



FARNHAM TOWN COUNCIL

Agenda Full Council

Time and date

18:00 pm on Thursday 18 June, 2026

Place

Council Chamber

To ALL MEMBERS OF THE COUNCIL

Dear Councillor

You are hereby summoned to attend a Meeting of **Full Council Meeting** on **Thursday 18 June, 2026, at 18:00 pm** in the Council Chamber. The Agenda for the meeting is attached. Prior to the meeting, prayers will be said in the Council Chamber. All are welcome.

Yours sincerely

Iain Lynch
Town Clerk

Members' Apologies

Members are requested to submit their apologies and any Declarations of Interest on the relevant form attached to this agenda to customer.services@farnham.gov.uk by 5pm on the day before the meeting.

Recording of Council Meetings

This meeting is digitally recorded and retained until the minutes are signed.

Questions by the Public

At the discretion of the Town Mayor, those members of the public, **residing or working** within the Council's boundary, will be invited to make representations or ask questions in respect of the business on the agenda, or other matters not on the agenda, for a maximum of 3 minutes per person or 20 minutes overall.

Members of the Public are welcome and have a right to attend this Meeting. Please note that there is a maximum capacity of 30 in the public gallery.



FARNHAM TOWN COUNCIL

Agenda

Notification by a Member of a disclosable pecuniary interest in a matter under consideration at a meeting (Localism Act 2011).

Please use the form below to state in which Agenda Items you have an interest.

If you have a disclosable pecuniary or other interest in an item, please indicate whether you wish to speak (refer to Farnham Town Council's Code of Conduct for details)

As required by the Localism Act 2011, I hereby declare, that I have a disclosable pecuniary or personal interest in the following matter(s).

FULL COUNCIL: Thursday 18 June, 2026

Name of Councillor

Agenda Item No	Nature of interest (please tick/state as appropriate)		Type of interest (disclosable pecuniary or Other) and reason
	I am a Waverley Borough Councillor/Surrey County Councillor*	Other	

* Delete as appropriate



FARNHAM TOWN COUNCIL

Agenda

1. Apologies

To receive apologies for absence.

2 Disclosures of Interest

To receive from members, in respect of any items included on the agenda for this meeting, disclosure of any disclosable pecuniary or other interests, or of any gifts and hospitality, in line with the Town Council's Code of Conduct.

NOTES:

- i. The following councillors have made a general non-pecuniary interest declaration in relation to being councillors of Waverley Borough Council: Cllrs David Beaman, Alan Earwaker, Tony Fairclough, George Hesse, Andrew Laughton, Mark Merryweather, Kika Mirylees, George Murray, John Ward and Graham White.
- ii. The following councillor has made a general non-pecuniary interest declaration in relation to being a councillor of Surrey County Council: Cllr Michaela Martin; and the following councillors have made a general non-pecuniary interest in relation to being a councillor of the shadow West Surrey Unitary Council: Cllr Sally Dickson and Cllr Tony Fairclough.
- iii. Members are requested to make any declarations of interest, on the form attached, to be returned to customer.services@farnham.gov.uk by 5pm on the day before the meeting.

Members are reminded that if they declare a pecuniary interest they must leave before any debate starts unless dispensation has been obtained.

3. Minutes

To sign as a correct record the minutes of the Farnham Town Council meeting held on 14th May 2026 at Appendix A.

4. Questions and Statements by the Public

In accordance with Standing Order 10.1, the Town Mayor will invite members of the public present to ask questions or make statements.

At the discretion of the Town Mayor, those members of the public, residing or working within the Council's boundary, will be invited to make representations or ask questions in respect of the business on the agenda, or other matters not on the agenda, for a maximum of 3 minutes per person or 20 minutes overall.

5. Town Mayor's Announcements

To receive the Town Mayor's announcements.

6. Questions by Members

To consider any questions from councillors in accordance with Standing Order 9.

7. Motion

To consider the following Motion proposed by Cllr Ward " Council re-consider the future of the Borelli Shelter".

8. Working Group Notes

1 To receive the notes and any recommendations of the following Working Groups:

i. Strategy and Resources held on 8th June 2026 Appendix B

2 To receive any relevant verbal updates from other Working Groups

9. Planning and Licensing Applications

To receive the minutes of the Planning & Licensing Consultative Group meetings held on 11th May 2026, 1st June and 15th June at Appendices C, D and E.

10. Actions taken under the Scheme of Delegation

To receive details of any actions taken under the scheme of delegation not already reported.

11. Reports from Other Councils

To receive from Councillors any updates on matters affecting Farnham from Waverley Borough Council and Surrey County Council.

12. Reports from Outside Bodies

To receive from Members any verbal reports on Outside Bodies where they represent Farnham Town Council.

13. Date of Next Meeting

To agree the date of the next meeting as 30th July 2026 at 6pm.

14. Exclusion of the Press and Public

TO PASS A RESOLUTION to exclude members of the public and press from the meeting at Part 3 of the agenda (if required) in view of any confidential items under discussion. These will usually relate to exempt staffing matters or contractual matters which may be commercially sensitive.

15. Exempt items

1. To receive a report from the Lead Member of the HR Panel on the recruitment of the Town Clerk and confirm the recommended appointment.

2. Any confidential matters (if required) arising from discussions of the Working Group notes.

FARNHAM TOWN COUNCIL



A

Minutes Council

Time and date

6.00 pm on Thursday 14th May 2026

Place

Council Chamber - Farnham Town Hall

Councillors

Councillor Graham White (Mayor)
Councillor Alan Earwaker (Deputy Mayor)
Councillor David Beaman
Councillor Mat Brown
Councillor Sally Dickson
Councillor Tony Fairclough
Councillor George Hesse
Councillor Chris Jackman

Councillor Andrew Laughton
Councillor Michaela Martin
Councillor Brodie Mauluka
Councillor Mark Merryweather
Councillor Kika Mirylees
Councillor George Murray
Councillor John Ward

Apologies

Councillor Tim Woodhouse

Officers Present:

Iain Lynch (Town Clerk)
Jenny de Quervain (Planning and Civic Officer)
Lucy Dorkins (Business & Facilities Manager)

Prior to the meeting, prayers were said in the Council Chamber by Revd David Uffindell, Rector of St Andrew's, Farnham.

C01/26

Election of Mayor 2026/27

Cllr Murray invited nominations for Town Mayor for the municipal year 2026/27.

Cllr Martin proposed, and Cllr Jackman seconded, Cllr Graham White as Mayor for 2026/27. Cllr Martin said Cllr White would be an excellent Mayor, having served as a dedicated and hardworking councillor and having taken on the role of co-leader and then leader of the Council. Cllr Jackman said he was happy to second and had no doubt that Cllr White would do a fantastic job.

There being no other nominations, it was **RESOLVED unanimously that Cllr Graham White be Mayor of Farnham for 2026/27.**

The outgoing Mayor, Cllr George Murray, invested Cllr White with the Mayoral Chain and Badge of Office. Mrs Judy White was presented with the badge of Mayoress.

C02/26 Declaration of Acceptance of Office of Mayor

Cllr White made his Declaration of Acceptance of Office as follows:

"I, Graham White, having been elected to the office of Town Mayor of the Town Council of Farnham, declare that I take that office upon myself and will duly and faithfully fulfil the duties of it according to the best of my judgement and ability. I undertake to observe the code of conduct which is expected of members of the Town Council of Farnham. Dated this 14th day of May, 2026."

The Mayor then made his speech of acceptance. In a light-hearted parody with the pantomime tale of Dick Whittington, he reflected on arriving in Farnham nearly 14 years before and, encouraged to stay and serve the community. He expressed that the opportunity to serve as Mayor of Farnham was something he would relish and treasure for the rest of his life.

The Mayor announced that his Mayoral Charity Appeal for 2026/27 would focus on Farnham's community support organisations. He gave particular thanks to Cllr David Beaman for mentoring him and always being available for advice; to Cllr John Ward for his wisdom and guidance; to Cllr Andrew Laughton for keeping him sane; to Cllr George Hesse for making him laugh; to the outgoing Mayor for being a thoroughly good colleague; and to the Town Clerk for his resolute determination in guiding him through proper procedures. He also thanked his wife Judy for her commitment and enthusiasm in embracing civic life during his time as Deputy Mayor.

C03/26 Apologies

Apologies for absence were received from Cllr Tim Woodhouse.

C04/26 Minutes

The Minutes of the Farnham Town Council meeting held on 29th April 2026 were agreed as a correct record subject to a small correction for the second resolution on page two with the grant being to the Farnham Andernach Friendship Association.

C05/26 Election of Deputy Town Mayor 2026/27

The Mayor invited nominations for Deputy Town Mayor for the municipal year 2026/27.

