



FARNHAM TOWN COUNCIL

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Notes

Planning & Licensing Consultative Working Group

Time and date

9.30 am on Monday 24th November, 2025

Place

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

Planning & Licensing Consultative Working Group Members Present:

Councillor Andrew Laughton (Lead Member)
Councillor David Beaman
Councillor Mark Merryweather
Councillor George Murray
Councillor Graham White
Councillor George Hesse (Observer)

Officers: Jenny de Quervain

1. Apologies for Absence

Apologies were received from Councillors Earwaker, Mauluka and Woodhouse.

2. Disclosure of Interests

None were received.

3. Applications for Key/Larger Developments Considered

Farnham Castle

SANG Proposed at Naishes Lane

WA/2024/01557 Farnham Castle

Officer: Joanne Hollingdale

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 objects to the proposed use of Naishes Lane SANG at Church Crookham to mitigate harm to the Thames Basin Heath SPA not being compliant with Farnham Neighbourhood Plan policy FNP12: The SANG should be readily accessed from, and well connected to, the development it serves including by sustainable modes of transport so that it is able to divert or intercept trips from the proposed housing development to the Thames Basin Heaths SPA.

Farnham Town Council was led to believe that brownfield sites within the Farnham Neighbourhood Plan had been allocated to Farnham Park. The proposed use of this SANG requires residents to travel by the existing Farnham Park SANG and the SPA being mitigated against to reach Church Crookham contrary to the intentions of policy FNP12.

New SANG will be available in Farnham with permission being granted for WA/2024/02300 Change of use of existing agricultural land to Suitable Alternative Natural Greenspace (SANG) including all supporting infrastructure and parking including alterations to existing vehicular access off Moor Park Lane at Land at The Walled Garden Farnham.

The Assistant Director of Planning has previously advised that SANG only needs to be provided prior to occupation therefore conditions should be in place to utilise the most appropriately located SANG to the site.

Farnham Moor Park

PIP/2025/02185 Farnham Moor Park

Officer: Sam Wallis

HIGHFIELD HEIGHTS FARM, GUILDFORD ROAD, RUNFOLD, FARNHAM GU10 1PN

Application for Permission in Principle for the erection of up to 9 dwellings.

Farnham Town Council strongly objects to development in this unsustainable location and questions if this application is valid. The site is previously developed land and subject to enforcements action for unauthorised development.

Farnham North West

Deferred from meeting on 10 November 2025

WA/2025/02087 Farnham North West

Officer: Russell Brown

LAND NORTH OF COXBRIDGE FARM, WEST STREET, FARNHAM

Application under Section 73 to allow for variation of Condition 1 of WA/2024/00599 (Approval of reserved matters appearance landscaping layout & scale) following outline approval of WA/2019/0770 for the erection of 320 dwellings (including 96 affordable) with associated landscaping public open space and infrastructure to allow alterations to accommodate house types, mix and layout changes within Phase 2B; discharge of some pre-commencement conditions & other conditions 5, 6, 7, 8, 9, 10, 11, 12, 15).

No comment.

NMA/2025/02222 Farnham North West

Officer: Russell Brown

LAND NORTH OF COXBRIDGE FARM, WEST STREET, FARNHAM

Amendment to WA/2024/00599 to regularise an inconsistency between seven of the approved plans in Condition 1 so that they correctly correspond with the approved External Materials Plan.

No comment.

4. Applications Considered

Farnham Bourne

CA/2025/02147 Farnham Bourne

Officer: Theo Dyer

86A TILFORD ROAD, FARNHAM GU9 8DS

GREAT AUSTINS 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 CC1 Climate Change and NE2 Green and Blue Infrastructure.

CA/2025/02149 Farnham Bourne

Officer: Theo Dyer

MAVINS COURT, 4 GREENHILL ROAD, FARNHAM GU9 8JN

GREAT AUSTINS 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 CC1 Climate Change and NE2 Green and Blue Infrastructure. The cumulative impact of tree removal on the site and the Great Austins Conservation Area should be considered given the number of applications made.

TM/2025/02130 Farnham Bourne

Officer: Theo Dyer

PINONS, DENE CLOSE, LOWER BOURNE, FARNHAM GU10 3PP

APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 08/11

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.

NMA/2025/02150 Farnham Bourne

Officer: Dana Nickson

61 FRENHAM ROAD, LOWER BOURNE, FARNHAM GU10 3HL

Amendment to WA/2025/00521 for the removal of two existing windows.

