

GODALMING TOWN COUNCIL

Tel: 01483 523575
E-Mail: office@godalming-tc.gov.uk
Website: www.godalming-tc.gov.uk

107-109 High Street
Godalming
Surrey
GU7 1AQ

I HEREBY SUMMON YOU to attend the **PLANNING COMMITTEE** Meeting to be held in the Council Chamber, Waverley Borough Council, The Burys, Godalming on THURSDAY, 23 JULY 2026 at 6.30pm.

Dated the 15th Day of July 2026

Andy Jeffery

Andy Jeffery
Chief Executive Officer

If you wish to speak at this meeting please contact Godalming Town Council on 01483 523575 or email office@godalming-tc.gov.uk

Committee Members: Councillor Crowe - Chair
Councillor Martin
Councillor Marshall
Councillor Weightman
Councillor Williams

A G E N D A

1. MINUTES

To approve as a correct record the minutes of the meeting of the Planning Committee held on the 2 July 2026, a copy of which has been circulated previously.

2. APOLOGIES FOR ABSENCE

3. DISCLOSABLE PECUNIARY INTERESTS AND OTHER REGISTERABLE 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.

Councillor Crowe Councillor Williams Councillor Martin

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

The Chair to invite members of the public to make representations, ask or answer questions and give evidence in respect of the business on the agenda or other matters not on the agenda. This forum to be conducted in accordance with Standing Order 5:

- the period of time designated for public participation at a meeting for a maximum of three minutes per person or 15 minutes overall, unless otherwise directed by the Chair of the meeting;

- a question shall not require a response at the meeting nor start a debate on the question. The Chair of the meeting may direct that a written or oral response be given. If a matter raised is one for principal councils or other authorities, the person making representations will be informed of the appropriate contact details.

5. QUESTIONS BY MEMBERS

To consider any questions from Councillors in accordance with Standing Order 6.

6. PLANNING APPLICATIONS – CONSULTATION

The full schedule of planning applications received from the Local Planning Authority since the last meeting is attached for the information of Members.

7. CALLED-IN PLANNING APPLICATIONS WA/2026/00451 AND 25/P/01474 – CONSIDERATION OF GTC PARTICIPATION IN INQUIRY

Land East of Eashing Lane and West of Ock Way, Godalming, Surrey (Application no: WA/2026/00451)

Recommendation

That Members consider whether Godalming Town Council can add material evidence to the inquiry beyond that available to Waverley Borough Council, and determine whether to:

- submit written representations only; or
- recommend that Godalming Town Council seek Rule 6 status, subject to Full Council approval.

Purpose of report

To advise Members of the current position regarding the called-in planning applications at land east of Eashing Lane and west of Ock Way, Godalming, and to invite Members to consider whether Godalming Town Council should:

- make written submissions only; or
- seek Rule 6 status and participate formally in the inquiry, having regard to the Council's role, available evidence, likely costs, and the short timescale for action.

Background

Members will recall an approved statement was delivered at the Waverley Borough Council Planning Committee on 8 July 2026 (attached for the information of Members). That statement set out the Council's concerns regarding the linked nature of the applications, the cumulative impact of development on Godalming, and the need for planning gain and infrastructure provision for the area most affected.

The Secretary of State has called in both applications, and the Planning Inspectorate has confirmed that the matter will be determined by public inquiry (Planning Inquiry and Notification Letter Attached for Members information).

The Planning Inspectorate's letter dated 3 July 2026 confirms that:

- the inquiry will open on 6 October 2026;
- a case management conference will be held on 19 August 2026;
- representations and statements of case are due by **14 August 2026**;
- and organisations wishing to take an active role may apply for Rule 6 status.

Current position

Godalming Town Council is a parish/town council. Its usual role in planning matters is to make observations on applications, assessed against the Neighbourhood Plan, Local Plan and, where appropriate, the NPPF.

The Council does not employ qualified planning officers and is not a specialist planning authority. Its main value in the planning process is to contribute local knowledge, local context and community insight which may not be apparent from the applicant's submission or the local planning authority's officer report.