Cllr Merryweather nominated Cllr Alan Earwaker as Deputy Town Mayor, seconded by Cllr Fairclough, noting his exceptional record of service to the town which included three consecutive terms as Town Mayor and his continuing work across a wide range of working groups and community organisations. He said his unparalleled experience would be of great benefit to both the new Mayor and the town.

There being no other nominations, it was **RESOLVED unanimously that Cllr Alan Earwaker be Deputy Town Mayor of Farnham for 2026/27.**

C06/26 Declaration of Acceptance of Office of Deputy Mayor

Having received the badge of office, Cllr Earwaker made his Declaration of Acceptance of Office as follows:

"I, Alan Earwaker, having been elected to the office of Deputy Mayor of the Town Council of Farnham, declare that I take that office upon myself and will duly and faithfully fulfil the duties of it according to the best of my judgement and ability. I undertake to observe the code of conduct which is expected of members of the Town Council of Farnham. Dated this 14th day of May, 2026."

Cllr Earwaker congratulated the Mayor and Mayoress on their election, and emphasised the importance of teamwork between Mayor, Deputy Mayor, councillors and the community.

Cllr Earwaker noted with regret that his daughter Alison, who would be Deputy Mayoress, had undergone major surgery on the day of the meeting but she would undertake Deputy Mayoress duties in due course. Members expressed their warm wishes for her recovery.

C07/26 Vote of Thanks to Retiring Town Mayor

Cllr Martin proposed a Vote of Thanks to the retiring Town Mayor, Cllr George Murray, which was seconded by Cllr Jackman.

Cllr Martin said it was a real pleasure and privilege to say a few words about Cllr Murray, describing him as a true people person who had shown warmth, kindness and genuine enthusiasm throughout his mayoral year. She highlighted his positive attitude, humour and energy, his ability to make people feel comfortable and valued, and the dignity, commitment and sincerity with which he had approached the role. She noted his well-known passions for Burnley Football Club and motorbikes, and gave particular thanks to his wife Jacoba for her constant support and companionship throughout the year.

Cllr Jackman seconded the vote of thanks, adding that Cllr Murray had been a unifying presence, a thoughtful listener and a genuine ambassador for Farnham, carrying out his duties with great dignity, tireless commitment and calm good humour throughout countless engagements.

In response, Cllr Murray thanked Cllrs Martin and Jackman for their very kind words. He thanked his wife Jacoba, Jenny de Quervain (Planning & Civic Officer), , the Town Clerk and all officers for being a tremendous support throughout the year, and the many community volunteers he had had the privilege to meet. He thanked the team at the Hale Community Centre, his mayoral charity, and wished the new Mayor and Mayoress every success and enjoyment in the year ahead.

C08/26 Presentation of Past Town Mayor's Badge and Past Town Mayoress' Badge

The Past Town Mayor's Badge was presented to Cllr George Murray and the Past Town Mayoress's Badge was presented to Mrs Jacoba Murray.

C09/26 Appointment of Leader or Spokesperson of the Council

The Mayor advised that, in accordance with Standing Order 4.1, a Leader or Spokesperson for the Council could be appointed at the Annual Council Meeting. If no appointment were made, the role would be undertaken by the Lead Member of the Strategy and Resources Working Group.

Cllr Ward proposed that a Leader be appointed and nominated Cllr George Murray for the role. Cllr Ward said he thought Cllr Murray would make an excellent Leader, having displayed great leadership and humane qualities throughout his mayoral year, and had no hesitation in proposing him. Cllr Brown seconded the nomination, expressing his confidence that Cllr Murray would bring the same vim and vigour to the leadership role as he had to the mayoralty.

There being no other nominations, it was **RESOLVED unanimously that Cllr George Murray be appointed as Leader of Farnham Town Council for 2026/27.**

C10/26 Date of Next Meeting

Members noted that the next Council Meeting would take place on Thursday 18th June 2026 at 6.00 pm in the Council Chamber, Farnham Town Hall.

The Mayor closed the meeting at 8.10 pm

FARNHAM TOWN COUNCIL



B

Minutes Strategy & Resources

Time and date

2:00 pm on Monday 8 June 2026

Place

Council Chamber, Farnham Town Council

Attendees

Cllr Alan Earwaker

Cllr Tony Fairclough

Cllr David Beaman

Cllr George Hesse

Cllr Graham White (Mayor, ex officio)

George Murray (Lead Member)

Michaela Martin (part)

Andrew Laughton

Also in attendance:

Iain Lynch (Town Clerk)

Jenny de Quervain (Planning & Civic Officer - part)

Lucy Dorkins (Business & Facilities Manager)

Ben Binnell (part)

1 Apologies

Apologies for absence were received from Councillor Brown and Cllr Martin for late arrival.

2 Disclosures of Interest

No additional disclosures of interest beyond those already recorded were received. It was agreed that, for consistency in future minutes, Councillors Dickson and Fairclough should be recorded as having interests as West Surrey Unitary Authority Councillors, as appropriate to agenda items.

3 Minutes of the Previous Meeting — 22 April 2026

Members had received a copy of the minutes of the meeting held on 22 April 2026. The following corrections were raised and the Minutes agreed.

- Cllr Fairclough (present) was also listed as absent. The Town Clerk agreed to correct this.
- Items 18 and 19 — Community and Non-Community Asset Transfers: The name "Andrew Laughton" in the minutes should have read "Andrew Fergusson."

- Spelling errors: A number of transcription errors remained in the draft. Members acknowledged these as an inherent limitation of the automated transcription system currently being trialled, which would improve over time.

4 Matters Arising (for information)

(a) BID Engagement (Minute 9, 22 April 2026)

The Town Clerk confirmed that the Leader and Town Clerk and Events Manager had met with the BID representative as requested, but the BID's engagement with the Council's programme for the year had not yet progressed and the opportunities had subsequently been raised by the Leader at a board meeting. The BID's Annual General Meeting was due the following Wednesday. As the Council was a business ratepayer, it was entitled to send a representative; Councillor Martin, if available, would attend.

(b) Letter to Surrey County Council regarding the Farnham Infrastructure Programme / FIP (Minute 22, 22 April 2026)

Councillor White confirmed that, following the previous meeting, he had written to the Leader of Surrey County Council and a subsequent meeting had taken place. Key outcomes included: a commitment to greater transparency for the Town Council as FIP design changes progressed; an acknowledgement that there was a narrow window within which design changes were still possible; a new dedicated FIP officer e-mail address had been established for correspondence; and both Councillor White was satisfied that the new contact arrangements would be an improvement. A full FIP update appears at item 8 below.

5

Finance Report

The Town Clerk presented a brief financial monitoring report for the first two months of the financial year (April and May 2026). This was an indicative overview; a more detailed first quarter report would be presented at the next meeting.

The following were noted and clarified:

- Grant misallocation (codes 4812/4813): A misallocation had occurred between grants to Space to Grow and New Ashgate; each should have received £2,500. This was being corrected.
- Contracted Services (line 4003 — showing 350% spend): This related to the capital commitment for the Gostrey Meadow amenity building project, funded from reserves and CIL monies rather than the revenue budget. It would be reallocated to a capital (900) code when the committee report was produced. Members noted this would continue to appear anomalous on summary reports.
- Equipment purchase (line 4182): This related to the second phase of the playground project. A note would be added to future reports where significant committed expenditure was drawn from earmarked reserves.

6 Local Government Reorganisation — West Surrey Shadow Authority Update

The Local Government Reorganisation (LGR) process will transfer Waverley Borough Council and Surrey County Council functions to the new West Surrey Unitary Authority on Vesting Day, 1 April 2027. A Shadow Authority has been elected. Councillor Fairclough and Dickson were twin-hatted. Cllr Fairclough updated the Group.

The Shadow Authority was primarily focused on constitutional matters. The first meeting of the Shadow Executive was due the following day. The Group discussed the implications for Farnham Town Council:

- Relative weight: Farnham's population of approximately 42000 would represent around 6% of the new West Surrey Unitary Authority's total population, a significant reduction from its proportionate weight within Waverley Borough.

- Shadow Executive representation: Neither of Farnham's West Surrey Unitary Councillors currently sat on the Shadow Executive although Farnham had been represented well on the Waverley Executive.
- Officer resource and project continuity: It was noted that projects currently receiving dedicated Waverley officer time, including the Museum of Farnham (Wilmer House), where an officer had successfully secured significant external grant funding, might not receive the same attention within West Surrey, which had competing priorities and higher-deprivation areas drawing more acute service resource. It was noted any already-committed Waverley/Surrey contracts and expenditure would continue but new commitments above certain thresholds would require Shadow Authority approval after 24 July 2026 (the Section 24 Order date).
- Wilmer House (Museum of Farnham): Councillor Hesse emphasised the building, a Grade I Listed Asset, required urgent investment to the rear of the building. There was a legal obligation on the inheriting authority to maintain it. Members asked Farnham's West Surrey Councillors to champion the matter.
- Communication: Members asked whether the Shadow Authority could provide parishes with briefing materials to share with the public. Councillor Fairclough confirmed a website and public information would be developed; further clarity was expected following the following day's Executive meeting.
- New relationships: The Town Clerk stressed the importance of Farnham Town Council building and maintaining strong working relationships with all six West Surrey Farnham Unitary Councillors throughout the shadow period and after Vesting Day. The Town Council would need to be clear about what services it was prepared to take on if financial pressures saw a reduction in the new Unitary. Experience elsewhere showed these accelerated as financial pressures increased.