No comment.

WA/2025/02166 Farnham Bourne

Officer: Tajinder Rehal

HIGH WRAY, 73 LODGE HILL ROAD, LOWER BOURNE, FARNHAM GU10 3RB

Change of use from B&B accommodation (Use Class C1) to provide 1 dwelling together with single storey extension and alterations to roofspace including a dormer, alterations to elevations and demolition of existing self-contained flats.

No comment.

WA/2025/02199 Farnham Bourne

Officer: Wanda Jarnecki

REDGARTH, 84 MIDDLE BOURNE LANE, LOWER BOURNE, FARNHAM GU10 3NJ

Erection of a single storey extension together with conversion of attached garage to habitable accommodation and alterations to ground floor western elevation fenestrations.

No comment.

WA/2025/02200 Farnham Bourne

Officer: Justin Bramley

WOODTHORPE, 30F FRENHAM VALE, LOWER BOURNE, FARNHAM GU10 3HT

Construction of a swimming pool and service building with associated landscape works.

No comment.

Farnham Castle

WA/2025/02159 Farnham Castle

Officer: Wanda Jarnecki

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

Listed building consent for the display of non-illuminated signage.

No comment.

WA/2025/02195 Farnham Castle

Officer: Ninto Joy

5 NIGHTINGALE WALK, FARNHAM GU9 7WF

Display of illuminated fascia signage and 1 projecting sign.

No comment.

WA/2025/02197 Farnham Castle

Officer: Justin Bramley

1 LOWNDES BUILDINGS, FARNHAM GU9 7JD

Listed Building Consent for the installation of a window.

No comment.

WA/2025/02198 Farnham Castle

Officer: Anna Whitty

3 BISHOPS MEAD, FARNHAM GU9 7DU

Certificate of Lawfulness under Section 192 for installation of a ground floor window on south west elevation.

No comment.

Farnham Firgrove

TM/2025/02134 Farnham Firgrove

Officer: Theo Dyer

6 HILLARY ROAD, FARNHAM GU9 8QY

APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 01/05

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/2025/02179 Farnham Firgrove

Officer: Justin Bramley

6 BRAMBLETON AVENUE, FARNHAM GU9 8QU

Erection of a single storey extension following demolition of existing single storey extension; alteration to elevation.

No comment.

WA/2025/02206 Farnham Firgrove

Officer: Matt Ayscough

19 SEARLE ROAD, FARNHAM GU9 8LJ

Application under Section 73 to vary Condition 2 (approved plans) of WA/2025/00397 to allow for alterations to roof design.

No comment.

Farnham Heath End

TM/2025/02227 Farnham Heath End

Officer: Theo Dyer

5 FERNHILL CLOSE, FARNHAM GU9 0JL

APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 16/99

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/2025/02143 Farnham Heath End

Officer: Wanda Jarnecki

TESCO EXPRESS TESCO EXPRESS, 128 UPPER HALE ROAD, FARNHAM GU9 0JH

Installation of new gas cooling unit following relocation of existing gas cooling unit.

No comment.

Farnham Moor Park

TM/2025/02221 Farnham Moor Park

Officer: Theo Dyer

BADSHOT LEA RECREATION GROUND, THE GREEN, BADSHOT LEA, FARNHAM

APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 03/18

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/2025/02154 Farnham Moor Park

Officer: Tajinder Rehal

SOUTH FARNHAM SCHOOL ACADEMY TRUST, SOUTH FARNHAM SCHOOL, MENIN WAY, FARNHAM GU9 8DY

Erection of a two storey extension to main school building.

No comment.

Farnham North West

TM/2025/02218 Farnham North West

Officer: Theo Dyer

LAND BETWEEN 12 HEATHYFIELDS ROAD AND OLD PARK CLOSE, FARNHAM GU9 0BN

APPLICATION FOR WORKS TO TREES SUBJECT TO TREE PRESERVATION ORDER 29/00
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.

WA/2025/02173 Farnham North West

Officer: Anna Whitty

THE STABLE, CHAMBER LANE, FARNHAM GU10 5ES

Laying of permeable Hoggin driveway to connect to existing vehicular access onto Chamber Lane.

No comment.

