

**MINUTES AND REPORT OF THE ENVIRONMENT & PLANNING COMMITTEE  
HELD ON 18 FEBRUARY 2021**

- \* Councillor PS Rivers – Chair
- \* Councillor Crooks – Vice Chair

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|----------------------|-----------------------|
| * Councillor Adam    | * Councillor Ashworth |
| * Councillor Boyle   | * Councillor Cosser   |
| * Councillor Duce    | * Councillor Faraday  |
| * Councillor Follows | * Councillor Heagin   |
| * Councillor Hullah  | * Councillor Martin   |
| * Councillor Neill   | * Councillor Purvis   |
| * Councillor Rosoman | * Councillor Steel    |
| * Councillor Stubbs  | * Councillor Williams |

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

359. MINUTES

The Minutes of the Meeting held on 28 January 2021 were signed by the Chair as a correct record.

360. APOLOGIES FOR ABSENCE

Apologies for absence were received and recorded as above.

361. DISCLOSABLE PECUNIARY INTERESTS AND NON-PECUNIARY INTERESTS

Councillor Cosser declared a non-pecuniary interest in Agenda Item 9 schedule item PRA/2021/0005 on the grounds that he knows a resident of the applicant property. Cllr Cosser remained in the meeting when that agenda item was debated.

Councillor Martin declared a non-pecuniary interest in Agenda Item 9 schedule item PRA/2021/0005 on the grounds that he knows a resident of the applicant property. Cllr Martin remained in the meeting when that agenda 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 Cosser
- Councillor Follows
- Councillor Heagin
- Councillor Martin
- Councillor PMA Rivers
- Councillor PS Rivers
- Councillor Rosoman
- Councillor Williams

362. 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.

363. QUESTIONS BY MEMBERS

No questions from Councillors were submitted in accordance with Standing Order 6.

364. COMMUNITY INFRASTRUCTURE LEVY

Members noted that the Godalming Neighbourhood CIL fund allocation as of 1 February 2020 stood at £41,603.97 with the next allocation due by the end of March adding an approximate additional £21,000. Additionally, Members noted that the CIL Neighbourhood contributions due from approved applications was £173,521 and that liability to pay is linked to commencement dates and that there is no guarantee that approved applications will be acted upon.

Members noted that CIL projects are required to be validated and then considered for approval by Full Council prior to the disbursement of funds and that CIL funding should be allocated and projects started within 5 years of the receipt date of the CIL contribution.

Members also noted that in addition to the CIL Neighbourhood allocation, projects may also apply for Strategic CIL funding from Waverley Borough Council, who as of 1 February had received £308,532 in CIL contributions from developments carried out in the Parish of Godalming, with a total amount due from approved applications relating to Godalming standing at £485,969.35.

Members noted that projects being explored prior to submitting for validation and possible consideration by Full Council are:-

- Improvements to the Community Sports Changing Facilities at BWP with an option to provide additional community space. A project in collaboration with WBC. At present GTC has submitted a proposed Memorandum of Understanding to WBC and awaits its response.
- Enhancements to Charterhouse Green to provide additional public amenity – at present GTC has requested the transfer of this land asset from WBC – currently awaiting details on the Heads of Terms.
- Improvement and enhancements to the pedestrian area of Crown Court – GTC has set up a working group to explore options.

365. OPPORTUNITIES FOR CROWN COURT

Following a Motion on Notice, this Committee agreed to set up a working group to explore potential options for the development of the Crown Court pedestrian area. However, since that time, there have been two periods of lockdown, which has diverted resource from this project.

The basis of this project is that Godalming Town Council believes that the Crown Court pedestrian area should be enhanced as an attractive central feature within the town centre. As a gateway to the town, such improvements, especially if co-ordinated with improvements to the public toilets and Crown Court car park, could provide for an improved pedestrian access and public experience.

In considering options for the Crown Court pedestrian area, existing rights of access and usage have to be taken into consideration, as does the heritage and conservation nature of the area.

Improvements to this site could include modernisation of the public conveniences (including the associated sewer drains) repairing the paving slabs and public seating. Additionally, consideration could also be given to other enhancements such as flower planters, provision

of electrical supply for market traders, public art and sculpture. All of these would improve, the area, but would not necessarily fundamentally change how the area is used.

Whilst Councils may be the custodians of the public realm, they do not have a monopoly of ideas of how it may be used. In this vein Members received a discussion paper '*Opportunities For Crown Court*' submitted by a local resident, Mr Martyn Sandford.

Members wished to express their thanks to Mr Sandford for his discussion paper and having noted that it contains a number of options for consideration agreed that it would be beneficial to ask Mr Sandford to the Crown Court Working Group meetings.

Members were reminded that as part of the Working Group's remit, it would be seeking a range of ideas to explore and that attendance at working groups is, through the Chair of the Working Group, open to all Members.

