and ref: WA/2024/00914 dated 5 June 2024. (this application is determined by Surrey County Council under their ref SCCRef-2025-0159).

Farnham Town Council relies on the Runfold Community Liaison Group for comment.

WA/2025/01969 Farnham Moor Park

Officer: Shane O'Donnell

SUEZ RECYCLING RECOVERY, RUNFOLD SOUTH QUARRY, GUILDFORD ROAD, FARNHAM

Details of surface water management submitted pursuant to Condition 24 of planning permission ref: WA/2021/01284 dated 16 December 2021 and as amended by Non-Material Amendment applications ref: WA/2023/00081 dated 9 February 2023, ref: WA/2023/02117 dated 7 November 2023, and ref: WA/2024/00915 dated 5 June 2024. (this application is determined by Surrey County Council under their ref SCCRef-2025-0160).

Farnham Town Council relies on the Runfold Community Liaison Group for comment.

WA/2025/01970 Farnham Moor Park

Officer: Shane O'Donnell

SUEZ RECYCLING RECOVERY, RUNFOLD SOUTH QUARRY, GUILDFORD ROAD, FARNHAM

Details of surface water management submitted pursuant to Condition 24 of planning permission ref: WA/2021/01285 dated 16 December 2021 and as amended by Non-Material Amendment applications ref: WA/2023/00084 dated 8 February 2023, ref: WA/2023/02116 dated 7 November 2023, and ref: WA/2024/00905 dated 5 June 2024. (this application is determined by Surrey County Council under their ref SCCRef-2025-0161).

Farnham Town Council relies on the Runfold Community Liaison Group for comment.

6. Appeals Considered

There were none for this meeting.

7. Licensing Applications Considered

New

The Local Farnham, 28 The Borough, Farnham, Surrey, GU9 7NJ
Mr M Singh

An application has been received for a new premises licence.

The application is for Late night refreshment 23:00-0:5:00 Monday to Sunday; and Off sales of alcohol and Opening hours 00:00-00:00 (24 hours) Monday to Sunday.

There is currently a premises licence on this site, this will be surrendered if this application is successful. Sale by Retail of Alcohol Monday – Sunday 07:00- 23:00.

Farnham Town Council strongly objects to this licensing application for 24 hour opening of The Local Farnham, 28 The Borough, Farnham GU9 7NJ. The location of the convenience store in the town centre has the potential to cause public nuisance from increased movement with people accessing on foot and the potential for vehicles to pull up and stop outside. There is potential for increased noise, anti-social behaviour, and litter, particularly late at night, which will negatively impact residents in dwellings above the shops on the south side of The Borough and opposite in Town Hall Buildings.

Farnham Town Council would like to draw attention to the applicant's response to its previous licensing application regarding deliveries to the store. The applicant stated that "We have a Phone shop at no. 26 The Borough and we pay to use the hotel (Bush) car park. We intend to do the same for this shop for deliveries. We can also use the central car park. We are an independent shop therefore we can be flexible."

Nuisance is caused by deliveries to the front of the store on The Borough. Deliveries will potentially increase with the proposed 24 hour opening. This issue must be addressed by WBC Licensing Manager as raised as a concern in April 2025 with the previous licensing application.

The store is located within the Farnham Infrastructure Programme works, with major changes being implemented in Farnham Town Centre. The Borough, on this eastern section, will be altered to a single lane for vehicles, with no stopping, and wider footways. This work commences in January with a road closure, and the new layout will be in place by April 2026. A

mechanism must be available to avoid nuisance from deliveries to the store and customer vehicles being parked outside to make purchases, day or night.

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

There were none for this meeting.

9. Date of next meeting

Monday 10th November 2025 at 9.30am.

The meeting ended at 10.59 am

Notes written by Jenny de Quervain