7 Neighbourhood Area Committee (NAC) — Update

The Farnham Neighbourhood Area Committee (NAC) pilot, bringing together local stakeholders, was continuing for now with projects focussed principally on the mental health and wellbeing of younger people. Its future was subject to the LGR transition and decisions of the new West Surrey Authority with the new Leader understood to favour a different format with greater devolution but details of the future form were awaited.

The next meeting of the NAC pilot was scheduled for 22 June 2026. Members noted:

- The meeting would report on progress on wellbeing sub-topics (particularly young people's mental health) and note the possible future format of the NAC within West Surrey alongside other changes in the NHS
- NHS / health: Since April 2026, the Frimley Health and Care partnership had been replaced by a new NHS Integrated Care Board (ICB). A meeting with health professionals to discuss engagement through the new structure was scheduled for Tuesday 16 June 2026, to which Farnham Town Council had been invited.
- Councillor Earwaker would report back on the NAC pilot meeting outcomes to full Council.

8 Contracts and Assets Update

Lucy Dorkins (Business and Facilities Manager) joined the meeting for this item. Members reviewed Appendix C to the agenda.

(a) Gostrey Meadow Amenity Building

The project was generally progressing well but had encountered an unforeseen delay with the initial works:

- Thames Water had completed a sewer survey satisfactorily; no damage was found.
- A meeting had been held with the University for the Creative Arts (UCA) regarding artwork on the site hoardings and the Amenity Building. UCA were willing to provide designs.

- The Temporary toilets were functioning well with no vandalism. Weekday and weekend cleaning was in place and events in Gostrey Meadow had been accommodated satisfactorily.
- SSEN cable discovery: When trenching to redirect electricity cables (a planned element of the project), SSEN discovered two additional previously unknown high voltage cables, meaning three cables were present rather than one. It was not yet confirmed whether the two additional cables were live. This had halted progress and an estimated one-two week delay was anticipated but did not materially affect the programme. The Leader expressed disappointment as the site had been scanned twice for underground cables.
- Wall demolition error: A subcontractor demolished the wrong section of wall. The contractor acknowledged the error; the subcontractor had been dismissed and the wall would be rebuilt at the contractor's cost.

(b) Borelli Shelter

The Borelli Shelter, a small historic brick structure within the Gostrey Meadow site was discussed in detail. The original proposal was to dismantle it brick by brick, conserve the materials and rebuild it identically. A reference group site visit had taken place because of the poor quality of previous repairs.

Following the visit it was reported that:

- A significant proportion of bricks had been repaired in the past with cement mortar (not lime mortar) and would break on dismantling and could not be reclaimed.
- The rear of the structure showed significant water ingress and poor repair.
- Cllr Hesse advised a full like-for-like heritage rebuild was not considered practical or cost-effective and a commonsense approach was needed.

The Working Group recommended a pragmatic solution:

- The shelter would be dismantled; the visible front and side elevations would be faithfully reproduced using original photographs and measurements as a guide.
- The existing large-section front timbers and column would be retained where sound.
- Imperial bricks (the distinctive larger-format original bricks) would be used for the front and visible side elevations, using reclaimed bricks where available.
- No fundamental change of design should be proposed that would require new planning permission and subsequent delays.
- The overall quoted tender cost (£20-30k, which included taking-down and brick-cleaning) was not expected to increase materially.

In discussion, the option of replacing the shelter with modern materials was discussed along with the fact that it was part of the design for the new playground (accommodating sensory equipment for pre-school children).

Members noted that Councillor Ward had indicated he intended to submit a motion to the next full Council meeting to reconsider the future of the Borelli Shelter. The Town Clerk confirmed the motion wording was not necessarily contrary to the approach agreed above and he would speak with Councillor Ward before the Council meeting.

Recommendation to Council: The front façade of the Borelli Shelter and elevations be retained, using as much of the original material as is practicable; replacement bricks (imperial bricks on front and visible side elevations, replaced like-for-like dimensionally) and timbers to be retained where possible and replaced like-for-like;with the character of the building to be preserved.

The Leader to speak with Councillor Ward regarding his proposed motion.

(c) Farnham Flame Public Artwork

Documentation on the structure of the building was still awaited but the project was progressing. The wall had been confirmed structurally sound and capable of taking the weight of the artwork. A suggestion was made to consider providing uplighting for the Flame after installation. Officers noted practical challenges (power supply, maintenance access) and it was agreed the priority was to complete the installation without further delay. Uplighting was noted for later consideration.

(d) Telecoms / ABAVAS System

The Council had engaged InTouch (a Farnham-based company) to deliver the new ABAVAS CRM/communications system. Migration from the old telephone and job-management arrangements was underway. Mobile handsets for the outdoor workforce had been received that day and a fuller update on the secondary IT requirements would be provided at the next meeting.

(e) Contractors List

Members noted the updated list of regular contractors used by the Council (attached as an annex to the report). These were contractors currently in use who had been subject to appropriate checks; and this was not an 'approved list'. Competitive quotations would continue to be obtained.

9 Community Asset Transfers

Ben Binnell updated the Working Group on the latest position on Waverley Borough Council proposed transfers of a range of open spaces, recreational facilities and other community assets to local town and parish councils or community groups. Farnham Town Council had agreed to transfer eleven identified assets to date and these were going through a due diligence process with information awaited from the Borough Council.

Easement Clauses

Members had previously been concerned that easement clauses added to the Heads of Terms in transfer documentation were being applied unfairly to Farnham. Clarification had since been received from Waverley that:

- Easement clauses were not unique to Farnham; other Waverley areas were similarly subject to them, though not every transfer included one.
- The scope had been narrowed following representations: the clause now applied only to significant access for substantial development, not everyday use or events.
- The duration of such clauses remained under negotiation; time-limited clauses were common (the Godalming Museum transfer to Godalming Town Council was cited as a recent precedent).

These matters would be resolved by the respective legal teams.

Progress on Transfers

- None of the eleven transfers had yet completed. Heads of terms for Morley Road and Borelli Walk were believed to have been agreed at a Waverley level; the Town Council's solicitors had been appointed but had not yet received final documentation. Target completion: 1 October 2026.
- Morley Road: Surrey County Council funding was available for a trim trail. The Council had proposed to Waverley that works commence under Waverley's permitted development rights (with the Council indemnifying Waverley against any claims) to avoid delay. A response was awaited.
- Borelli Walk: Seven recently-planted trees had died. Crest (the responsible developer) would be required to replace them before or as a condition of transfer.
- Hale Recreation Ground (separate process as charitable trust owned land): An unregistered plot of land and an ambiguity over the Hale Scout Hut (poor condition; liability for neglect unresolved between Scouts nationally and locally) meant transfer required additional clarification prior to transfer.
- Badshot Lea and Rowledge Recreation Grounds. A rescheduled meeting with clubs was needed. As there were unresolved issues over liabilities and responsibility for erecting cricket nets, a cost currently falling to the Borough Council.
- Charitable trusts: The Council had agreed to pursue transfer of two charitable trusts related to Farnham and the Town Clerk had also written to Waverley to ask whether any other Farnham-specific trusts could be transferred at the same time. Trust transfers could be completed quickly by the Charity Commission.

- Non-CAT buildings (Montrose House, Waggon Yard Garages): These fell outside Waverley's current CAT policy (which did not include buildings) and a revision had not been formally put to the Waverley Executive but officers had had a discussion with the Property Team at Waverley and potential options for a leasehold interest. Further discussions were awaited.
- It was noted that time for new Waverley commitments was running out given the Section 24 Order date of 24 July 202 and it was noted after Vesting Day, discussions would be with West Surrey Unitary Authority.

Cllr Fairclough advised that Waverley's legal team was handling approximately 28 live CAT applications plus approximately 10 further matters -around 40 in total - for an already-stretched team. It was agreed to progress the eleven transfers at pace to make a decision if all should be taken on or not.