The Crown Court Working Group consists of Cllr Ashworth Cllr Follows, Cllr PMA Rivers and Cllr Purvis. The group was requested to submit dates to the Town Clerk in order to schedule its first meeting.

366. DIVERSION OF ROUTE OF PUBLIC FOOTPATH 577

Members noted without comment the Notice of Making an Order relating to the Diversion of FP577 in the locality of Aarons Hill.

367. PLANNING APPLICATIONS – CONSULTATION

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

368. COMMUNICATIONS ARISING FROM THIS MEETING

Members identified the no matters, discussed at the meeting, that require additional publication.

369. DATE OF NEXT MEETING

The next meeting of the Environment & Planning Committee is scheduled to take place via Zoom on Thursday, 11 March 2021 at 6.30pm.

370. ANNOUNCEMENTS

There were no announcements.

**GODALMING TOWN COUNCIL**

**ENVIRONMENT & PLANNING - SCHEDULE OF PLANNING APPLICATIONS – 29 JANUARY 2021 – 8 FEBRUARY 2021**

<u>Ref</u>	<u>Ward</u>	<u>Proposal</u>	<u>Site Address</u>	<u>GTC Observations</u>
<b>WBC Weekly List 21/03</b>				
WA/2021/0035	Godalming Binscombe	Erection of extensions following demolition of existing detached garage.	20 Long Gore, Farncombe GU7 3TE	Object on grounds of building in front of building line and out of keeping with the street scene.
WA/2020/2106	Godalming Binscombe	Erection of extension.	24 Birch Road, Farncombe GU7 3NT	No objection
WA/2020/2086	Godalming Central and Ockford	Erection of a free standing pergola.	The Red Lion, 1 Mill Lane, Godalming GU7 1HF	No objection
WA/2020/2079	Godalming Central and Ockford	Erection of a first floor extension.	29 Primrose Ridge, Godalming GU7 2NX	No objection
PRA/2021/0002	Godalming Charterhouse	General Permitted Development Order 2015, Schedule 2, Part 20, Class A - Prior Notification Application for 4 new dwellings on detached blocks of flats.	Flat 1 - 8 Oakbraes, Frith Hill Road, Godalming	Object on the grounds of overdevelopment, bulk and mass of the development, loss of amenity to neighbouring properties and out of keeping with the street scene and building height above the established tree line - Godalming & Farncombe Neighbourhood Plan Policy GOD 12 GODALMING AND FARNCOMBE SKYLINE  In addition to the requirements of Waverley's Local Plan Policy RE3 (Landscape Character, section v. Godalming Hillside) which provides protection for Godalming's tree-lined hillsides and recognises their importance to the character and setting of Godalming and Farncombe, development is expected to preserve the profile of the skyline and ensure that any new buildings along the skyline are not unduly prominent.

<b>Ref</b>	<b>Ward</b>	<b>Proposal</b>	<b>Site Address</b>	<b>GTC Observations</b>
WA/2020/2093	Godalming Charterhouse	Listed Building consent for internal alterations.	Saunderites, Charterhouse, Hurtmore Road, Godalming	No objection
WA/2020/2090	Godalming Farncombe and Catteshall	Certificate of Lawfulness under Section 192 for construction of a single storey garden building.	91 Kings Road, Farncombe GU7 3EU	No objection
WA/2021/0011	Godalming Farncombe and Catteshall	Erection of extension following demolition of existing.	46 Blackburn Way, Godalming GU7 1JY	No objection
WA/2021/0039	Godalming Farncombe and Catteshall	Erection of extensions and alterations to existing dwelling to provide 2 dwellings.	43 Kings Road, Farncombe GU7 3EX	No objection
WA/2021/0043	Godalming Farncombe and Catteshall	Erection of extension.	77 Alderbank Drive, Godalming GU7 1GB	No objection
WA/2021/0044	Godalming Holloway	Alterations to elevations including dormer and roof lights.	23 Chestnut Way, Godalming GU7 1TS	No objection
<b>WBC Weekly List 21/04</b>				
WA/2021/0079	Godalming Binscombe	Erection of single storey side extension following the demolition of existing outbuilding.	59 Oak Mead, Farncombe GU7 3RJ	No objection
WA/2021/0056	Godalming Central and Ockford	Certificate of Lawfulness under Section 191 for two ground floor windows in western elevation which have been in situ for more than four years.	Flat 1, 1 The Mews Wharf Street, Godalming GU7 1NN	No objection
WA/2021/0085	Godalming Charterhouse	Single storey side extension and alterations to existing external doors and windows.	Hillcrest, Upper Manor Road, Farncombe GU7 2HZ	No objection
WA/2021/0075	Godalming Charterhouse	Erection of extension.	89 Kings Road, Farncombe GU7 3EU	No objection
TM/2021/0020	Godalming Farncombe and Catteshall	APPLICATION FOR REMOVAL OF TREE SUBJECT OF TREE PRESERVATION ORDER 27/02	Land At The Landings, Blackburn Way, Godalming GU7 1JY	No objection
NMA/2021/0015	Godalming Farncombe and Catteshall	Amendment to CR/2020/0007 for removal of an internal stair well.	82 82a Meadrow, Godalming GU7 3HT	No objection
CA/2021/0023	Godalming Holloway	CROWNPITS CONSERVATION AREA WORKS TO TREE	Rosemount, Grosvenor Road, Godalming GU7 1NZ	No objection

