



FARNHAM TOWN COUNCIL

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Notes

Planning & Licensing Consultative Working Group

Time and date

9.30 am on Monday 10th November, 2025

Place

Byworth Room, Farnham Town Council, South Street, Farnham GU9 7RN

Planning & Licensing Consultative Working Group Members Present:

Councillor Andrew Laughton (Lead Member)
Councillor David Beaman
Councillor Alan Earwaker
Councillor Mark Merryweather
Councillor Graham White
Councillor Tim Woodhouse

Officers: Jenny de Quervain

1. Apologies for Absence

Apologies were received from Councillors Mauluka and Murray.

2. Disclosure of Interests

Officers declared an interest to WA/2025/02096 due to vicinity to the application.

Councillor Woodhouse declared an interest to WA/2025/02107 due to vicinity to the application.

3. Applications for Key/Larger Developments Considered

Farnham Castle

Amended description

WA/2025/01495 Farnham Castle

Officer: Alistair de Joux

Erection of a four storey annexe building to the existing hotel to provide additional bedrooms with associated works following demolition of existing restaurant.

Farnham Town Council maintains its objection to the bulk of the proposed building, situated too close to the front boundary for a four-storey building. The design is in stark contrast to the existing hotel which has the character of a traditional industrial building.

Although outside of the redline boundary, the verge to the front must include improved footway/shared use path to expand the cycle and pedestrian network, in conjunction with the Local Walking Cycling Infrastructure Plan, to provide better connectivity to the site. There is opportunity to connect to routes towards town centre (also via Riverside) and to the east/northeast (towards Shepherd and Flock roundabout) for walking and cycling and to encourage use of public

Farnham North West

WA/2025/02041 Farnham North West

Officer: Robin Hodgetts

LAND CENTRED COORDINATES 483317 147157, OLD PARK LANE, FARNHAM

Application under Section 73 to vary Conditions 5 (approved plans), and 10 (construction of access) of WA/2023/01467 allowed under appeal APP/R3650/W/24/3353124 to modify vehicle and pedestrian access to the site through Cascade Way and Keepsake Close and reinstate parking bays to their original location.

Farnham Town Council welcomes the reinstatement of parking bays and requests that any street trees removed are replanted within the existing development and included in the maintenance programme.

Deferred until next meeting

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).

Deferred until next meeting.

4. Applications Considered

Farnham Bourne

CA/2025/02079 Farnham Bourne

Officer: Theo Dyer

THE MARCHES, 1 GREENHILL ROAD, FARNHAM GU9 8JN

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

CA/2025/02080 Farnham Bourne

Officer: Theo Dyer

MAVINS COURT, 4 GREENHILL ROAD, FARNHAM GU9 8JN
GREAT AUSTINS CONSERVATION AREA 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.

TM/2025/02083 Farnham Bourne

Officer: Theo Dyer

BROWN GABLES, 9 GONG HILL DRIVE, LOWER BOURNE, FARNHAM GU10 3HG
APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 07/09

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.

PRA/2025/02111 Farnham Bourne

Officer: Justin Bramley

30 VICARAGE HILL, FARNHAM GU9 8HJ

The erection of a single storey rear extension which would extend beyond the rear wall of the original house by 6.00 M for which the height would be 3.60 M and for which the height of the eaves would be 2.55 M.

No comment.

WA/2025/02064 Farnham Bourne

Officer: Wanda Jarnecki

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

Alterations to existing attached garage to provide habitable accommodation including bay window; erection of extension to porch; erection of a single storey side extension to provide a new attached garage and alterations to elevation and associated driveway/landscaping works.

No comment.

WA/2025/02076 Farnham Bourne

Officer: Tajinder Rehal

PINE BROW, 5 CLUMPS ROAD, LOWER BOURNE, FARNHAM GU10 3HF

Erection of a self build / custom build dwelling, followed by subsequent demolition of the existing dwelling and annexe/garage.

No comment.

WA/2025/02093 Farnham Bourne

Officer: Dana Nickson

LAND TO THE REAR OF LONGDOWN, 20 LONGDOWN ROAD, LOWER BOURNE, FARNHAM GU10 3JU

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

No comment.

Councillor Woodhouse declared an interest due to location.