In considering whether to apply for Rule 6 status, Members should therefore ask:

- whether the Town Council can add evidence to the inquiry that is materially different from, or additional to, the evidence already likely to be available to Waverley Borough Council;
- whether such evidence is sufficiently robust to justify the commitment of time and cost;
- and whether the Council is able to support a formal inquiry role.

Planning inquiries are evidence-led processes. They are not driven by local feeling or general opposition, but by clear planning evidence tested against the relevant policy framework.

Rule 6 status

Rule 6 status would allow Godalming Town Council to take part formally in the inquiry. This would mean the Council could:

- present evidence;
- examine and cross-examine witnesses;
- and appear as an active party in the proceedings.

However, Rule 6 status also carries a greater burden. It may require:

- preparation of formal evidence;
- attendance at procedural meetings;
- possible engagement of specialist planning or legal support;
- and significant officer time.

Members should also be aware that, given the Council's limited technical planning resource, the value of Rule 6 status may be limited unless the Council can identify evidence that is clearly distinct from that available to Waverley Borough Council or other parties.

Financial and resource implications

If Members support written submissions only this option would involve comparatively modest officer time and limited cost. The main requirement would be to prepare and submit a written statement by 14 August 2026.

If Members support Rule 6 status this option is likely to involve considerably greater resource commitment, including:

- officer time;
- possible external advice;
- preparation of formal inquiry evidence;
- and attendance at inquiry-related meetings.

Given the likely timescale, any decision to pursue Rule 6 status would need to be made promptly. If Members are minded to recommend Rule 6 status, that recommendation would need to be endorsed by Full Council.

To meet the 14 August 2026 deadline, the Chief Executive would need to seek the Mayor's agreement to call an extraordinary Full Council meeting.

Considerations for Members

Members are asked to consider:

- whether GTC has additional, material evidence to offer the inquiry;
- whether the Council's local knowledge can be translated into evidence of planning weight;
- whether the likely costs of Rule 6 participation are justified by the likely benefit;
- and whether it is more proportionate for the Council to make a well-focused written submission only.

Members should be mindful that the role of the Town Council is to assist with local insight, not to duplicate the professional case that will be made by the principal planning parties.

Recommendation

Members are invited to determine whether Godalming Town Council should:

- a. make written submissions only to the Planning Inspectorate; or
- b. seek Rule 6 status and participate formally in the inquiry, subject to endorsement by Full Council.

If Members are minded to pursue Rule 6 status, the recommendation will need to be reported to Full Council for approval. In order to meet the 14 August deadline, the Chief Executive would need to seek the Mayor's agreement to convene an extraordinary Full Council meeting.

8. SURREY RESILIENCE ASSEMBLY – REPORT

Members to receive a report from the CEO regarding the Surrey Resilience Assembly, which he attended on 15 July. Due to the short timeline relating to potential opportunities to apply for the Surrey Community Resilience Grant scheme and resource and potential match funding requirements, this item has also been placed before the Management Committee.

9. COMMUNICATIONS ARISING FROM THIS MEETING

Members to identify which matters (if any), discussed at this meeting, are to be publicised.

10. DATE OF NEXT MEETING

The next meeting of the Planning Committee is scheduled to take place in the Oglethorpe Room on Thursday, 20 August 2026 at 6.30pm.