10 Farnham Infrastructure Programme (FIP) Update

Councillor Hesse reported that The Farnham Infrastructure Programme (FIP site walkabouts had been reinstated. The new project team was described as open and approachable. Progress updates:

- Outstanding BT junction boxes were being progressively infilled with matching brickwork. The large junction box outside Cancer Research remained outstanding.
- Bike racks outside a café were limiting a business operator's desire to use of pavement space for tables and chairs and moving one rack was noted as a simple solution.
- Paving in the Fat Face area was being set in concrete and dressed to resemble traditional paving. It was accepted that, given ground conditions, this was the only viable approach and the result would look appropriate.
- Bins: No litter bins were present from Dogflud Way along the north side, down East Street, across to The Borough and along West Street until Farnham Library. Reinstatement of the bin outside Fat Face and installation of bins at the Royal Deer junction were noted as priorities.
- The Borough remaining paving: Completion works would likely require a road closure; August was targeted, though whether at night-time or with daytime closure was not yet agreed.
- Lighting: The FIP team was finalising the lighting design for The Borough pinch point.
- Flooding: Members noted flooding at the Royal Deer junction and at the basement of Alton Sports was being investigated.

11 Neighbourhood Plan — Settlement Capacity Study

Farnham Town Council has an adopted Neighbourhood Plan which carries weight in determining planning applications. Waverley's standard method housing figure requires Farnham to plan for approximately 8,024 new homes over the plan period 2024–2044 (approximately 400 per year). Without an up-to-date Local Plan, speculative development applications were assessed on the "tilted balance" (which generally favours development). The Council is committed to reviewing and updating its Neighbourhood Plan policies and building an evidence base.

The Working group received a proposal from O'Neill Homer (ONH) for a Settlement Capacity and Scenario Study which would help progress the Neighbourhood Plan. The study would:

- Model different housing growth scenarios (5,000; 8,000; 10,000+ homes over the plan period) and identify infrastructure requirements triggered at each level — schools, roads, sewage treatment and water supply.
- Update Neighbourhood Plan policies in the context of the revised National Planning Policy Framework (NPPF).
- Provide evidence for use defensively in response to speculative planning applications.
- Include community and stakeholder engagement (under the fuller-scope option).

Two options were presented by ONH. Members agreed that Option B (full scope with community and stakeholder engagement) at £14,950, plus £950 for the policy review, was the right approach

and agreed that the study should take into account the new National Planning Policy Framework (once published) emerging Spatial Development Strategy being developed by Surrey County Council and the emerging West Surrey Shadow Authority. Officers would inform the existing planning authority (Waverley Borough Council) and the West Surrey Shadow Authority.

Recommendation to Council: ONH be commissioned to carry out:

- 1) A policy Review of Neighbourhood Plan Policies at a cost of £950;**
- 2) a Settlement Capacity and Scenario Study at a cost of £14,950 funded from the Neighbourhood Planning reserve.**

12 Woolmead Site and East Street

The Working Group noted that the Woolmead site in East Street, which has been derelict for approximately six to eight years following demolition of the previous retail and offices had been provisionally sold by Homes England to Farnham Estates as the preferred developer.

Councillor Hesse had prepared a paper proposing pedestrianisation or pedestrian priority treatment for the section of East Street between the Royal Deer junction and Threadneedle Road, to complement the Woolmead redevelopment and create a piazza-style public space linking the town centre with Brightwells.

The Town Clerk noted a procedural point: the paper had not been formally listed on the agenda and Councillors had not all had prior notice. As such the Working Group discussed the principal of the idea and the previous Council policy which favoured increased pedestrian priority where possible.

Key points raised by Cllr Hesse:

- East Street had suffered from decades of decline; the Woolmead site represented the last major regeneration opportunity in the town centre.
- Part-pedestrianisation or pedestrian priority treatment between the Royal Deer junction and Threadneedle Road would create a piazza capable of hosting markets, events and outdoor seating, linking Brightwells with the wider town centre.
- Councillor Hesse had already communicated his ideas with the MP (Greg Stafford), Surrey County Council, Homes England and the developer. He advised timing was critical since once the developer's plans were finalised, road realignment options would be lost.

Recommendation to Council: It is recommended that

(1) Council welcomes the agreement in principle with Farnham Estates, a local developer, as preferred developer for the Woolmead site;

(2) Council supports the concept of pedestrian priority or pedestrianisation in East Street (between the Royal Deer junction and Threadneedle Road), to link East Street with the rest of the town centre and with the Brightwells development;

(3) The Leader, the Lead Member of the Infrastructure Task Group and relevant officers to be authorised to discuss with Farnham Estates the options for the Woolmead site in the context of the Neighbourhood Plan and what is achievable;

(4) The MP, Homes England and other relevant partners be informed of the Council's view.

13 Reports on Task Groups

Conservation Areas Task Group: Councillor Hesse had requested a meeting to discuss and agree the terms of reference for this Group. A meeting would be arranged in the near future; the outcome to be reported to the next meeting.

14 Review of Council Policies

The planned review of the updated Financial Regulations, was deferred to the next meeting due to ongoing difficulties with the new committee management software.

15 Residents Associations — Umbrella Body

The Working Group noted a request had been received from a community representative proposing that the Council endorse a collective umbrella body for residents associations. The Working Group noted that there was already a residents' association representative on the Neighbourhood Area Committee who actively engaged with multiple groups including the Bourne Conservation Group, North Farnham RA, Bradshaw Lee Community Group and Castle Street RA, and was to be included in the forthcoming ONH consultation process.

The Group concluded that no formal endorsement was required by the Council as it was for residents associations themselves to determine whether they wished to establish a formal umbrella body. It was noted that historically this role had taken place with the Farnham Society. The Council would communicate with any such body and would maintain direct communication with individual residents associations.

16 Council Consultations

The Town Clerk reported that Waverley Borough Council had resolved at its recent meeting to commence the new Local Plan process. A public consultation on the scope of the new Local Plan was running from 15 June to 27 July 2026.

17 Town Clerk's Update

(a) Farnham Building Preservation Trust

The Town Clerk had received a paper on the strategic direction of the Farnham Building Preservation Trust. He also confirmed he had resigned as a Trustee to avoid any potential conflicts of interest. The Trust had also included a limited company in connection with property development activity. Two options for transfer to Farnham Town Council as sole trustee were under consideration: (i) transferring the existing trusteeship as amended; or (ii) winding up and creating a new trust. Both options were to be referred to solicitors for advice on risk and practicality. A Trust property had been on the market and when sold, proceeds would be invested as a capital endowment. The Leader and Mayor to work with the Town Clerk on next steps.

(b) Farnham Swimming Baths Trust (Victoria Garden)

A meeting was scheduled with the trustees of the Farnham Swimming Baths Trust (Victoria Garden). The trustees wished to hand back management to Farnham Town Council. The Town Clerk recommended retaining a Trust structure to enable fundraising and tax-efficient receipt of donations. A further report would be made to subsequent meetings.

(c) Meeting Calendar and Conflicts

Cllr Fairclough advised there were increasing meeting conflicts arising from the West Surrey Shadow Authority meeting schedule, Waverley executive briefings and BID Board meetings and a calendar would be circulated. The Strategy & Resources meeting in September had already been moved forward by one week to enable the Leader to attend.

The Town Clerk advised he would seek a contract extension from the committee software supplier at no additional cost, given significant teething troubles since installation.

18 Date of Next Meeting

The next meeting of the Strategy & Resources Working Group will be held on Monday 20 July 2026.
At 2pm



FARNHAM TOWN COUNCIL

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Notes

Planning and Licensing Consultative Working Group

Time and date

Monday 11th May 2026 at 10.15am

Place

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

Planning & Licensing Consultative Working Group Members Present:

Councillors Andrew Laughton (Lead Member); David Beaman; Alan Earwaker; Brodie Mauluka; George Murray; Graham White (Guest)

Officer: Jenny de Quervain

1. Election of Lead Member

Councillor Laughton was nominated as Lead Member of the Planning and Licensing Consultative Group by Councillor Earwaker and seconded by Councillor Murray.

2. Apologies for Absence

Apologies were received from Councillors Dickson, Merryweather and Woodhouse.

3. Disclosure of Interests

None were received.

4. Applications Considered for Key/Larger Developments

To consider applications for key or larger developments of 5 or more dwellings.

Farnham Castle**NOT/2026/00736 Farnham Castle**

Officer: Justin Bramley

LAND AT ST JOHNS AMBULANCE, ARUNDELL PLACE, FARNHAM GU9 7HQ

G.P.D.O. 2015 Sch 2, Part 16, Class A - Notification of replacement 20m telecommunication monopole and relocation of a cabinet with associated works.

No comment.

PRA/2026/00723 Farnham Castle

Officer: Dana Nickson

ST JOHN HOUSE, LION AND LAMB WAY, FARNHAM

General Permitted Development Order 2015, Schedule 2 Part 3 Class MA - Prior Approval Application for change of use of the building from business (Use class E) to 6 No. dwellings (Use class C3) (amended description).

No comment.

NMA/2026/00722 Farnham Castle

Officer: Tajinder Rehal

PUBLIC CONVENIENCE, GOSTRY MEADOW, UNION ROAD, FARNHAM

Amendment to WA/2025/00099 to remove a Category C tree identified as T2, which will be replaced with a new tree in a more suitable location.