<u>Ref</u>	<u>Ward</u>	<u>Proposal</u>	<u>Site Address</u>	<u>GTC Observations</u>
TM/2021/0023	Godalming Holloway	APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 05/03	The Fosse, Summerhouse Road, Godalming GU7 1QA	No objection
<b>WBC Weekly List 21/05</b>				
WA/2021/0118	Godalming Binscombe	Erection of extensions.	98 Combe Road, Farncombe GU7 3SL	No objection
WA/2021/0105	Godalming Binscombe	Certificate of Lawfulness under Section 192 for loft conversion with roof line alterations.	42 Furze Lane, Farncombe GU7 3NP	No objection
WA/2021/0122	Godalming Central and Ockford	Application under Regulation 3 for approval of reserved matters (landscaping and appearance) following the outline approval of WA/2018/1853 for the erection of 30 affordable dwellings and associated works following demolition of 18 existing dwellings.	Site C, Regeneration Area, Ockford Ridge Godalming	No objection
WA/2020/2123	Godalming Central and Ockford	Erection of 2 buildings and alterations to existing Listed Building to provide 53 assisted living units (Use Class C2) with associated communal facilities, landscaping, amenity space and parking following demolition of existing warehouse building.	Mole Country Stores, Brighton Road, Godalming GU7 1NS	Whist the Godalming & Farncombe Neighbourhood Plan supports the provision of Extra Care facilities, Godalming Town Council objects to this application on the grounds of the bulk and mass of the development not in keeping with the Godalming & Farncombe Neighbourhood Plan Policy GOD5, insufficient parking spaces as prescribed in NP Policy GOD 6 and loss of amenity to neighbouring properties. Additionally, Godalming Town Council considers that the design missed the opportunity to provide greater planning gain by not providing a vehicular access onto Catteshall Lane.
WA/2020/2124	Godalming Central and Ockford	Listed Building consent for alterations to Listed Building to provide 2 assisted living units (Use Class C2) as part of a wider scheme providing a total of 53 assisted living units.	Mole Country Stores, Brighton Road, Godalming GU7 1NS	As above

<b>Ref</b>	<b>Ward</b>	<b>Proposal</b>	<b>Site Address</b>	<b>GTC Observations</b>
WA/2021/0096	Godalming Central and Ockford	Application under Regulation 3 for the temporary use of land as a site compound for a period of up to 5 years including erection of hoarding, access arrangements, parking and siting of temporary buildings.	Site Office, Regeneration Area, Ockford Ridge Godalming	No objection
NMA/2021/0016	Godalming Central and Ockford	Amendment to WA/2018/1239 to amend the wording of Condition 43.	Land Between New Way and Aarons Hill, Godalming	No objection
WA/2021/0138	Godalming Charterhouse	Erection of extension and alterations following the demolition of outbuildings.	3 Peperharow Road, Godalming GU7 2PH	No objection
PRA/2021/0005	Godalming Charterhouse	General Permitted Development Order 2015, Schedule 2, Part 20, Class A - Prior Notification Application for 3 new dwellings on detached blocks of flats.	1-12 Netherwood Court, Filmer Grove, Godalming	GTC notes that a previous application for this site had been approved prior to the changes in the PDR regulations. GTC considers this application to be an overdevelopment of the site and object on the grounds of bulk and mass. The environmental conditions are noted and GTC would wish to be assured they will be enforced.
WA/2021/0120	Godalming Farncombe and Catteshall	Certificate of Lawfulness under Section 192 for formation of habitable rooms in roof space with rear dormers and gable build up.	14 George Road, Farncombe GU7 3LS	No objection
WA/2021/0140	Godalming Farncombe and Catteshall	Alterations to roofline with dormer and gable build up to form habitable accommodation.	14 George Road, Farncombe GU7 3LS	No objection
TM/2021/0027	Godalming Holloway	APPLICATION FOR WORKS TO A TREE SUBJECT OF TREE PRESERVATION ORDER 09/03	Whipleigh, Tuesley Lane, Godalming GU7 1SE	No objection