

**MINUTES AND REPORT OF THE ENVIRONMENT & PLANNING COMMITTEE
HELD ON 10 AUGUST 2023**

* Councillor Kiehl – Chair
0 Councillor Clayton – Vice Chair

0 Councillor Adam	* Councillor PS Rivers
* Councillor Crooks	* Councillor PMA Rivers
* Councillor Crowe	* Councillor Steel
* Councillor Downey	* Councillor Taylor
0 Councillor Follows	* Councillor Thomson
* Councillor Heagin	0 Councillor Weightman
* Councillor Holliday	0 Councillor Williams
0 Councillor Martin	

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

192. MINUTES

The Minutes of the Meeting held on 20 July 2023 were signed by the Chair as a correct record.

193. APOLOGIES FOR ABSENCE

Apologies for absence were received and recorded as above.

194. DISCLOSABLE PECUNIARY INTERESTS AND OTHER REGISTERABLE INTERESTS

Councillor Heagin declared an other registerable interest in Agenda Item 7 application WA/2023/01573 on the grounds she lives in close proximity to the applicant and remained in the Chamber whilst the item was debated.

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

Councillor Crowe
Councillor PMA Rivers

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

Mr Daniel Hussein, a resident of Francombe made a statement regarding the potential closure of the Boot's pharmacy in Farncombe in accordance with Standing Order No 4.

196. QUESTIONS BY MEMBERS

The following question was received under Standing Order 6 from Cllr Holliday. The Town Clerk provided a written response as shown below:

Question:

Following the welcome GTC press release on 2nd August concerning the £47k future capital investment on solar PV's and air source heat pumps at Broadwater Park Youth & Community Centre, GTC made a commitment that the expected return on investment (ROI) for capital costs was approximately 7 years.

- a) Please can you confirm if the expected ROI period for the air source heat pump is also 7 years? (Identical ROI for the solar PV/ each measure.)
- b) Please can we be given the calculation or estimate used for 'invest to save' showing the period in time the accumulated savings to the revenue account in energy costs will exceed the investment cost (for both items)?
- c) Will GTC be upgrading the level of insulation in the building? Does this form part of the costs (for ASHP) within the ROI calculation?

Response:

- a) The ROI for the air source heat pumps will be confirmed once all the required quotes have been received. However, based on the information received to date, the ROI is estimated at 6.3 years.
- b) The information supporting the ROI relating to the air source heat pumps has been provided to all Members, it should be noted that as we will be seeking further quotes, this information is Commercial-in-Confidence and should not be shared with any other party.

Additionally, the information supporting the ROI relating the PV installation has also been provided to Members for their information. This information is commercially sensitive and Members are requested not to share the detailed data. Members will note that at year 6 the cumulative energy savings are £20,936.25 and at year 7 they are £24,484.00, the installation cost is £21,750.00 so as year 1 is unlikely to be a full year saving, the latter figure of 7 years was deemed more appropriate to use.

- c) A heat loss survey was conducted to determine the required output for an air source heat pump system. This indicated that the centre is sufficiently well insulated, however, what requires upgrading is several of the existing radiators to larger more efficient models, the cost for doing so is included within the ROI information provided at b) above.

197. PLANNING CONSIDERATIONS UPDATE

Members received a presentation from Mr Steve Tilbury of Steve Tilbury Consulting regarding material and non-material considerations for determining observations on planning matters.

198. PLANNING APPLICATIONS – CONSULTATION

The Committee considered the applications listed on the attached schedule and commented on them as shown in the fifth column.

199. MOTION ON NOTICE

Proposers: Cllr PMA Rivers, Cllr Adam, Cllr Clayton, Cllr Crowe

MOTION FOR GODALMING TOWN COUNCIL TO EXPRESS ITS CONCERN REGARDING THE PROSPECT OF THE CLOSURE OF THE FARNCOMBE STREET COMMUNITY PHARMACY.

Godalming Town Council is aware that although Boots, alongside its US owner Walgreens Boots Alliance (WBA), released Q3 results demonstrating a 13% growth in retail sales, and an increase in the company's market share for the ninth consecutive quarter, it also announced in June that it plans to shut 300 UK stores over the next 12 months. Concern has been raised that the Farncombe Street branch of Boots is one of those stores at risk of closure.

Godalming Town Council believes that not only is Boots the Chemist at Station Place, Farncombe Street, vitally important for residents as a community pharmacy, but is also essential to the economic wellbeing of the Farncombe retail centre, and calls upon Boots UK and WBA to ensure that this store remains at the centre of the Farncombe community.