11. ANNOUNCEMENTS

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

GODALMING TOWN COUNCIL

ENVIRONMENT & PLANNING – SCHEDULE OF PLANNING APPLICATIONS – 29 JUNE 2026 - 20 JULY 2026

<u>Ref</u>	<u>Ward</u>	<u>Proposal</u>	<u>Site Address</u>	<u>GTC Observations</u>
WBC Weekly List 26/26				
WA/2026/01143	Godalming Central & Ockford	Alterations to elevations including formation of new window openings and a new entrance door with associated works.	5 Angel Court High Street Godalming GU7 1DT	
WA/2026/01121	Godalming Farncombe & Catteshall	Alterations to existing first floor residential unit with conversion of existing ground floor retail unit to residential use to provide one dwelling with erection of cycle storage, landscaping and extension to existing vehicle crossover.	23a Bourne Road Farncombe Godalming GU7 3NL	
WBC Weekly List 26/27				
NMA/2026/01162	Godalming Central & Ockford	Amendment to WA/2025/01535 of the approved development to amend the approved architectural plans to enable a number of minor revisions to the layout and external appearance of the store. These include updates to the car parking layout (including the location of EV charging spaces) together with minor amendments to the external elevations and servicing areas.	Unit 1 Woolsack Way Godalming GU7 1DR	
NMA/2026/01158	Godalming Central & Ockford	Amendment to WA/2025/01535 to vary Condition 9 to permit an extension of 12 months to allow sufficient time to deliver the EV charging infrastructure having regard to site-specific constraints and ongoing discussions with a specialist operator.	Unit 1 Woolsack Way Godalming GU7 1DR	
TM/2026/01150	Godalming Farncombe & Catteshall	Application for works to tree subject of tree preservation order 27/02	46 Blackburn Way Godalming GU7 1JY	

<u>Ref</u>	<u>Ward</u>	<u>Proposal</u>	<u>Site Address</u>	<u>GTC Observations</u>
TM/2026/01175	Godalming Farncombe & Catteshall	Application for works to tree subject of tree preservation order 27/02	21 Blackburn Way Godalming GU7 1JY	
WA/2026/01167	Godalming Holloway	Section 73A to vary conditions 2 (approved plans) and 3 (materials) of WA/2024/01752 to allow to design, layout and external materials.	34 Town End Street Godalming GU7 1BH	
WA/2026/01184	Godalming Holloway	Erection of two storey extension and alterations to elevations including lowering of external ground floor level and associated works following demolition of existing single storey extension.	61 Shackstead Lane Godalming GU7 1RL	
WA/2026/01185	Godalming Holloway	Certificate of Lawfulness under Section 192 for erection of a dormer extension.	61 Shackstead Lane Godalming GU7 1RL	
TM/2026/01174	Godalming Holloway	Application for works to and removal of trees subject of tree preservation order 09/03	Farleigh Ramsden Road Godalming GU7 1QE	
WBC Weekly List 26/28				
WA/2026/01212	Godalming Binscombe & Charterhouse	Erection of a single storey extension and alterations following demolition of existing single storey extension.	35 SILO ROAD FARNCOMBE GODALMING GU7 3PA	
NMA/2026/01241	Godalming Binscombe & Charterhouse	Amendment to WA/2023/01714 Change of wording of Condition 24 from reference to LEAP to LAP.	LAND CENTRED COORDINATES 496830 146100 SOUTH EAST OF BINSCOMBE GODALMING GU7 3RU	

<u>Ref</u>	<u>Ward</u>	<u>Proposal</u>	<u>Site Address</u>	<u>GTC Observations</u>
WA/2026/01208	Godalming Central & Ockford	Erection of a single storey rear extension and alterations to elevation following demolition of existing garden store.	17 HOLLY LANE GODALMING GU7 2LP	
WA/2026/01219	Godalming Central & Ockford	Advertisement consent for removal of existing totem and installation of new illuminated totem.	MARKS & SPENCER UNIT 1 WOOLSACK WAY GODALMING GU7 1DR	
WA/2026/01203	Godalming Farncombe & Catteshall	Erection of extensions and alterations; conversion of attached garage to habitable accommodation and removal of chimney stack.	1 WOOD ROAD FARNCOMBE GODALMING GU7 3NN	

Godalming Town Council – Planning Committee Statement – 08/07/2026

WA/2026/00451 / 25/P/01474

Thank you, Chair.

Godalming Town Council has serious concerns about this application. We note, in particular, paragraph 7 of the Secretary of State's call-in letter, which makes clear that this is not simply an isolated access proposal. It is linked to the main housing development at land east of Eashing Lane, and must therefore be considered in that wider context.

That linked position is important, because the real issue here is not just access, but the cumulative impact of development on Godalming and the surrounding area. This proposal comes on top of other significant growth nearby, and together these schemes will place further pressure on local roads, schools, recreation facilities and community infrastructure.

For that reason, Waverley Borough Council cannot sit on the fence. It needs to state its position clearly, and it needs to do so on the basis of the full implications for Godalming, not just the narrow technicalities of the access arrangement.