WA/2025/02107 Farnham Bourne

Officer: Wanda Jarnecki

CANDLEMAS, 2 FOREST DRIVE, LOWER BOURNE, FARNHAM GU10 3HU

Alterations to rear garden to create terracing with retaining walls and associated works (retrospective).

Farnham Town Council supports the neighbour's objections. The extent of development has impacted the character of the dwelling and street scene and the proposals will have a negative impact on the neighbour's amenity not compliant with Farnham Neighbourhood Plan FNP16 Building Extensions within and outside the Built Up Area Boundary where development will only be permitted where a) the scale, height and form fit unobtrusively with the existing building and character of the street scene; b) spacing between buildings would respect the character of the street scene; c) materials are compatible with the materials of the existing building; d) the traditional boundary treatment of an area is retained and, where feasible, reinforced; and e) the privacy, daylight, sunlight and outlook of adjoining residents is safeguarded.

Farnham Castle

CA/2025/02117 Farnham Castle

Officer: Theo Dyer

ANDREW WINDSOR ALMHOUSES, 53 - 56 CASTLE STREET, FARNHAM GU9 7LN

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/2025/02049 Farnham Castle

Officer: Justin Bramley

36 ABBEY STREET, FARNHAM GU9 7RL

Erection of single storey extension.

No comment.

WA/2025/02112 Farnham Castle

Officer: Dana Nickson

12 GUILDFORD ROAD TRADING ESTATE, FARNHAM GU9 9PZ

Change of use from members only retail warehouse (Sui Generis) to alternative use depot (Sui Generis), light industrial (Use Class E) and storage (Use Class B8).

No comment.

WA/2025/02128 Farnham Castle

Officer: Justin Bramley

22 ABBEY STREET, FARNHAM GU9 7RL

Certificate of Lawfulness under Section 191 for single storey extensions completed in excess of 4 years.

No comment.

Farnham Firgrove

WA/2025/02097 Farnham Firgrove

Officer: Wanda Jarnecki

43 EDWARD ROAD, FARNHAM GU9 8NP

Erection of a single storey extension following demolition of existing conservatory.
No comment.

Farnham Heath End

WA/2025/02053 Farnham Heath End

Officer: Wanda Jarnecki

BALI HAI, ALMA LANE, FARNHAM GU9 0LJ

Erection of a porch following demolition of existing porch and replacement of conservatory roof.

No comment.

WA/2025/02057 Farnham Heath End

Officer: Wanda Jarnecki

82 ALMA LANE, FARNHAM GU9 0LP

Erection of a single storey extension.

No comment.

Farnham Moor Park

WA/2025/02095 Farnham Moor Park

Officer: Justin Bramley

ORMONDE HOUSE, 10 TEMPLES CLOSE, FARNHAM GU10 1RB

Erection of single and two storey extensions and alterations to elevations including installation of solar panels.

No comment.

WA/2025/02104 Farnham Moor Park

Officer: Dana Nickson

BP SERVICE STATION, FARNHAM BY-PASS, FARNHAM GU9 8SS

Installation of electric vehicle charging points with associated works including lighting and fences; installation of electrical substation.

No comment.

Farnham North West

WA/2025/02070 Farnham North West

Officer: Dana Nickson

LAND AT LEAS COTTAGE, RUNWICK LANE, RUNWICK, FARNHAM GU10 5EE

Erection of two dwellings with associated works following demolition of existing buildings and removal of hardstanding.

Farnham Town Council notes the previous application WA/2023/01687 for one dwelling was previously withdrawn. This application is for two dwellings on the same site.

This location is outside the built-up area boundary of the Farnham Neighbourhood Plan and must be considered against policy FNP1 Design of New Development and Conservation and policy FNP10 Protect and Enhance the Countryside.

WA/2025/02119 Farnham North West

Officer: Dana Nickson

STAFFORD LODGE, BEAVERS HILL, FARNHAM GU9 7DF

Application under Section 73 to vary condition 2 (approved plans), condition 6 (retained trees) and removal of condition 7 (tree protection measures) of WA/2025/00278 to allow removal of tree (T3).

No comment.

Officers declares an interest due to vicinity

WA/2025/02096 Farnham North West

Officer: Sam Wallis

NEW DWELLING ON LAND AT THE END HOUSE, 12 OLD PARK LANE, FARNHAM

Application under Section 73 to vary condition 2 of WA/2025/01113 (approved plans) to allow alteration to position of dwelling.