Members resolved to agree this motion and authorised the Town Clerk to write to Sebastian James, President and Managing Director of Boots UK & ROI, Boots UK Ltd, Nottingham, NG2 3AA sebastian.james@wba.com to highlight the concern of the Town Council and the residents of Farncombe and Binscombe that the closure of this store would have. Members approved the letter prepared by the Town Clerk (copy attached to record minutes) outlining the importance of the Farncombe branch of Boots the Chemist to the community and which requested this branch be excluded from Boots UK consideration for store closures.

On the proposal of Cllr Heagin and seconded by Cllr Kiehl, in light of the Prime Minister's stated support for community pharmacy, Members further authorised the Town Clerk to write to central Government regarding the loss of the Godalming Sainsbury's pharmacy and the potential loss of the Farncombe Boots pharmacy and request that the Government resolves to support the pharmacy network as part of its health strategy.

200. CEMETERY REGULATIONS

Members agreed to recommend the Cemetery Regulations for adoption by Full Council

Members reviewed the Cemeteries Regulations which have been updated to reflect the change of burial authority from the Joint Burial Committee to Godalming Town Council. Information regarding: the Children's Funeral Fund, exhumations, definitions of resident, non-resident and excepted categories, the Ahmadiyya Muslim Association, Exclusive Rights of Burial, Common Graves, Inspection of Memorials and Maintenance and Upkeep have been added or expanded to capture information in one document that was previously contained within the Minutes of the former Joint Burial Committee or within the Cemeteries Order 1977.

201. EASHING CEMETERY COMMUNITY GARDEN

Members noted that the next open workdays at the Eashing Community Garden have been arranged for 2pm-4pm Saturday 23 September, Saturday 14 October and Saturday 18 November 10am-12pm (next tree planting).

Additionally, Members noted that plans are being made for 4 work parties and between 6-8 school and group parties to visit and work in the garden as well as the regular volunteer groups who work in the garden and that *Roots for the Future*, who is one of the delivery partners, is working to establish how the cemetery and garden can be incorporated into KS2 learning outcomes. It is hoped this will lead to a programme of regular school visits to coincide with butterfly count/garden week/etc. to be rolled out each year going forward. WBC's Community & Estates Development Officer is also developing some specific garden jobs to help with this age group and will produce the associated risk assessment.

The next planting schedule arranged by COPSE for the Community Orchard will include 6 apple trees, 2 figs trees, 2 quince and 2 Mulberry trees, as well as 2 *Acer davidii* and a *Sorbus* for planting in the community garden area.

The Waverley Community & Estates Development Officer is also planning an updated planting schedule, which will include some perennials.

Skillway, the creator of a new bench for the garden area, made exclusively from the wood of a fallen tree from Eashing Cemetery, will also be visiting to see its work in its new location and to put up the name tags they produced to identify the different varieties of trees that have been planted.

202. COMMUNICATIONS ARISING FROM THIS MEETING

Members wished the letter written to Sebastian James, President and Managing Director of Boots UK & ROI, be publicised on the council website and through its social media platforms.

203. DATE OF NEXT MEETING

The next meeting of the Environment & Planning Committee is scheduled to take place in the Council Chamber on Thursday, 31 August 2023 at 6.30pm.

204. ANNOUNCEMENTS

Members were reminded that the Godalming Green Gala is on this Saturday, 12 August 2023, 11.00AM-4.00PM on The Bury's Field, Godalming.

GODALMING TOWN COUNCIL
ENVIRONMENT & PLANNING - SCHEDULE OF PLANNING APPLICATIONS – 11 JULY – 31 JULY 2023

<u>Ref</u>	<u>Ward</u>	<u>Proposal</u>	<u>Site Address</u>	<u>GTC Observations</u>
WBC Weekly List 23/29				
TM/2023/01500	Godalming Binscombe & Charterhouse	APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 03/03	105 Peperharow Road Godalming GU7 2PN	No observation
TM/2023/01527	Godalming Binscombe & Charterhouse	APPLICATION FOR REMOVAL OF TREE SUBJECT OF TREE PRESERVATION ORDER 12/19	Cliff Hanger Frith Hill Road Godalming GU7 2EE	No observation
TM/2023/01531	Godalming Binscombe & Charterhouse	APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER GOD12	Greylees Filmer Grove Godalming GU7 3AB	No observation
WA/2023/01515	Godalming Central & Ockford	Extensions and alterations to two dwellings to form one dwelling with associated works.	Westhanger Court & Westhanger Place Westbrook Road Godalming GU7 2QH	No Objection. However, GTC would wish it to be noted that, whilst this is a part reversion of an earlier dividing of this particular property, GTC is concerned that this does reduce the local housing numbers.
NMA/2023/01519	Godalming Central and Ockford	Amendment to WA/2020/2064 for the addition of an air source heat pump unit in the rear garden (5kw unit, data sheet & certificates will be uploaded).	54 Primrose Ridge, Godalming GU7 2NX	No observation
TM/2023/01528	Godalming Holloway	APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 42/99	8 The Paddock Godalming GU7 1XD	No observation
CA/2023/01522		BINSCOMBE CONSERVATION AREA WORKS TO TREE	123 Binscombe Godalming GU7 3QL	No observation