WA/2025/02192 Farnham North West

Officer: Shane O'Donnell

COXBRIDGE BUSINESS PARK, ALTON ROAD, FARNHAM GU10 5EH

Resurfacing of part of the main access road using permeable block paving.

No comment.

WA/2025/02214 Farnham North West

Officer: Wanda Jarnecki

1 ORLETON ROAD, FARNHAM GU9 0FA

Certificate of Lawfulness under Section 192 for installation of roof lights.

No comment.

Farnham Rowledge

TM/2025/02144 Farnham Rowledge

Officer: Theo Dyer

BEECHPOINT, 2 GREYSTEAD PARK, WRECCLESHAM, FARNHAM GU10 4NB

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 CC1 Climate Change and NE2 Green and Blue Infrastructure.

TM/2025/02145 Farnham Rowledge

Officer: Theo Dyer

BEECHPOINT, 2 GREYSTEAD PARK, WRECCLESHAM, FARNHAM GU10 4NB

APPLICATION FOR REMOVAL OF TREE SUBJECT OF TREE PRESERVATION ORDER 09/01
WRECCLESHAM

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.

TM/2025/02146 Farnham Rowledge

Officer: Theo Dyer

1 GREYSTEAD PARK, WRECCLESHAM, FARNHAM GU10 4NB

APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 09/01

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/2025/02182 Farnham Rowledge

Officer: Matt Ayscough

26 GARDENERS HILL ROAD, LOWER BOURNE, FARNHAM GU10 3HZ

Erection of extensions and alterations to existing bungalow including raising of roof ridge height, associated landscaping and removal of chimney stacks.

No comment.

WA/2025/02215 Farnham Rowledge

Officer: Wanda Jarnecki

13 THORN ROAD, WRECCLESHAM, FARNHAM GU10 4TU

Certificate of Lawfulness under Section 192 for the erection of a roof extension dormer window.

No comment.

Farnham Weybourne

TM/2025/02133 Farnham Weybourne

Officer: Theo Dyer

12 OAKLAND AVENUE, FARNHAM GU9 9DY

APPLICATION FOR REMOVAL OF TREE SUBJECT OF TREE PRESERVATION ORDER 19/01

Note. The application form states: T1: Oak - They are happy to replant another tree in the front garden replacing the Oak Tree. They are not particularly keen on having the same species. The Oak tree has ruined the grass to our front garden and now is just a lot of moss. The sap from the tree covers the front facade of the property i.e. windows and fascias along with the cars meaning we need to continually clean weekly. In general, the clearing up and the maintenance of the Oak tree yearly is a lot and we would prefer something less demanding. The acorn fall is problematic, including onto cars.

Farnham Town Council objects to the removal of the Oak at 12 Oakland Avenue. The tree has wider benefits to the environment, biodiversity, wildlife 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.

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

Appeal Decisions

Appeal Ref: APP/R3650/X/24/3343161

WA/2024/00285 15 Crondall Lane, Farnham, Surrey GU9 7BG

Certificate of lawfulness under section 192 for the stationing of a shipping container for purposes ancillary to the lawful residential use of the land.

The appeal was dismissed. The Inspector concluded that the Council's refusal to grant a certificate of lawful use or development for 'Stationing of shipping container within rear garden of site edged red on accompanying plan' is well-founded and that the appeal should fail.

Appeal Ref: APP/R3650/W/25/3367506

WA/2024/00875 6 Searle Road, Farnham, Surrey GU9 8LJ

Erection of a dwelling with all matters reserved save for means of access, layout and scale.

The appeal was dismissed due to the harm the appeal scheme would cause to the character and appearance of the area and to living conditions for neighbouring occupiers.

7. Licensing Applications Considered

There were none for this meeting.

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

Licensing Hearing

A hearing will take place before the Licensing Sub-Committee on 1st December 2025 at 10.00 am at the Council Offices, The Burys, Godalming, Surrey, GU7 1HR to determine the application below.

It was agreed that Councillor George Hesse, as ward councillor will 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.

Licensing Objectives:

1. Prevention of crime and disorder	2. Public Safety
3. Prevention of public nuisance	4. Protection of children from harm

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.

The proposed 24 hour opening will also have a negative impact on the character of the Town Centre Conservation Area where no business operates all night.

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.

9. Date of next meeting

Monday 8th December 2025 at 9.30am.

The meeting ended at 10.59 am

Notes written by Jenny de Quervain