Farnham Town Council objects to the proposed enlarged dwelling being repositioned 8m closer to the front boundary having a negative impact on the character of the lane. The proposed dwelling will no longer be 'sat well back on the plot of land with intervening vegetation' as noted in the officer's report on WA/2025/01113.

The planning history shows the vast increase of what was a well screened garden building:

1. Garden building extended to form a dwelling:
WA/2023/02058 LAND OPPOSITE 12 OLD PARK LANE FARNHAM GU9 0AH
Erection of an extension and alterations to ancillary outbuilding to form a dwelling with associated garden and alterations to access.
REFUSED 01/11/2023 APPEAL ALLOWED 16/10/2024
2. Replacement single storey dwelling
WA/2025/00077 THE END HOUSE 12 OLD PARK LANE FARNHAM GU9 0AH
Erection of a dwelling and widening of existing access with associated landscaping following demolition of existing outbuilding. GRANTED: 21/03/2025
3. Two storey enlarged dwelling
WA/2025/01113 LAND AT THE END HOUSE 12 OLD PARK LANE FARNHAM
Erection of a self-build / custom-build dwelling with associated landscaping following demolition of existing outbuilding (amended description) GRANTED 14/10/2025
4. This application repositions the enlarged dwelling 8m forward towards the lane and 1m west from boundary.

Farnham Rowledge

CA/2025/02032 Farnham Rowledge

Officer: Theo Dyer

WEST COTTAGE, 2 SCHOOL HILL, WRECCLESHAM, FARNHAM GU10 4PU

WRECCLESHAM CONSERVATION AREA REMOVAL OF TREES

Farnham Town Council leaves the Arboricultural Officer to suggest appropriate replacements, as requested by the applicant. 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/2025/02034 Farnham Rowledge

Officer: Theo Dyer

6 GLYNSWOOD, WRECCLESHAM, FARNHAM GU10 4TN

APPLICATION FOR WORKS TO TREES 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.

TM/2025/02081 Farnham Rowledge

Officer: Theo Dyer

1 HIGH STREET, ROWLEDGE, FARNHAM GU10 4BS

APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRERERVATION ORDER FAR111

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/2025/02042 Farnham Rowledge

Officer: Wanda Jarnecki

6 QUENNELLS HILL, WRECCLESHAM, FARNHAM GU10 4ND

Certificate of Lawfulness under Section 192 for use of the land to station a mobile home granny annexe for use incidental to the main dwelling.

The officer will assess if considered permitted development. No comment.

WA/2025/02101 Farnham Rowledge

Officer: Dana Nickson

4-5 CUMPSTEYS CORNER, THE LONG ROAD, FARNHAM GU10 4DQ

Erection of single storey extension and alterations together with change of use from hairdressing salon (Use Class E) to veterinary practice (Use Class E).

No comment.

Farnham Weybourne

WA/2025/02084 Farnham Weybourne

Officer: Ninto Joy

109 WEYBOURNE ROAD, FARNHAM GU9 9EZ

Certificate of Lawfulness under Section 192 for dormer extension and installation of rooflights and window to provide additional habitable accommodation in roof space.

No comment.

WA/2025/02114 Farnham Weybourne

Officer: Justin Bramley

3 ROWHILLS, FARNHAM GU9 9AT

Enlargement and raising of roof together with single storey extension to provide a garage and utility room following demolition of existing detached garage,

No comment.

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

New Waverley Local Plan: Issues and Options Consultation

This is the first formal stage of consultation for preparing the new Waverley Local Plan which, when adopted, will guide development in the borough until 2043 and include policies to meet local economic, social and environmental objectives.

The Issues and Options document sets out key planning issues facing the borough and potential options to address them. [//www.waverley.gov.uk/newlocalplan](http://www.waverley.gov.uk/newlocalplan)

The consultation closes at 11.59pm on Monday 8 December 2025.

FTCs Planning and Licensing Consultative Group defers response to FTCs Infrastructure and Neighbourhood Plan Task Group.

6. Appeals Considered

There were none for this meeting.

7. Licensing Applications Considered

There were none for this meeting.

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

There were none for this meeting.

9. Date of next meeting

Monday 24th November 2025 at 9.30am.

The meeting ended at 10.56 am

Notes written by Jenny de Quervain