For information only.

WA/2026/00731 Farnham Castle

Officer: Tajinder Rehal

BRIGHTWELL HOUSE, OLD MARKET PLACE, FARNHAM GU9 7WE

Installation of plant and extract equipment.

No comment.

WA/2026/00732 Farnham Castle

Officer: Tajinder Rehal

BRIGHTWELL HOUSE, OLD MARKET PLACE, FARNHAM GU9 7WE

Listed Building Consent for the installation of plant and extract equipment and interior alterations.

No comment.

Farnham Moor Park

Amendments received

Amended application form, planning statement, school travel plan, transport statement and site plan and bike store details submitted

WA/2026/00362 Farnham Moor Park

Officer: Tajinder Rehal

KILN HOUSE STUDIOS, BADSHOT FARM LANE, BADSHOT LEA, FARNHAM

Change of use of Kiln House Studios from offices to an SEMH (Social, Emotional, and Mental Health) school and Kiln House Cottage from dwelling to a residential home; alterations to elevations of car-port and associated works.

The application has been withdrawn.

NOT/2026/00743 Farnham Moor Park

Officer: John Bennett

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

G.P.D.O. 2015 Sch 2, Part 4, Class BC - Notification of commencement of temporary recreational campsite for up to 50 pitches on less than 60 days.

Farnham Town Council notes the Enforcement Notice Appeal decision for the two dwellings, stables and operation of scaffolding storage on the site. The Inspector concluded that “the private drive does not provide a safe and suitable access for all users and its use results in an unacceptable impact on highway safety. As such, development s contrary to LLP2 Policy DM9 which seeks, among other things, to provide safe and convenient access to all highways users in a way which does not adversely increase the risk of accidents or endanger the safety of road users. It does not comply with Policy FNP30 of the Farnham Neighbourhood Plan (FNP) which states, amongst other things, that proposals will be permitted for safely located vehicles and pedestrian accesses where adequate visibility exists or could be created. It is also contrary to paragraphs 115b) and 116 of the Framework (NPPF).

Farnham Town Council has requested that the decision is considered in this case.

5. **Applications Considered**

Farnham Bourne

TM/2026/00740 Farnham Bourne

Officer: Theo Dyer

FERNDOWN COURT, 43 FRENHAM ROAD, LOWER BOURNE, FARNHAM GU10 3PZ
APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 26/03

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 LPP1 policy CC1 Climate Change and NE2 Green and Blue Infrastructure.

TM/2026/00741 Farnham Bourne

Officer: Theo Dyer

7 LONGHOPE DRIVE, WRECCLESHAM, FARNHAM GU10 4SN
APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 04/99

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/2026/00669 Farnham Bourne

Officer: Sera Elobisi

LONGCROFT, WOODLAND DRIVE, WRECCLESHAM, FARNHAM GU10 4SG
Erection of single storey extensions and alterations

No comment.

WA/2026/00734 Farnham Bourne

Officer: Justin Bramley

LITTLE THATCHES, BOURNE DENE, WRECCLESHAM, FARNHAM GU10 4RF

Erection of extensions and alterations including replacement roof incorporating dormers and rooflights; construction of a swimming pool and associated landscaping.

Permission for a replacement dwelling was granted April 2024 under WA/2024/00512. No comment.

Farnham Castle

CA/2026/00659 Farnham Castle

Officer: Theo Dyer

HOPFIELD BARN, CASTLE HILL, FARNHAM GU9 7JE
FARNHAM CONSERVATION AREA WORKS TO AND REMOVAL OF TREES

Farnham Town Council would like to know why T1 Walnut is to be felled as no reason is given.

WA/2026/00652 Farnham Castle

Officer: Anna Whitty

5 THE GROVE, FARNHAM GU9 7GB
Erection of an outbuilding (retrospective).

No comment.

WA/2026/00745 Farnham Castle

Officer: Wanda Jarnecki

28 PARK ROAD, FARNHAM GU9 9QN

Certificate of Lawfulness under Section 192 for hip to gable and dormer extensions with installation of rooflights to provide habitable accommodation in roof space.

No comment.

Farnham Firgrove

WA/2026/00685 Farnham Firgrove

Officer: Tajinder Rehal

44 LITTLE GREEN LANE, FARNHAM GU9 8TB

Outline application with all matters reserved for the erection of 1 dwelling and associated works following demolition of existing garage.

No comment.

WA/2026/00733 Farnham Firgrove

Officer: Justin Bramley

108 GREENFIELD ROAD, FARNHAM GU9 8TQ

Erection of single storey rear extension with partially subterranean structure under existing lawn, with a glazed link extension to existing dwelling.

No comment.

Farnham Heath End**WA/2026/00657 Farnham Heath End**

Officer: Justin Bramley

4 BEAM HOLLOW, FARNHAM GU9 0NA

Erection of two storey extension and alterations following demolition of attached garage.

No comment.

Farnham Moor Park**TM/2026/00742 Farnham Moor Park**

Officer: Theo Dyer

ROCK HOUSE, ROCK HOUSE LANE, RUNFOLD, FARNHAM GU10 1NR

APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 04/15

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/2026/00674 Farnham Moor Park

Officer: Matt Ayscough

BROOMLEIGH COTTAGE, 27 WAVERLEY LANE, FARNHAM GU9 8BB

Erection of two storey and single storey extensions and alterations with dormer windows to first floor south elevation and associated landscaping.

No comment.

WA/2026/00691 Farnham Moor Park

Officer: Justin Bramley

6 TOWNS END GARDENS, FARNHAM GU9 9FP

Erection of single storey extension including covered porch and alterations to integral garage to form habitable accommodation.

Sufficient parking must be available within the boundary of the property with the loss of the integral garage.

Farnham North West**PRA/2026/00698 Farnham North West**

Officer: Justin Bramley

RUNWICK HILL, RUNWICK LANE, RUNWICK, FARNHAM GU10 5EE

Erection of a single storey rear extension which would extend 8.00 m beyond the rear wall of the original house for which the height would be 4.00 m and for which the height of the eaves would be 2.95 m.

No comment.

Farnham Rowledge

TM/2026/00660 Farnham Rowledge

Officer: Theo Dyer

10 BAKER OATS DRIVE, WRECCLESHAM, FARNHAM GU10 4DT

APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 14/20

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/2026/00661 Farnham Rowledge

Officer: Theo Dyer

9 BAKER OATS DRIVE, WRECCLESHAM, FARNHAM GU10 4DT

APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 14/20

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/2026/00693 Farnham Rowledge

Officer: Theo Dyer

12 WRECCLESHAM HILL, WRECCLESHAM, FARNHAM GU10 4JW

APPLICATION FOR REMOVAL OF TREE SUBJECT OF TREE PRESERVATION ORDER 13/13

Farnham Town Council leaves to the Arboricultural Officer.

WA/2026/00655 Farnham Rowledge

Officer: Matt Ayscough

8 LUFFS COTTAGES, CHURCH LANE, WRECCLESHAM, FARNHAM GU10 4PX

Erection of single storey extensions and alterations.

No comments.

WA/2026/00670 Farnham Rowledge

Officer: Justin Bramley

7 LAUREL GROVE, WRECCLESHAM, FARNHAM GU10 4NU

Erection of a single storey and two storey extensions and alterations; widening of existing vehicle access with associated landscaping.

No comment.

Farnham Weybourne

WA/2026/00671 Farnham Weybourne

Officer: Anna Whitty

41 WHITMORE GREEN, FARNHAM GU9 9AF

Erection of a single storey extension following demolition of existing.

No comment.

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

There were none for this meeting.

7. Appeals Considered

Appeal Notification

Planning Inspectorate Reference: 6006720

Site: 10 PINE VIEW CLOSE, BADSHOT LEA, FARNHAM GU9 9JS

Appellant's Name: Joanna Fry

The appeal will be determined on the basis of Written Representations followed by a site visit by the inspector.

FTC comments:

WA/2025/02373 Farnham Moor Park

Officer: Tajinder Rehal

10 PINE VIEW CLOSE, BADSHOT LEA, FARNHAM GU9 9JS

Erection of a single storey dwelling with amenity space, parking and bin store following demolition of existing outbuilding; landscaping works to existing dwelling to facilitate parking.

Farnham Town Council notes the planning history at this location.

Although the proposal is now for dwelling in the garden instead of alterations to the extension, Farnham Town Council maintains its objections to an additional dwelling at 10 Pine View Close and the negative impact on the living conditions of neighbouring occupiers in conflict with LPP1, LPP2, Farnham Neighbourhood Plan policies and NPPF, as highlighted by the Planning Inspector when dismissing the appeal (20 January 2025) to the refusal of application WA/2023/02067.

