

GODALMING TOWN COUNCIL

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Municipal Buildings
Bridge Street
Godalming
Surrey GU7 1HT

3 June 2016

I HEREBY SUMMON YOU to attend the **PLANNING & ENVIRONMENT COMMITTEE** Meeting to be held in the Council Chamber, Municipal Buildings, Bridge Street, Godalming on THURSDAY, 9 JUNE 2016 at 7.00 pm.

Louise P Goodfellow
Town Clerk

Committee Members: Councillor Bolton – Chairman
Councillor Poulter – Vice Chairman

Councillor P Martin
Councillor Cosser
Councillor T Martin
Councillor Reynolds
Councillor Noyce
Councillor Welland
Councillor Pinches
Councillor Walden
Councillor Purkiss

Councillor Gordon-Smith
Councillor Wheatley
Councillor A Bott
Councillor S Bott
Councillor Thornton
Councillor Williams
Councillor Gray
Councillor Young

AGENDA

1. MINUTES

To approve as a correct record the minutes of the meeting of the Committee held on the 19 May 2016, a copy of which has been circulated previously.

2. APOLOGIES FOR ABSENCE

3. PETITIONS/STATEMENTS/QUESTIONS FROM MEMBERS OF THE PUBLIC

The Chairman to allow members of the public to ask the Council questions, make a statement or present a petition. This forum to be conducted in accordance with Standing Order 4.

4. DISCLOSABLE PECUNIARY INTERESTS AND NON-PECUNIARY INTERESTS

To receive from Members any declarations of interests in relation to any items included on the Agenda for this meeting required to be disclosed by the Localism Act 2011 and the Godalming Members' Code of Conduct.

The Comments and observations from the following Waverley Borough Councillors are preliminary ones prior to consideration at Borough Council level and are based on the evidence and representations to the Town Council.

Members of the Public have the right to attend all meetings of the Town Council and its Committees and are welcome.

Cllr P Martin
Cllr T Martin
Cllr Welland
Cllr Thornton
Cllr Bolton

Cllr RA Gordon-Smith
Cllr Reynolds
Cllr Wheatley
Cllr Williams
Cllr Hunter

5. PLANNING APPLICATIONS - CONSULTATION

To consider a schedule of planning application attached at Appendix A.

6. WAVERLEY BOROUGH COUNCIL – PLANNING DECISIONS

A list of Godalming applications considered by Waverley Borough Council (either by delegated authority or by the Area Planning Committee (Central)) where decisions were significantly different to the observations submitted by the Town Council is attached for the information of members.

7. PLANNING APPEALS

New Appeals Lodged

AF2015/0001 Prior Notification Application, GPDO Schedule 2, Part 3, Class R – Change of Use from Agricultural Building to Class A1 (retail) with an ancillary café (Class 3) at Barn at Land Opposite Broadwater Lake, Guildford Road, Godalming – Informal Hearing to determine this appeal will be held on Tuesday, 21 June 2016 commencing at 10.00am in The Council Chamber, The Council Offices, The Bury's, Godalming, GU7 1HR and is expected to last for one day.

8. UPDATE ON THE NEIGHBOURHOOD PLAN

Members to receive the minutes of the Neighbourhood Plan Ad Hoc Advisory Committee meeting held on 23 May 2016 (minutes attached for the information of Members) and an oral update from the Chairman of the Ad Hoc Advisory Committee.

9. ITEMS FOR THE INFORMATION OF MEMBERS

Members are asked to note the items which are tabled for their information.

10. DATE OF NEXT MEETING

The next meeting of the Planning & Environment Committee is scheduled to take place on Thursday, 30 June 2016 at 7.00 pm in the Council Chamber.

11. ANNOUNCEMENTS

Brought forward by permission of the Chairman. Requests to be submitted prior to commencement of the meeting.

SCHEDULE OF PLANS SUBMITTED FOR
COMMENTS OF GODALMING TOWN COUNCIL'S PLANNING & ENVIRONMENT COMMITTEE

<u>APPLICATION</u>	<u>PROPOSED DEVELOPMENT & NAME OF APPLICANT</u>	<u>OBSERVATIONS</u>
1. WA/2016/0870	Erection of extensions and alterations following implementation of change of use under PRA/2014/0012. 20a Farncombe Street, Godalming R Patel	
2. WA/2016/0880	Erection of single-storey rear extension. 5 Lammas Close, Godalming B Puttick	
3. WA/2016/0889	Certificate of Lawfulness under Section 192 for proposed use of building for wedding ceremonies. Charterhouse School, Hurtmore Road, Godalming Charterhouse School	
4. WA/2016/0909	Erection of a single storey extension linking to existing outbuilding. 104 Brighton Road, Godalming Mr & Mrs Whittleton	
5. WA/2016/0922	Erection of extensions including attached garage following demolition of existing garage. 37 Minster Road, Godalming E Hayden	
6. WA/2016/0926	Erection of extensions and alterations and associated works (revision of WA/2015/2378). 20 North Street, Godalming J Gallagher	
7. WA/2016/0928	Certificate of Lawfulness under Section 192 for the conversion of attached garage into habitable accommodation and alterations. 16 Alderbank Drive, Godalming Mr & Mrs Barker	
8. WA/2016/0930	Display of non-illuminated sign. Godalming Wharf, Woolsack Way, Godalming R Botcherby – The National Trust	

