



# 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 8th December, 2025

#### Place

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

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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

Officers: Jenny de Quervain

#### 1. Apologies for Absence

None were received.

#### 2. Disclosure of Interests

None were received.

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

##### **Farnham Bourne/ Farnham Moor Park**

Amendments received

##### **WA/2025/01270 Farnham Bourne**

Officer: Shane O'Donnell

LAND WEST OF AND OPPOSITE OLD COMPTON LANE, WAVERLEY LANE, FARNHAM

Approval of reserved matters (appearance, landscaping, layout and scale) following outline permission granted under appeal reference APP/R3650/W/22/3311941 (original reference: WA/2022/01621) for the erection of 146 dwellings (including 37% affordable housing); public open space, detailed design of onsite SANG, landscaping infrastructure and new vehicular accesses; discharge of some pre-commencement and other conditions, namely Conditions: 8, 9b, 10, 21, 23, 24. Miller Wates (Farnham) LLP and Neame Sutton Limited

**A copy of the decision notice needs to be added to WA/2022/01621 to ensure all conditions can be reviewed.**

**Farnham Town Council would like to see a Construction Environmental Management Plan (CEMP). This is an environmentally sensitive development located on a narrow B-road with constraints of a railway level crossing and access to a primary school and large junior school. Further consultation will be required when this is submitted.**

**Farnham Town Council notes that a meeting has taken place with the CHA and proposed amendments have been tabled in the Highways Technical Note. Concern is raised over vehicle speeds on Waverley Lane.**

**Farnham Town Council notes that Farnham Footpath 73 is not shown on the plans. The Public Right of Way needs to be maintained in its current position and must not join the meandering path within the SANG.**

**WA/2025/01277 Farnham Bourne**

Officer: Shane O'Donnell

LAND WEST OF AND OPPOSITE OLD COMPTON LANE, WAVERLEY LANE, FARNHAM

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**A copy of the decision notice needs to be added to WA/2022/01621 to ensure all conditions can be reviewed.**

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#### 4. Applications Considered

##### **Farnham Bourne**

###### **TM/2025/02245 Farnham Bourne**

Officer: Theo Dyer

1 BOURNE FIRS, LOWER BOURNE, FARNHAM GU10 3QD

APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION 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/2025/02324 Farnham Bourne**

Officer: Theo Dyer

WAVERLEY COURT FARM, MONKS WALK, FARNHAM GU9 8HT

APPLICATION FOR REMOVAL OF TREES SUBJECT OF TREE PRESERVATION ORDER 02/16

**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.**

###### **WA/2025/02248 Farnham Bourne**

Officer: Tajinder Rehal

BOURNE FARM, 27 UPPER BOURNE LANE, WRECCLESHAM, FARNHAM GU10 4RG

Application under S73 to vary Condition 2 (approved plans) of WA/2024/02242 to allow for increase to roof ridge height and extending the building footprint by 1.5m and re-siting it southwest by 1m.

**No comment.**

###### **WA/2025/02257 Farnham Bourne**

Officer: Justin Bramley

COOMBE HURST, 11A LODGE HILL ROAD, LOWER BOURNE, FARNHAM GU10 3QN

Erection of front balcony extension and alterations.

**No comment.**

###### **WA/2025/02271 Farnham Bourne**

Officer: Dana Nickson

LAND AT 1 VICARAGE LANE, THE BOURNE, FARNHAM GU9 8HN

Erection of a detached dwelling and associated works with construction of new vehicle crossover for existing dwelling; demolition of existing detached garage.

**Neighbours' objections and a history of refusals on the site. Objection to be submitted following consultation with Conservation Group.**

##### **Farnham Castle**

###### **CA/2025/02292 Farnham Castle**

Officer: Theo Dyer

FARNHAM CASTLE, CASTLE HILL, FARNHAM GU9 0AG

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.**

**WA/2025/02233 Farnham Castle**

Officer: Tajinder Rehal

BEAVER HOUSE, 79 WEST STREET, FARNHAM GU9 7EH

Change of use and alterations to ground floor and basement level from (Use Class E) to residential and combine with existing first and second floor residential unit to provide one dwelling; erection of a single storey extension, relocated vehicle access, amenity space and associated landscaping; demolition of existing extension.

**No comment.**

**WA/2025/02234 Farnham Castle**

Officer: Tajinder Rehal

BEAVER HOUSE, 79 WEST STREET, FARNHAM GU9 7EH

Listed Building Consent for alterations to interior and exterior of building to provide one dwelling; erection of a single storey extension and demolition of existing extension.

**No comment.**

**WA/2025/02278 Farnham Castle**

Officer: Wanda Jarnecki

3 TOWN HALL BUILDINGS, THE BOROUGH, FARNHAM GU9 7ND

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

**No comment.**

**WA/2025/02304 Farnham Castle**

Officer: Wanda Jarnecki

16 BRIDGE SQUARE, FARNHAM GU9 7QR

Listed Building Consent for replacement sash windows.

**No comment.**

**Farnham Firgrove**

**WA/2025/02284 Farnham Firgrove**

Officer: Ninto Joy

24 SHORTEATH CREST, FARNHAM GU9 8SB

Erection of a first floor extension to provide a two storey dwelling; erection of single storey rear extension following demolition of existing garage.