The Inspector concluded 'The conflict I have identified with WLP1 Policy TD1, WLP2 Policies DM1, DM4 and DM5 and FNP Policies FNP1, FNP15 and FNP16 results in a conflict with the development plan read as a whole.' 'I have found conflict with the FNP arising from the harms to both character and appearance and the living conditions of neighbouring occupiers. There is also conflict in these respects with the rest of the development plan and the Framework.

8. Licensing Applications Considered

Minor Variation Premises Application

Serina 7, The Borough, Farnham, GU9 7NA

Mr Q Aliaj

This application is for Recorded music (low-level) in the external area 08:00-21:00 Sunday to Thursday and 08:00-22:00 Friday and Saturday. No changes are to be made to the other licensable activities.

No comment.

New Premises Application

Cazaro Lounge, Brightwell House, Old Market Place, Farnham, GU9 7WE

Loungers UK Ltd

An application has been received for a new premises licence. The application is for Live music and Recorded music - Between the hours of 23:00 and 02:00 on New Year's Eve; Late night refreshment 23:00-00:00 Monday to Sunday; On and Off sales of alcohol 10:00-00:00 Monday to Sunday and Opening hours 08:00-00:00 Monday to Sunday (The premises may remain open for the sale of alcohol and provision of late night refreshment and regulated entertainment from the terminal hour for those activities on New Year's Eve through to the 02:00 on New Year's Day).

No comment.

Street Trading Consent Renewal

Smiths Sizzle Shack, Farnham Trading Estate

The application is for 'Smiths Sizzle Shack' to continue to trade from Farnham Trading Estate between the hours of 06:00 and 16:00 Monday to Friday.

No comment.

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

Waverley's Planning Committee on Wednesday 13 May 2026 at 7.00pm.

Ward Councillor George Murray to represent Farnham Town Council's objection to:
WA/2025/00971 TWO PARCELS OF LAND SEPARATED BY BURNT HILL ROAD BURNT HILL
ROAD WRECCLESHAM FARNHAM
Erection of 7 dwellings with vehicular access, amenity space, car and cycle parking and associated works.

10. Date of next meeting

Monday 1st June 2026 at 9.30am.

The meeting ended at 11.35 am

Notes written by Jenny de Quervain



FARNHAM TOWN COUNCIL

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Notes

Planning & Licensing Consultative Working Group

Time and date

Monday 1st June 2026 at 9.30 am

Place

Council Chamber, Farnham Town Council, South Street, Farnham GU9 7RN and via Teams

Planning & Licensing Consultative Working Group Members Present:

Councillors Andrew Laughton (Lead Member); David Beaman; Alan Earwaker; Brodie Mauluka; George Murray; Mark Merryweather

Officer: Jenny de Quervain

Due to Councillor Laughton being delays, councillor Murray was nominated as Lead Member for the start of the meeting, by Councillor Earwaker and seconded Councillor Beaman.

1. Apologies for Absence

Apologies were received from Councillors Tim Woodhouse

2. Disclosure of Interests

The officer declared an interest to WA/2026/00762 due to vicinity.

3. Applications Considered for Key/Larger Developments

Farnham Castle

TC/2026/00837 Farnham Castle

Officer: Justin Bramley

EXISTING BASE STATION, ST JOHN HOUSE, LION AND LAMB WAY, FARNHAM GU9 7HA
General Permitted Development Order 2015, Schedule 2, Part 16, Class A. to upgrade existing telecommunications base station comprising the removal, relocation and replacement of existing 17.5m monopole with a 20m monopole, supporting 6 no antennas and 1 no 300mm dish, together with the relocation of 1 no existing meter cabinet and ancillary development

No comment.

Farnham Firgrove

WA/2026/00770 Farnham Firgrove

Officer: Dana Nickson

UNIT 1, HOOKSTILE LANE, FARNHAM GU9 8LG

Reserved Matters application pursuant to Outline consent WA/2022/01984 full details of hard and soft landscaping in accordance with the requirements of the outline condition relating to reserved matters.

No comment.

4. Applications Considered

Councillor Laughton arrived to lead the meeting.

Farnham Bourne

Amendments received

Amended proposal description

Application under Section 73 to vary condition 4 (removal of permitted development rights) of WA/2024/00685 to restrict PD rights for Classes E and F only (amended description).

WA/2026/00242 Farnham Moor Park

Officer: Dana Nickson

HILLBROW, BOTANY HILL, THE SANDS, FARNHAM GU10 1LZ

Application under section 73 to remove condition 4 (removal of permitted development rights) of WA/2024/00685.

Farnham Town Council maintains previous comments:

Farnham Town Council objects to the removal of Condition 4: Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any other Order revoking or re-enacting that Order with or without modification), no development as defined within Part 1 of Schedule 2, Classes A - E inclusive of that order, shall be undertaken on the site without the written permission of the Local Planning Authority.

This condition must be maintained: In the interest of the character and amenity of the area, to protect the openness of the Green Belt and the landscape character of the area, in accordance with Policies TD1, RE2 and RE3 of the Local Plan 2018 (Part 1), Policies DM1, DM4, DM11 and DM14 of the Local Plan 2023 (Part 2) and the NPPF 2024.

Permitted development is inappropriate where proposed development is in sensitive landscapes; applications must be fully considered against relevant policies. The applicant is within their rights to submit full planning applications.

Amendments received

Amended plans were published on 27 May 2026

WA/2026/00580 Farnham Bourne

Officer: Justin Bramley

GREENFORD HOUSE, TILFORD ROAD, FARNHAM GU9 8HR

Erection of extensions and alterations together with replacement porch.
Farnham Town Council supports the neighbours' objections.

The proposed extensions are forward of the building line towards the road. This will have a negative impact on the character in this rural setting located in the South Farnham Arcadian area in policy FNP8, being dominant in appearance.

Additional windows will have a negative impact on the neighbour from overlooking. Condition 4 of WA/2017/1080 must be maintained with no windows on the southern elevation at first floor level.

Concern is raised over the safety of the access with the proposed built form extending into the turning area. The existing dwelling with permission under WA/2017/1080 was setback compared with previous applications. This allowed for vehicles to enter, park and leave the site in the applicant's control in a safe manner. Condition 6 must be maintained to ensure the parking and turning areas are retained and not built on or obstructed.

PRA/2026/00815 Farnham Bourne

Officer: Justin Bramley

REDBANK, LODGE HILL ROAD, LOWER BOURNE, FARNHAM GU10 3RB

General Permitted Development Order 2015, Schedule 2 Part 1 Class AA - Prior Notification application for enlargement of a dwellinghouse by construction of additional storey.

No comment.

Farnham Castle

PRA/2026/00753 Farnham Castle

Officer: Tajinder Rehal

39 to 40 DOWNING STREET, FARNHAM GU9 7PH

General Permitted Development Order 2015, Schedule 2 Part 3 Class G - Prior Approval for change of use of the upper 2 floors from commercial to residential use, including change of use of part of the ground floor for access to the upper floors.

No comment.

WA/2026/00768 Farnham Castle

Officer: Anna Whitty

3 BISHOPS MEAD, FARNHAM GU9 7DU

Erection of extensions and alterations to existing single storey dwelling to provide a two storey dwelling

Farnham Town Council supports the neighbours' objections. An enhanced construction and traffic management plan is required.

WA/2026/00776 Farnham Castle

Officer: Wanda Jarnecki

2-3 THE BOROUGH, FARNHAM GU9 7NA

Application for Advertisement Consent to display 1 non illuminated fascia sign.

No comment.

WA/2026/00807 Farnham Castle

Officer: Tajinder Rehal

6 ST GEORGES YARD, FARNHAM GU9 7LW

Replacement of existing single glazed windows with double glazed windows.

No comment.

WA/2026/00814 Farnham Castle

Officer: Anna Whitty

LONGACRE, LONG GARDEN WALK WEST, FARNHAM GU9 7HX

Erection of a detached garden room.

No comment.

WA/2026/00832 Farnham Castle

Officer: Tajinder Rehal

39 & 40 DOWNING STREET, FARNHAM GU9 7PH

Internal and external alterations including amenity space (change of use of the upper two floors currently being considered under PRA/2026/00753).

Farnham Town Council requests that a Condition be included to restrict future occupiers of the dwellings from applying for on-street parking permits within the Farnham town centre controlled parking Zone A. This principle has been applied to other residential development in the town centre with limited or no on-site parking provision.

WA/2026/00833 Farnham Castle

Officer: Tajinder Rehal

39 & 40 DOWNING STREET, FARNHAM GU9 7PH

Listed building consent for internal and external alterations.

No comment.

WA/2026/00878 Farnham Castle

Officer: Sera Elobisi

6 LOWNDES BUILDINGS, FARNHAM GU9 7JD

No comment.

Farnham Firgrove

WA/2026/00773 Farnham Firgrove

Officer: Wanda Jarnecki

38 BALDREYS, FARNHAM GU9 8RH

Erection of a single storey extension following demolition of existing conservatory.