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<u>APPLICATION</u>	<u>PROPOSED DEVELOPMENT & NAME OF APPLICANT</u>	<u>OBSERVATIONS</u>
9. WA/2016/0931	Erection of extensions. Uplands, Grosvenor Road, Godalming Mr & Mrs T Bowling	
10.WA/2016/0936	Certificate of Lawfulness under Section 192 for alterations to roof space including a dormer window to provide habitable accommodation; erection of a single storey infill extension. 49 Peperharow Road, Godalming Mr & Mrs Allner	
11.WA/2016/0939	Erection of a conservatory following demolition of existing conservatory. 18 The Circle, Farncombe Mr & Mrs Edwards	
12.WA/2016/0940	Erection of extensions and alterations following demolition of part of existing building. 9 Brookfield, Godalming M Harris	
13.WA/2016/0958	Erection of a dwelling with associated parking and amenity space following the demolition of existing building. 35A Farncombe Street, Godalming D Hounsell	
14.WA/2016/0964	Installation of ANPR cameras. 11-14 Bridge Street, Godalming Waitrose Ltd	
15. WA/2016/0965	Erection of 2 residential dwellings. Land to the rear of 34-36 High Street, Godalming S Morar	
16. WA/2016/0987	Erection of two-storey rear extension (revision of WA/2015/2408). 15 Grove Road, Godalming Mr & Mrs M Parker	
17. WA/2016/0991	Erection of detached outbuilding. 61 Silo Road, Farncombe K Gray	
18. WA/2016/0992	Erection of a detached dwelling. Land at Fairhill, Charterhouse Road, Godalming IBRID S.L.	

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<u>APPLICATION</u>	<u>PROPOSED DEVELOPMENT & NAME OF APPLICANT</u>	<u>OBSERVATIONS</u>
19. WA/2016/1002	Erection of a first floor extension. 4 Langham Close, Godalming Mr & Mrs Rodwell	
20. WA/2016/1006	Display of illuminated signs. 110 Ockford Road, Godalming A Hussain – Godalming Tandoori	
21. TM/2016/0075	Application for works to spruce subject of TPO Group God 14. 23 Sequoia House, Shadyhanger, Godalming Mrs Hannah Watts	
22. TM/2016/0076	Application for works to oak tree subject to TPO 2/03. Midwyke, Busbridge Lane, Godalming Mr Nick Cornwell	
23. TM/2016/0081	Application for works to a tree subject of Tree Preservation Order 2/04. 4 the Spinney, Fernden Rise, Godalming Mrs Irene McCabe	
NMA/2016/0093	Amendment to WA/2014/1684 to provide alterations to elevations and position of chimney; alterations to porch roof. 23 South Hill, Godalming J Kingerlee	

WAVERLEY BOROUGH COUNCIL – PLANNING DECISIONS

Godalming applications considered by Waverley Borough Council where decisions were significantly different to the observations submitted by the Town Council.

<u>Plan Ref.</u>	<u>Description</u>	<u>Town Council Observations</u>	<u>Waverley Decisions</u>
WA/2016/0229	Change of use of first and second floors to provide an independent dwelling together with alterations to shop front. 60 High Street, Godalming R Papasodaro	Object on the grounds that the reduction in commercial space makes the shop unit non-viable	Full permission
WA/2016/0230	Listed Building Consent for internal and external alterations. 60 High Street, Godalming R Papasodaro	Object on the grounds that the reduction in commercial space makes the shop unit non-viable	Listed Building Consent Granted
WA/2016/0519	Application under Section 106B to modify planning obligation related to WA/1992/0271 for outline application for a social housing development of 132 dwellings. 1-54, 55-86 & 87-131 Northbourne, Godalming Southern Housing Group Ltd	No objection	Refused

**MINUTES AND REPORT OF THE NEIGHBOURHOOD PLAN AD HOC ADVISORY GROUP
HELD ON THE 23 MAY 2016**

* Councillor Walden – Chairman
* Mr A Palmer – Vice Chairman

0 Councillor Bolton
Ms K Horne
* Mr J Murray
L Mr P Stevenson
* Mrs P Talbot
Councillor Williams

* Councillor A Bott
* Councillor Hunter
* Councillor Poulter
* Mr J Talbot

* Present # Absent & No Apology Received 0 Apology for Absence L Late

58. MINUTES

The Minutes of the Meeting held on 9 April 2016 were amended to correct attendance and then signed by the Chairman as a correct record.