We are also concerned that any discussion of Section 106 provision may already have taken place between the applicant, Guildford Borough Council and Waverley Borough Council without proper input from the community most affected. If that is the case, it is regrettable. The people of Godalming should not be expected simply to absorb the impacts of development without having their needs properly heard and reflected in the planning response.

The applicant's own documents refer to local facilities in Godalming, including the community building at Ockford Park and nearby Scout and Guide buildings. Yet the Town Council, which owns and operates the Ockford Park building, has not been properly consulted, and there has been no meaningful support offered towards these important community assets. That only reinforces the need for a more locally informed approach.

So, while the lack of engagement with Godalming Town Council is regrettable, the principal point is this: the development will place real pressure on local infrastructure, and that pressure must be properly recognised and addressed.

If this application, and the associated housing scheme, are to be supported, then there must be meaningful planning gain for the area most affected. That should include support for education provision, including secondary schooling at Broadwater; improvements to recreation and youth facilities; and mitigation for the transport impacts that will fall on Godalming's already stretched road network.

Godalming Town Council does not object to development in principle. But we do insist that growth must be matched by infrastructure, and that the community most affected must be properly heard. We therefore ask Waverley Borough Council to respond to paragraph 7 of the call-in letter with clarity, to take a definite position, and to ensure that any approval is secured only on the basis of fair, local and meaningful planning gain.

Thank you



Planning Inspectorate

c/o QUADIENT
69 Buckingham
Avenue
Slough
SL1 4PN

Customer 0303 444 5000
Services:

e-mail: planningapplicationsservice@planninginspectorate.gov.uk

Your Ref:

Sam Wallis, Waverley Borough
Council,
Sam.Wallis@waverley.gov.uk
01483 523574

Our Ref:

APP/Y3615/V/26/3378815
APP/R3650/V/26/3378816

Date:

03/07/2026

Dear Sir/Madam,

Town and Country Planning Act 1990 - Section 77 and Town and Country Planning (Inquiries Procedure) (England) Rules 2000
Applications by: Ashill Land Limited
Site Address: Land East of Eashing Lane and West of Ock Way, Godalming, Surrey (Application no: WA/2026/00451)(PINS ref APP/R3650/V/26/3378816)

I refer to the above called-in planning applications and the Planning Casework Unit's letter of 17/06/26. I am the case officer.

The Inspector and Secretary of State require copies of all documentation that was considered at application stage including representations from interested parties and consultees. Please can the Council and applicant produce an agreed schedule and submit copies of all documentation to me, electronically, within 2 weeks from the date of this letter.

The Independent Review of Planning Appeal Inquiries has been published and the Planning Inspectorate is now applying some of the Review's recommendations to called-in planning applications.

<https://www.gov.uk/government/news/performance-update-moving-ahead-in-2020>

The call-in date was 17/06/2026 however certain aspects of the timetable for the application(s) begins from the date of this letter.

The Inspector and Inquiry date

The Inspector appointed by the Secretary of State is T Gilbert-Woolridge BA (Hons) MTP MRTPI IHBC and the inquiry will open at **10.00am** on **06/10/2026**. We have currently scheduled 8 sitting days. Please advise as soon as possible if you consider more time will be needed.

Please can you and Guildford Borough Council discuss and secure a suitable venue as soon as possible and provide details.

All parties are reminded that witnesses to the Inquiry should be available for its duration.

The Inspector will hold a case management conference with the main parties on Teams (Inspectorate hosted), on Wednesday 19 August at 10.00am. Further details will follow including an agenda and details of how to call in. Each party should have a single spokesperson nominated to speak; the intended advocates should participate if possible. Please can you provide the name and email address of your spokesperson 7 days before the case conference, along with the names/email addresses of any other participants.

In advance of the case management conference, parties are requested to focus only on the matters that are in dispute and give detailed consideration as to exactly what topics could most efficiently be dealt with as a round table discussion at the inquiry (or possibly just by written submissions) in order to ensure that the inquiry is conducted in an efficient and effective manner, optimising inquiry time. This will be an item on the agenda for the conference. In light of the outcome of that discussion, the Inspector will direct how the evidence will be dealt with at the inquiry.

Sending documents to us and looking at the application

A timetable for some elements of the case is set out below. No reminders will be sent.