**No comment.**

**WA/2025/02308 Farnham Firgrove**

Officer: Wanda Jarnecki

5 BALDREYS, FARNHAM GU9 8RJ

Erection of single storey and two storey extensions following demolition of existing conservatory.

**Farnham Town Council raises objection to the proposed two-storey to the boundary. The neighbour's amenity must be protected.**

### **Farnham Heath End**

#### **TM/2025/02291 Farnham Heath End**

Officer: Theo Dyer

THE OLD COTTAGE, 34 ALMA LANE, FARNHAM GU9 0LH

APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 27/24

**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/2025/02267 Farnham Heath End**

Officer: Justin Bramley

BERWYN, FOLLY LANE NORTH, FARNHAM GU9 0HU

Certificate of Lawfulness under Section 192 for hip to gable roof extension and installation of rooflights to existing single storey dwelling to provide habitable accommodation in roof space.

**No comment.**

### **Farnham Moor Park**

#### **WA/2025/02259 Farnham Moor Park**

Officer: Justin Bramley

32 BRIDGEFIELD, FARNHAM GU9 8AW

Application under Section 73 to vary Condition 1 (approved plans) of WA/2023/00482 to allow for alterations to the roof, omit roof side gable, install rooflight and solar panels and remove Georgian bars to windows.

**No comment.**

#### **WA/2025/02260 Farnham Moor Park**

Officer: Justin Bramley

10 LYNCH ROAD, FARNHAM GU9 8BZ

Erection of extensions and alterations.

**No comment.**

### **Farnham North West**

#### **TM/2025/02273 Farnham North West**

Officer: Theo Dyer

HIGH CORNERS, 24 UPPER OLD PARK LANE, FARNHAM GU9 0AT

APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 23/08

**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/2025/02272 Farnham North West**

Officer: Justin Bramley

19 FOLLY HILL, FARNHAM GU9 0AZ

Erection of extensions and alterations to existing 1.5 storey dwelling to provide a 2 storey dwelling; demolition of existing conservatory.

**No comment.**

## **Farnham Rowledge**

### **TM/2025/02274 Farnham Rowledge**

Officer: Theo Dyer

10 GLYNSWOOD, WRECCLESHAM, FARNHAM GU10 4TN

APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 45/99

**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/2025/02275 Farnham Rowledge**

Officer: Anna Whitty

16 SANDROCK HILL ROAD, WRECCLESHAM, FARNHAM GU10 4NS

Application under Section 73 to vary condition 4 of WA/2023/02387 (obscure glazing) to allow the hall window and utility window to be clear glazing.

*Note. 4. Condition: The two windows on the first floor of the front elevation, serving the bathroom and landing, and the utility room window on the ground floor of the front elevation, shall be glazed with obscure glazing to the extent that intervisibility is excluded. The obscure glazing shall be retained for the lifetime of the development and shall not, at any time, be replaced with clear glazing. Reason: In the interests of the privacy and amenity of the neighbouring residential properties and to accord with Policy DM5 of the Local Plan (Part 2) 2023.*

**The application has been withdrawn. No comment required.**

### **WA/2025/02288 Farnham Rowledge**

Officer: Sam Wallis

70 WRECCLESHAM HILL, WRECCLESHAM, FARNHAM

Certificate of Lawfulness under Section 191 for existing use of land as storage (Use Class B8).

**Farnham Town Council raises concern on the impact of the Ancient & Semi-Natural Woodland which requires the inclusion of a buffer for any nearby development. The impingement on the Ancient Woodland boundary must be reviewed by Arboricultural Officers, Forestry England and Natural England.**

## **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 Hearing**

A hearing took place before the Licensing Sub-Committee on 1st December 2025 at 10.00 am. Councillor George Hesse attended as ward councillor to represent Farnham Town Council's objection to the proposed 24 hour opening of The Local convenience store at 28 The Borough at the Licensing Hearing.

The official decision is yet to be received but the outcome times agreed by the Licensing Sub-Committee are listed below.

**Deliveries between 6am and 10pm only.**

**On-line food deliveries:**

**Sunday to Thursday between 8am & 1am**

**Friday and Saturday between 8am & 1.30am**

**Extended opening hours:**

**Sunday to Thursday from 11pm to 1 am**

**Friday and Saturday from 11pm to 3 am**

## **8. Footpaths and Rights of Way**

For information only

### **Extension of Temporary Closure of Public Footpath 121 Farnham**

Finishing touches with tree/hedge planting and footpath reinstatement are planned to be done over the winter at Runfold South.

The permanent diversion of Footpath 121 (to move it to the edge of the Area B field) will not now be approved by year end and the ground will need a little time to consolidate, so the current temporary diversion of the footpath (along the edge of Areas A and C) has been extended for a further year until December 2026 (or as long as it takes to get the new route in place).

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

There were none for this meeting.

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

Due to limited availability of Members for the meeting set for 22nd December 2025, it was agreed that applications would be circulated via email if comments were required before the subsequent meeting to be held on Monday 12th January 2026 at 9.30am.

The meeting ended at 10.53 am

Notes written by Jenny de Quervain