

**MINUTES AND REPORT OF THE ENVIRONMENT & PLANNING COMMITTEE  
HELD ON 24 APRIL 2025**

- \* Councillor Kiehl – Chair
- \* Councillor Crooks – Vice Chair

0 Councillor Adam	0 Councillor Holliday
0 Councillor Clayton	* Councillor Martin
* Councillor Crowe	* Councillor PMA Rivers
0 Councillor C Downey	0 Councillor Steel
0 Councillor S Downey	* Councillor Thomson
* Councillor Duce	* Councillor Weightman
* Councillor Follows	* Councillor Williams
* Councillor Heagin	

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

600. MINUTES

The Minutes of the Meeting held on 3 April 2025 were signed by the Chair as a correct record.

601. APOLOGIES FOR ABSENCE

Apologies for absence were received and recorded as above.

602. DISCLOSABLE PECUNIARY INTERESTS AND OTHER REGISTERABLE INTERESTS

Councillor Kiehl declared an other registerable interest in Agenda Item 8 (CIL Funding Application – Moss Lane School Playground Enhancement Project) on the grounds that he has a child attending the school and his wife has been involved in the development of the proposal. Cllr Kiehl left the Chamber when that agenda item was debated.

Councillor Crowe declared an other registerable interest in Agenda Item 8 (CIL Funding Application – Moss Lane School Playground Enhancement Project) on the grounds that she has a grandchild attending the school. Cllr Crowe left the Chamber 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 PMA Rivers

604. 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.

605. QUESTIONS BY MEMBERS

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

606. PLANNING APPLICATIONS – CONSULTATION

The Committee considered the following application raised for discussion by committee members; the full schedule of planning applications received from the Local Planning

Authority since the previous Environment & Planning Committee is attached to record minutes.

### **WA/2025/00667 – Westbrook Mills, Borough Road, Godalming**

Application under Section 73 to vary Conditions 1 (approved plans) and 16 (landscape / tree planting) and removal of Conditions 15 (scheme for internal works) and 18 (LEAP) of WA/2020/0682 to allow alterations to site plan, revised landscape plan, re-wording of remaining conditions to reflect discharged conditions and Deed of Variation to provide a financial contribution in-lieu of a LEAP and change to threshold for occupation of Open Market Dwellings. (Related application: WA/2024/01315)

Godalming Town Council (GTC) strongly objects to the above planning application for the reasons set out below. GTC also urges Waverley Borough Council (WBC) to take enforcement action to uphold the original conditions of planning consent WA/2020/0682 and to preserve the community benefits promised under that scheme.

#### Retention of on-site LEAP and enforceability of original planning conditions

GTC remains firmly of the view that the original planning permission, WA/2020/0682, which included a Local Equipped Area for Play (LEAP) supported by a flood risk assessment, must be upheld. The revised application WA/2025/00667 seeks to remove this vital on-site facility without providing any new or robust evidence to justify its removal. No updated flood risk data has been submitted to support the claim that the site is now unsuitable, and GTC notes that the original flood risk assessment (FRA) concluded the LEAP could be safely delivered within the constraints of the site.

The proposed variation to remove the LEAP would materially diminish the community infrastructure and contradicts the principle of sustainable development outlined in paragraph 92 of the National Planning Policy Framework (NPPF), which states that planning policies and decisions should plan positively for the provision and use of shared space and community facilities, including play spaces.

#### Inadequacy of the £35,000 off-site contribution

GTC considers the proposed £35,000 contribution to be wholly inadequate. At the same meeting where this application was reviewed, GTC also considered a grant application for £68,000 to enhance an already established play area. This real-world benchmark illustrates that £35,000 would be insufficient to provide even the basic play infrastructure, let alone undertake the necessary groundwork, surfacing, and accessibility improvements required to meet current safety and inclusion standards.

This nominal one-off contribution also fails to take into account ongoing maintenance costs, which would fall to the local authority, not the developer or its management company. Such an arrangement unfairly transfers a long-term financial burden to the public sector while reducing private developer obligations. This runs counter to the principles of fair and sustainable community development as supported under the Localism Act 2011.

#### Loss of local access to play space

The removal of the LEAP undermines the principle of accessible, localised amenities. Families, particularly those without private transport, rely on having such facilities within safe walking distance. The suggested alternative—Phillips Memorial Park—is located in a flood-prone area and cannot be considered a suitable substitute. The application thus fails to meet key community needs, and the loss is not mitigated in any meaningful way.