59. APOLOGIES FOR ABSENCE

Apologies for absence were received and recorded as above.

60. PETITIONS/STATEMENTS/QUESTIONS FROM MEMBERS OF THE PUBLIC

No petitions/statements/questions had been received from members of the public in accordance with Standing Order No 4.

61. DISCLOSABLE PECUNIARY INTERESTS AND NON-PECUNIARY INTERESTS

Members made no declarations of interest in relation to any item on the agenda for this meeting, which is required to be disclosed by the Localism Act 2011 and the Godalming Members' Code of Conduct.

62. REVIEW OF THE PROJECT TIMETABLE

Members considered and adjusted the project timetable in light of the potential delays to Waverley's Local Plan, the 'call for development sites' and the need to conduct appropriate scrutiny by the Neighbourhood Plan Steering Group and Godalming Town Council prior to issue for pre-submission consultation. Updated project timetable attached to these minutes.

63. PRESENTATION FROM NAVIGUS PLANNING

Members received a presentation from Chris Bowden of Navigus Planning, this item was taken in advance of agenda item 5 (Review of Project Timetable). The presentation outlined the current position of the Godalming Neighbourhood Plan and the way ahead for the Plan in light of the anticipated delay in Waverley's Local Plan. The presentation resulted in the following:

- It was recommended that, where appropriate, working groups articulate a Dunsfold Park option(s) scenario that considers the potential impact on the Godalming infrastructure.
- Members recommended that, in light of experience gained from Neighbourhood Plans in other localities, a 'call for development sites' over and above that already undertaken by Waverley Borough Council for its Local Plan should be made. It was further agreed that

Navigus Planning be requested to provide the Town Clerk with the necessary material to achieve this process for a planned start date of 25 July 2016.

- Members recommended that, as a Strategic Environment Assessment (S.E.A.) will be required if the NP makes recommendations for the allocation of housing (which at this stage it is almost certain to do), Navigus Planning be instructed to conduct the S.E.A. This recommendation is made in order to reduce further delays in the Neighbourhood Plan process by alleviating the need to await the outcome of an S.E.A. screening opinion from Waverley Borough Council. The cost of the S.E.A. being £2,750-£3,500 which can be contained within the existing NP budget.

64. UPDATES FROM WORKING GROUPS

Members received an oral update from the following groups:

Transport
Economy
Housing
Heritage & Design
Environment

From the group updates the following was agreed:

- The Economy Group Questionnaire to be circulated to all groups – **Action-Town Clerk**
- All Groups to highlight within their reports where a recommendation may have an environmental impact or be constrained by environmental conditions and should be/might have to be considered alongside the outcomes of the Environmental Group and the Strategic Environment Assessment – **Action – Group Chairmen**

65. ITEMS FOR THE INFORMATION OF MEMBERS

There were no items tabled for members' information.

66. DATE OF NEXT MEETING

The next meeting of the Neighbourhood Plan Ad Hoc Advisory Group is scheduled to take place on Friday, 8 July 2016 at 6.00 pm in the Pepperpot.

67. ANNOUNCEMENTS

There were no announcements.

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Disclosure by a Member¹ of a disclosable pecuniary interest or a non-pecuniary interest in a matter under consideration at a meeting (S.31 (4) Localism Act 2011 and the adopted Godalming Members' Code of Conduct).

As required by the Localism Act 2011 and the adopted Godalming Members' Code of Conduct, **I HEREBY DISCLOSE**, for the information of the authority that I have [a disclosable pecuniary interest]² [a non-pecuniary interest]³ in the following matter:-

COMMITTEE:

DATE:

NAME OF COUNCILLOR: _____

Please use the form below to state in which agenda items you have an interest.

Agenda No.	Subject	Disclosable Pecuniary Interest	Non-Pecuniary Interest	Reason

Signed _____

Dated _____

¹ "Member" includes co-opted member, member of a committee, joint committee or sub-committee

² A disclosable pecuniary interest is defined by the Relevant Authorities (Disclosable Pecuniary Interests) regulations 2012/1464 and relate to employment, office, trade, profession or vocation, sponsorship, contracts, beneficial interests in land, licences to occupy land, corporate tenancies and securities

³ A non-pecuniary interest is defined by Section 5 (4) of the Godalming Members' Code of Conduct.