You can use the Internet to submit documents, to see information and to check the progress of cases through GOV.UK. The address of the search page is <https://acp.planninginspectorate.gov.uk/>

If emailing documents, please use the email address above. If posting documents please send a single copy. Whichever method you use, please make sure that all documents/emails are clearly marked with the full reference number.

Guidance on communicating with us electronically can be found at <https://www.gov.uk/government/publications/planning-appeals-procedural-guide>

Sending documents electronically, if possible, will enable us to deal with them more quickly. Should we require hard copies of any documents we will advise.

Keeping to the timetable

You must keep to the timetable set out below and make sure that you send us the relevant documents within these deadlines. This will mean that we can deal with the applications promptly and fairly. Not meeting the prescribed timetables may be a reason for the Inspector to initiate an award of costs (see section on costs below).

Unless agreed otherwise by the Inspector at the case management conference the following documents must be sent within this timetable.

Within 2 weeks of the date of this letter, using the model notification letter in Annex 1 below, you should notify any person who was notified or consulted about the applications in accordance with the Act or a development order and any other interested persons who made representations to you about the applications that I am now dealing with the case. You should tell them that:

i) any comments they made at application stage will be submitted to the Planning Inspectorate and if they want to make any additional comments, they should submit them to me within 6 weeks of the date of this letter i.e. by 14/08/2026.

- ii) when and where the application documents will be available for inspection;
- iii) that the Planning Inspectorate will not acknowledge representations. We will however ensure that letters received by the deadline are passed on to the Inspector dealing with the applications;
- iv) that the decision will be published on the Planning Portal.

Please send a copy of the notification letter to me.

By 14/08/2026

Please send me a copy of your statement giving **full** details of the case you will put forward at the inquiry including any documents, maps or plans you intend to refer to or use in evidence. Please also include a list of any conditions or limitations you would agree to, if the application were to be allowed. I will send a copy of your statement to the applicant and you must send a copy of your statement to any statutory parties. I will also send you and the applicant a copy of any comments received from other interested persons or organisations.

You must allow anyone who wants to inspect the application documents a reasonable opportunity to do so. Your statement must say when and where this can be done.

You must also submit a copy of the completed agreed statement of common ground, listing all matters that are not only agreed but also confirming areas where there is disagreement. Further guidance on producing statements of common ground (and a model form) is available from

<https://www.gov.uk/government/publications/statement-of-common-ground>

By 08/09/2026

You and the applicant must send me a copy of your proof(s) of evidence (and a written summary if the proof is over 1500 words in length). You should also send a copy to any statutory party. A 'proof of evidence' is a written statement that you, the applicant or a witness wishes the Inspector to take into account at the inquiry. Any summary should reflect the contents of the proof and should not include new evidence.

By 15/09/2026

Please send a copy of the LPA inquiry notification letter.

Planning obligations - section 106 agreements

A planning obligation, often referred to as a 'section 106 agreement', is either a legal agreement made between the LPA and a person 'interested in the land' or a legally binding undertaking signed unilaterally by a person 'interested in the land'. If you intend to submit a planning obligation, you must read the guidance provided on GOV.UK - <https://www.gov.uk/government/publications/planning-appeals-procedural-guide>. A draft, or heads of terms, should be submitted before the case management conference. A final draft, agreed by all parties to it, must be submitted to me no later than 10 working days before the inquiry opens.

Statutory parties

'Statutory parties' are owners or tenants of the application site who made comments within the time limit on the application.

Withdrawing the application

If you hear that the application is to be withdrawn, please telephone me immediately. If I receive written confirmation of this from the applicant I will write to you.

Costs

The applicant has been directed to GOV.UK for further information regarding costs – <http://planningguidance.communities.gov.uk/blog/guidance/appeals/>. You should also be aware that costs may be awarded to either party.

Additionally, a Planning Inspector or the Secretary of State may on their own initiative make an award of costs, in full or in part, if they judge that a party has behaved unreasonably resulting in unnecessary expense.

Where a new local policy has been adopted at any point following the call-in of this application but before the decision is issued you must inform PINS and outline its effect on this application.