<u>Ref</u>	<u>Ward</u>	<u>Proposal</u>	<u>Site Address</u>	<u>GTC Observations</u>
WBC Weekly List 23/30				
WA/2023/01569	Godalming Binscombe & Charterhouse	Erection of extensions and alterations with balcony at first floor; roof dormer extension and alterations to attached garage to provide additional habitable accommodation following demolition of existing conservatory (revision of WA/2022/01792).	20 Huxley Close Godalming GU7 2AS	Whilst GTC raises No Objection to the rear extension and Dormer proposal, it does Object to the first floor balcony terrace element of the proposal as it is out of keeping with the area and has the potential to affect neighbours' amenity through loss of privacy caused by overlooking.
TM/2023/01578	Godalming Binscombe & Charterhouse	APPLICATION FOR WORKS TO A TREE SUBJECT TO TREE PRESERVATION ORDER 03/03	111 Peperharow Road Godalming GU7 2PN	No observation
WA/2023/01574	Godalming Central & Ockford	Change of use of 1st floor accommodation from Class E (office) to use Class C3 (residential) with internal alterations to provide 1 dwelling.	First Floor 133 High Street Godalming GU7 1AF	No observation
PRA/2023/01550	Godalming Central & Ockford	General Permitted Development Order 2015, Schedule 2 Part 3 Class MA - Prior Notification application for change of use of first and second floors from commercial use (Use Class E) to 5 dwellinghouses (Use Class C3).	The Old Print House 18b Bridge Mews Bridge Street Godalming GU7 1HZ	No objection, although GTC wishes to express its long-held view regarding PDR development that reduces commercial and employment premises.
WA/2023/01573	Godalming Holloway	Erection of extensions and alterations to elevations together with extensions and alterations to roof to provide habitable accommodation in roof space.	Glennie Ramsden Road Godalming GU7 1QE	No Objection, to the proposed development, although GTC would wish to see a planning condition for the planting of trees along the fence line separating Glennie from Lesslands Lodge.
TM/2023/01539	Godalming Holloway	APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 02/03	Chelmers Busbridge Lane Godalming GU7 1PU	No observation
WBC Weekly List 23/31				
WA/2023/01585	Godalming Binscombe & Charterhouse	Erection of detached garage with external staircase and games room over, together with replacement of concrete block retaining walls with new retaining walls and associated landscaping following demolition of existing single storey garage.	Holt House Frith Hill Road Godalming GU7 2EE	No observation

<u>Ref</u>	<u>Ward</u>	<u>Proposal</u>	<u>Site Address</u>	<u>GTC Observations</u>
WA/2023/01607	Godalming Binscombe & Charterhouse	Erection of a single storey extension and a front roof extension following demolition of existing single storey extension; alterations to existing driveway to create 2 parking spaces with bicycle/bin storage.	24 Charterhouse Road Godalming GU7 2AQ	No observation
WA/2023/01589	Godalming Binscombe & Charterhouse	Certificate of Lawfulness under Section 191 for a two storey extension and alterations completed in excess of 10 years.	Olinda, Knoll Road Godalming GU7 2EP	No Objection
WA/2023/01581	Godalming Farncombe & Catteshall	Creation of a vehicle crossover and dropped kerb.	39 Elizabeth Road Farncombe Godalming GU7 3PZ	No observation
WA/2023/01622	Godalming Holloway	Erection of single storey extensions and alterations following demolition of existing conservatory and porch.	40 Fox Dene Godalming GU7 1YQ	No observation
TM/2023/01628	Godalming Holloway	APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER GOD16A	Timbers Hambledon Road Godalming GU7 1PJ	No observation
TM/2023/01627	Godalming Holloway	APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 02/03	Endicott Busbridge Lane Godalming GU7 1PU	No observation
CA/2023/01614		MUNSTEAD CONSERVATION AREA WORKS TO TREES	1 Old Rectory Gardens Godalming GU7 1XB	No observation