No comment.

WA/2026/00801 Farnham Firgrove

Officer: Justin Bramley

1 HIGHFIELD CLOSE, FARNHAM GU9 8EZ

Erection of front and side extensions to existing detached garage.

No comment.

WA/2026/00809 Farnham Firgrove

Officer: Anna Whitty

44 GROVE END ROAD, FARNHAM GU9 8RB

Erection of single and double storey extensions and alterations.

No comment.

Farnham Heath End

WA/2026/00756 Farnham Heath End

Officer: Wanda Jarnecki
25 SOUTH AVENUE, FARNHAM GU9 0QY
Certificate of Lawfulness under Section 192 for hip to gable and dormer extensions with installation of roof lights to provide habitable accommodation in roof space.
No comment.

WA/2026/00757 Farnham Heath End

Officer: Wanda Jarnecki
25 SOUTH AVENUE, FARNHAM GU9 0QY
Erection of single storey extensions; demolition of existing single storey element and detached garage.
No comment.

WA/2026/00764 Farnham Heath End

Officer: Justin Bramley
THE DIPWELL, 12 NUTSHELL LANE, UPPER HALE, FARNHAM GU9 0HG
Erection of extensions and alterations including installation of rooflights to provide habitable accommodation in roof space; construction of steel balustrades to replace brick walls to entrance steps; demolition of existing single storey extension.
No comment.

WA/2026/00782 Farnham Heath End

Officer: Wanda Jarnecki
FARNCOURT, FOLLY LANE NORTH, FARNHAM GU9 0HU
Erection of a single storey extension following demolition of existing single storey extension.
No comment.

WA/2026/00798 Farnham Heath End

Officer: Justin Bramley
18 NORTH AVENUE, FARNHAM GU9 0RD
Erection of a single storey extension following demolition of existing conservatory.
No comment.

WA/2026/00834 Farnham Heath End

Officer: Wanda Jarnecki
35 HAMPTON ROAD, FARNHAM GU9 0DL
Erection of a single storey extension (as amended by plan received 19/05/2026).
No comment.

Farnham Moor Park

WA/2026/00783 Farnham Moor Park

Officer: Wanda Jarnecki
8 LONGLEY ROAD, FARNHAM GU9 8LZ
Erection of single storey rear extension and roof extension with changes to fenestration
No comment.

WA/2026/00846 Farnham Moor Park

Officer: Wanda Jarnecki
THE OUT HOUSE, THE BARN HOUSE, 42A COMPTON WAY, FARNHAM
Certificate of Lawfulness under Section 191 for the continued use of The Out House as single independent dwelling for more than four years.

No comment.

Farnham North West

NMA/2026/00781 Farnham North West

Officer: Dana Nickson

TECH RECYCLE HOUSE, ODIHAM ROAD, FARNHAM GU10 5AB

Amendment to WA/2022/02291 to change position of shutter and fire exit doors; as well as amending ground floor windows to WCs. It is also proposed to amend the cladding colour.

No comment.

TM/2026/00826 Farnham North West

Officer: Theo Dyer

14 HEATHYFIELDS ROAD, FARNHAM GU9 0BW

APPLICATION FOR WORKS TO TREE 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/2026/00762 Farnham North West

Officer: Dana Nickson

LAND OPPOSITE 8 OLD PARK LANE, FARNHAM GU9 0AH

Erection of an outbuilding following demolition of existing outbuildings.

No comment.

Farnham Rowledge

NMA/2026/00893 Farnham Rowledge

Officer: Justin Bramley

40 BEACON CLOSE, WRECCLESHAM, FARNHAM GU10 4PA

Amendment to WA/2026/00080 Change of materials on first floor extension at first floor level from composite boarding to ivory coloured K Rend render Preference of material finish

No comment.

TM/2026/00825 Farnham Rowledge

Officer: Theo Dyer

10 THE CHINE, WRECCLESHAM, FARNHAM GU10 4NN

APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 14/00

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/2026/00840 Farnham Rowledge

Officer: Theo Dyer

1 POTTERS MEWS, WRECCLESHAM, FARNHAM GU10 4EG

APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 05/18

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.

Amendments received

Amended plans and documents

WA/2025/01322 Farnham Rowledge

Officer: Tajinder Rehal

HORNBEAMS, 20 CHAPEL ROAD, ROWLEDGE, FARNHAM GU10 4AW

Erection of 2 dwellings and associated works following demolition of existing dwelling.

Farnham Town Council maintains previous comments:

Farnham Town Council notes some amendments have made to address the previously refused application under WA/2024/01481. The entrance to both dwellings is now proposed as utilising the existing entrance; the detached gage has been removed from the proposals; the materials and designs have been changed to reflect some local character, but the previous bungalow is now proposed as a two-storey dwelling; the impact on the trees on the site have been assessed.

Farnham Town Council supports the neighbours' objections and maintains previous objections to two dwellings on the site being overdevelopment and out of character with the surrounding area.

The proposal would fail to comply with Policy TD1 of the Local Plan (Part 1) 2018, Policies DM1 and DM4 of the Local Plan (Part 2) 2023, and Policy FNP1 of the Farnham Neighbourhood Plan (2020).

WA/2026/00793 Farnham Rowledge

Officer: Wanda Jarnecki

VINERS MEAD, WRECCLESHAM ROAD, WRECCLESHAM, FARNHAM GU10 4PT

Erection of a single storey extension.

No comment.

WA/2026/00794 Farnham Rowledge

Officer: Wanda Jarnecki

VINERS MEAD, WRECCLESHAM ROAD, WRECCLESHAM, FARNHAM GU10 4PT

Listed Building Consent for erection of a single storey extension with internal alterations.

No comment.

WA/2026/00810 Farnham Rowledge

Officer: Wanda Jarnecki

3 STABLE CLOSE, WRECCLESHAM, FARNHAM GU10 4EF

Alterations to roofspace to provide habitable accommodation including a dormer and roof lights.

No comment.

Farnham Rowledge

TM/2026/00827 Farnham Weybourne

Officer: Theo Dyer

ALL HALLOWS ROMAN CATHOLIC SECONDARY SCHOOL, WEYBOURNE ROAD, FARNHAM GU9 9HF

APPLICATION FOR REMOVAL OF TREES SUBJECT OF TREE PRESERVATION ORDER WA313

Farnham Town Council leaves to the Arboricultural Officer

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

Other applications. There were none for this meeting.

6. Appeals

There were none for this meeting.

7. Licensing Applications Considered

Pavement Licence Application Renewal

The Tellers Arms, 75 Castle Street, Farnham, Surrey, GU9 7LP
Young & Co's Brewery Plc

An application has been received for a renewal of a temporary pavement licence. Monday to Sunday 08.00 to 23.00 for 5 tables, 10 chairs and 4 planters.

It is expected that applications for additional areas for a pavement licence will come forward when Castle Street pavement works are completed.

Street Trading Application Renewal

Waverley Borough Council is currently in receipt of an application for a Street Trading Consent. The application is for an itinerant trader called '**Drifter's Super Whip**' to trade Monday – Sunday across the borough between 12.00-19.00, until the end of October 2026.

Condition to be maintained that trading is away from existing shops in Neighbourhood Centres to include within the vicinity of shops at Badshot Lea crossroad.

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

To consider who should speak on any relevant application at Waverley's Planning Committee, Hearings or Inquiries. There were none for this meeting.

9. Date of next meeting

Monday 15th June 2026 at 9.30am.

The meeting ended at 9.59am.

Notes written by Jenny de Quervain



FARNHAM TOWN COUNCIL

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Notes

Planning and Licensing Consultative Group

Time and date

9:30 am on Monday 15th June 2026

Place

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

Planning & Licensing Consultative Working Group Members Present:

Councillors Andrew Laughton (Lead Member); David Beaman; Alan Earwaker; Brodie Mauluka; Mark Merryweather

Officer: Jenny de Quervain

- 1. Apologies for Absence**
Apologies were received from Councillors Murray and Woodhouse.
- 2. Disclosure of Interests**
None were received.
- 3. Applications Considered for Key/Larger Developments**
Farnham Castle

PRA/2026/00947 Farnham Castle

Officer: Omar Sharif

CLARENDON HOUSE, 62-63 DOWNING STREET, FARNHAM GU9 7PN

General Permitted Development Order 2015, Schedule 2 Part 3 Class MA - Prior Notification application for change of use from commercial, business and service (Use Class E) to 6 No. dwellings (Use Class C3).

No comments.

WA/2026/00924 Farnham Castle

Officer: Tajinder Rehal

BRIGHTWELL HOUSE, OLD MARKET PLACE, FARNHAM GU9 7WE

Listed Building Consent for installation of illuminated and non illuminated signage, tiled entrance door surround with wall mounted lighting.

No comment.