The Inspector's report and the Secretary of State's decision

The Inspector's report is expected to be submitted to the Secretary of State on or before 13/01/2027. The date by when the application will be decided will be published at the time the report is submitted to the Secretary of State.

Further information

Further information about how we are now handling called-in planning applications can be found at the following link.

<https://www.gov.uk/government/organisations/planning-inspectorate>

If you have any questions, please contact me.

Yours sincerely,

Laura Chadwick

Case Officer
Planning & Environmental Applications Service

Claire Upton-Brown
Joint Assistant Director of Planning Development

Case Officer: Sam Wallis
Tel. No: 01483 523583
Email: planningenquiries@waverley.gov.uk

13/07/2026

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
APPLICATION UNDER SECTION 77

Site Address:	Land East of Eashing Lane and West of Ock Way, Godalming, Surrey
Description of development:	Residential development comprising of 234 dwellings, including 50% affordable dwellings, together with means of access, internal road network, parking, public open space (including play space), landscaping and associated works AND Creation of a vehicular access to Ock Way and pedestrian access routes
Application references:	25/P/01474 and WA/2026/00451
Applicant's name:	Ashill Land Ltd
Called-in Application reference:	APP/Y3615/V/26/3378815 APP/R3650/V/26/3378816
Application start date:	03/07/2026

I refer to the above details. An application, made to Waverley Borough Council, has been called-in by the Secretary of State.

The application will be determined on the basis of an inquiry and be heard with the application made to Guildford Borough Council for the same site. The procedure to be followed is set out in the Town and Country Planning Appeals (Inquiry Procedure) (England) Rules 2000, as amended.

For any group or organisation who wish to take an active part in the Inquiry, the opportunity is available to apply for what is known as Rule 6 status. Although unusual, there is also scope for interested individuals to take part on the same basis. Rule 6 status means that you would be able to present your evidence on a formal basis and cross examine the evidence of others. You can find guidance at the following link:

<https://www.gov.uk/government/publications/apply-for-rule-6-status-on-a-planning-appeal-or-called-in-application>

Arrangements for the Inquiry are currently being finalised by the Planning Inspectorate. These will include a pre-Inquiry conference call with the lead parties to deal with procedural and

administrative matters, including how the evidence will be heard. As a Rule 6 party, it is anticipated that you would also be a part of that process. If, having read the above guidance, you wish to apply for Rule 6 status and/or have any related questions, you should contact the Planning Inspectorate immediately. If you are interested but are unable to access the guidance electronically, again, you should contact the Planning Inspectorate who will try and assist.

If, having read the above guidance, you wish to apply for Rule 6 status it is essential that you contact the Planning Inspectorate immediately.

We have forwarded all the representations made to us on the application to the Planning Inspectorate. These will be considered by the Inspector and Secretary of State when determining the application.

If you wish to make comments, or modify/withdraw your previous representation, you can do so online at <https://acp.planninginspectorate.gov.uk>

If you do not have access to the internet, you can send your comments to:

Laura Chadwick
Planning & Environmental Applications Service
Planning Inspectorate
c/o QUADIENT
69 Buckingham Avenue
Slough
SL1 4PN

All representations must be received by **14/08/2026**. The Planning Inspectorate does not acknowledge representations. All representations must quote the application reference.

Please note that any representations you submit to the Planning Inspectorate will be copied to the applicant and this local planning authority and will be considered by the Inspector and Secretary of State when determining the application.

The Waverley application documents are available for inspection on our website: <https://www.waverley.gov.uk/services/planning-and-building/view-and-comment-on-planning-applications/search-planning-applications> Please search under reference **WA/2026/00451**, access to our website can be provided at the Council offices Monday to Thursday: **8.45am to 5.15pm**, Friday: **8.45am to 4.45pm**.

The Guildford application documents are available for inspection on their website: <https://publicaccess.guildford.gov.uk/online-applications/> Please search under reference **25/P/01474**.

Further guidance about Called-in planning applications can be found here <https://www.gov.uk/guidance/called-in-planning-applications>

When made, the decision will be published online at <https://acp.planninginspectorate.gov.uk>

Yours faithfully

Claire Upton-Brown

Joint Assistant Director of Planning Development