WA/2026/00925 Farnham Castle

Officer: Tajinder Rehal

BRIGHTWELL HOUSE, OLD MARKET PLACE, FARNHAM GU9 7WE

Application for Advertisement Consent to display illuminated and non illuminated signage and illuminated menu board.

No comment.

WA/2026/00968 Farnham Castle

Officer: Tajinder Rehal

THE PUMP HOUSE, KIMBERS LANE, FARNHAM GU9 9PT

Erection of two outbuildings to provide a staff cabin and additional classroom with associated works following removal of existing staff cabin; alterations to car park layout.

Farnham Town Council notes that the increase in nursery floor space will allow for a raise from 88 to 103 children being accommodated at the nursery. Consideration must be given to the impact on the access with the increase in vehicles movements. Condition 5. Parking Management Statement, dated April 2022, of WA/2022/00719 must be maintained.

**4. Applications Considered
Farnham Bourne**

WA/2026/00910 Farnham Bourne

Officer: Wanda Jarnecki

24A MIDDLE BOURNE LANE, LOWER BOURNE, FARNHAM GU10 3NH

Erection of ground and first floor extensions, alterations with demolition of existing attached garage.

No comment.

WA/2026/00922 Farnham Bourne

Officer: Wanda Jarnecki

103 BURNT HILL ROAD, LOWER BOURNE, FARNHAM GU10 3LH

Erection of ground and first floor extensions and alterations following demolition of existing conservatory.

No comment.

Farnham Castle

CA/2026/00988 Farnham Castle

Officer: Theo Dyer

1 CASTLE COURT, CASTLE HILL, FARNHAM GU9 7JE

FARNHAM CONSERVATION AREA REMOVAL OF TREES

Farnham Town Council leaves to the Arboricultural Officer.

WA/2026/00977 Farnham Castle

Officer: Justin Bramley

VODAFONE, 32 THE BOROUGH, FARNHAM GU9 7NJ

Advertisement consent for a non illuminated projecting sign.

No comment.

WA/2026/00984 Farnham Castle

Officer: Tajinder Rehal

BENCHMARK KITCHEN AND JOINERY, GUILDFORD ROAD TRADING ESTATE, FARNHAM GU9 9PZ

Display of 4 signs on building and an illuminated totem sign.

No comment.

WA/2026/00992 Farnham Castle

Officer: Tajinder Rehal

17 THE BOROUGH, FARNHAM GU9 7NG

Application for advertisement consent to display 1 non illuminated fascia sign and 1 digital display screen (unit 1) and 1 illuminated fascia sign and 1 digital display screen (unit 2).

Farnham Town Council objects to the dominate, internally illuminated signage on the right-hand section of the shopfront (The Farnham Local Premier) in the Town Centre Conservation Area, not being compliant with Farnham Neighbourhood Plan policy FNP3 Shop Fronts within Farnham Town Centre Conservation Area and its setting: Within Farnham Town Centre Conservation Area, as defined on Map B(i), and its setting, proposals for new shop fronts, or alterations to existing shop fronts, will be permitted where: 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; and e) Where a fascia is to be applied, it would not be internally illuminated. Policy FNP4 Advertisement Control Within the Plan area, proposals for an advertisement will be permitted where: a) It would not be obtrusive in appearance, cause visual clutter or lead to a proliferation of signs, appear dominant or overbearing in the street scene, or cause significant harm to the appearance of any building on which it would be displayed because of its siting, size, design, construction or materials.

Farnham Town Council asks if 'Premier' has brand guidelines for shopfronts within Conservation Areas with less intrusive colours and design.

Limited detail is shown on the plans for the left-hand side showing 'The Phone Shop'.

Farnham Firgrove

NMA/2026/00957 Farnham Firgrove

Officer: Tajinder Rehal

WEYDON CHRISTIAN CENTRE, UPPER WAY, FARNHAM GU9 8RL

Amendment to WA/2025/01069 to the new building design and internal layout whilst retaining the current approved footprint and location. The changes impact the shape of the roof line, the cladding colour, window placement and internal layout.

No comment.

TM/2026/00926 Farnham Firgrove

Officer: Theo Dyer

COPPER BEECH HOUSE, TREBOR AVENUE, FARNHAM GU9 8JH

APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER WA119

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/2026/00975 Farnham Firgrove

Officer: Wanda Jarnecki

24 RIDGWAY HILL ROAD, FARNHAM GU9 8LS

Certificate of Lawfulness under Section 192 for loft conversion including rear facing dormer window and front porch.

No comment.

Farnham Moor Park

WA/2026/00927 Farnham Moor Park

Officer: Anna Whitty

THE KILNS, SNAILSLYNCH, FARNHAM GU9 8AP

Certificate of Lawfulness under Section 191 for continuous use of the top floor flat at The Kilns as a self contained independent dwelling.

No comment.

WA/2026/00966 Farnham Moor Park

Officer: Justin Bramley

11 WAVERLEY LANE, FARNHAM GU9 8BB

Erection of single storey extension; installation of an additional roof light.

No comment.

WA/2026/00989 Farnham Moor Park

Officer: Ninto Joy

THE CROFT, 49 BADSHOT LEA ROAD, BADSHOT LEA, FARNHAM GU9 9LE

Erection of a boundary wall and railings with entrance gate and piers following removal of existing wall and entrance gates; extension of existing dropped kerb and associated works.

No comment.

Farnham North West

NMA/2026/00937 Farnham North West

Officer: Anna Whitty

27 MARSTON ROAD, FARNHAM GU9 7BN

Amendment to WA/2025/00680 - approved plan for new porch windows, re-sized side windows and addition of rooflight New porch windows, re-sized side windows and addition of rooflight.

No comment.

WA/2026/00954 Farnham North West

Officer: Ninto Joy

9 ARMSWORTH WAY, FARNHAM GU9 0FJ

Erection of single storey extension and alterations to elevations including partial alteration to integral garage to form habitable accommodation together with associated hard landscaping.

WA/2016/1224 Condition 13 states that 'the garaging hereby permitted shall be used and retained solely for the purpose of the parking of vehicles and domestic storage and at no time shall be used for habitable accommodation without the prior written approval of the local planning authority'.

Farnham Town Council raises objection to conversation of garages on this relatively new housing developments creating pressure for on-street parking and having a negative impact on the character of development.

WA/2026/00969 Farnham North West

Officer: Justin Bramley

ARCHWAY COTTAGE, DIPPENHALL ROAD, DIPPENHALL, FARNHAM GU10 5ED

Erection of extensions and alterations to existing dwelling to provide additional habitable accommodation.

No comment.

WA/2026/00970 Farnham North West

Officer: Justin Bramley

ARCHWAY COTTAGE, DIPPENHALL ROAD, DIPPENHALL, FARNHAM GU10 5ED

Listed building consent for erection of a single storey extension with internal and external alterations.

No comment.

Farnham Rowledge

WA/2026/00899 Farnham Rowledge

Officer: Wanda Jarnecki

23 ECHO BARN LANE, WRECCLESHAM, FARNHAM GU10 4NQ

Erection of a single storey extension and alterations with associated landscaping following demolition of existing single storey element.

No comment.

WA/2026/00932 Farnham Rowledge

Officer: Justin Bramley

SPRINGWOOD, 21 SCHOOL HILL, WRECCLESHAM, FARNHAM GU10 4QD

Erection of single storey extension and alterations to integral garage to provide habitable accommodation; dormer extension and alterations to provide additional habitable accommodation in roof space.

No comment.

WA/2026/00976 Farnham Rowledge

Officer: Sera Elobisi

NORSEWOOD, YATESBURY CLOSE, FARNHAM GU9 8UF

Erection of extensions and alterations to bungalow to form a chalet bungalow including dormer extension and rooflights.

No comment.

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

Other applications. There were none for this meeting.

6. Appeals

To discuss any planning appeals. There were none for this meeting.

7. Licensing Applications

To consider any licensing applications. There were none for this meeting.

8. Street Naming Applications

STREET NAMING APPLICATION SNN/2024/0460 – LAND AT COXBRIDGE FARM, WEST STREET, FARNHAM, GU9 7AS

WBC has received a street naming application from BRiCS which is the developer of 3 newly built highways and 99 new dwellings situated on LAND AT COXBRIDGE FARM, WEST STREET, FARNHAM

The road name prefixes being proposed for the new roads shown on the attached site plan are:

PEACOCK (butterfly)

DACE (fish)

RINGLET (butterfly)

TIMOTHY (grass)

These are names of butterflies and one fish, the wider development has names of birds.

Farnham Town Council objects to Timothy and requests that it is excluded from the list as only 3 names are required. The name of a grass is at odds with the wider development.

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

To consider who should speak on any relevant application at Waverley's Planning Committee, Hearings or Inquiries. There were none for this meeting.

11. Date of next meeting

Monday 29th June 2026 at 9.30am.

The meeting ended at 10.16am.

Notes written by Jenny de Quervain