#### Call for enforcement

In light of the above, GTC calls upon WBC to:

- Uphold and enforce the original planning condition requiring the on-site LEAP;

- Reject the argument that flood risk prohibits a play area when the original consent incorporated one;
- Dismiss the £35,000 off-site contribution as inadequate and not meeting the scale or scope of community provision envisaged under the original permission;
- Consider taking enforcement action to ensure compliance with the masterplan, including removal of any residual development hoarding infrastructure, such as fence posts, that remain on site.

### Conclusion

Godalming Town Council reiterates its strong objection to this revised application and urges the local Planning Authority to prioritise the needs of the existing and future community over cost-saving amendments from developers. The proposal does not achieve the policy aspirations for sustainable, inclusive, and health-promoting development as envisaged in both national and local frameworks.

## 607. PLANNING APPLICATIONS – SUBJECTED TO AMENDMENT

Members considered planning applications previously considered by this committee for which subsequent amendments have been submitted.

### **WA/2025/00398 - Land at Rear of 27 Peperharow Road, Godalming**

Erection of 2 x semi-detached dwellings with associated access, parking, and landscaping

Members considered this application based on the original Godalming Town Council (GTC) comments dated 3 April 2025 and the suite of amended documents submitted in response.

GTC wishes to reaffirm its objection to the proposed development, despite the amendments and additional information submitted.

The Town Council respectfully submits that the fundamental concerns previously identified have not been adequately addressed and remain valid and material reasons for objection. These are set out below.

### Flood Risk and Surface Water Drainage

Whilst the amended Flood Risk Assessment raises the Finished Floor Levels, the application still lacks a detailed Surface Water Drainage Strategy. In the absence of this critical document, the proposal fails to demonstrate that flood risk will be appropriately managed in an area designated as Flood Zone 2. The Lead Local Flood Authority's previous concerns remain pertinent.

This omission is contrary to the National Planning Policy Framework (NPPF) Paragraph 182 and Local Plan Policy DM1, which require robust flood mitigation measures and sustainable drainage systems.

### Biodiversity Net Gain

The proposal continues to rely on off-site biodiversity credits rather than delivering tangible, on-site ecological improvements. This is contrary to the spirit and intent of the Environment Act 2021 and Local Plan Policy NE1, particularly given the site's proximity to established green corridors.

GTC expects biodiversity net gains to be achieved on-site wherever feasible.

### Impact on Local Character and Overdevelopment

The development introduces inappropriate backland intensification, harming the traditional linear form and character of Peperharow Road, an area noted for its Edwardian and Victorian qualities. Minor amendments to massing and roof form do not overcome the fundamental

conflict with the Godalming & Farncombe Neighbourhood Plan Policy GOD5(a) and Local Plan Policy TD1.

GTC maintains that the proposal represents overdevelopment and fails to respect the established local character.

#### Residential Amenity

Despite minor clarifications regarding window treatments and screening, GTC remains concerned that the proximity and layout of the proposed dwellings would result in adverse impacts on neighbouring properties by way of overlooking, overshadowing, and loss of privacy.

No comprehensive residential amenity assessment has been provided to satisfactorily address these issues, contrary to Local Plan Policy DM5.

#### Climate and Sustainability

The Sustainability Statement remains aspirational rather than definitive. No binding commitments to renewable energy, rainwater harvesting, or sustainable drainage features have been made. In this respect, the proposal falls short of the standards expected under Local Plan Policies CC1–CC3 and Waverley’s adopted Climate Change and Sustainability SPD.

#### Conclusion

In view of the above, Godalming Town Council requests that Waverley Borough Council REFUSES planning application WA/2025/00398 unless and until substantial amendments are made to properly address:

- Surface water drainage and flood risk;
- On-site biodiversity enhancement;
- Respect for local character and amenity;
- Delivery of demonstrable low-carbon design measures;

GTC would appreciate being kept informed of any further developments regarding this application.

#### 608. CIL FUNDING APPLICATION – MOSS LANE SCHOOL PLAYGROUND ENHANCEMENT PROJECT

Members received a presentation from representatives of Moss Lane school and considered a Neighbourhood CIL application (attached to the record minutes) for a funding award of £66,000 in support of the Playground Enhancement Project.

Members considered that the application aligns with the Community Infrastructure Levy (CIL) guidelines as outlined in the *NALC Development Tools* guidance and the *Good Councillor’s Guide to Finance 2025* and that the following points apply:

- **Eligible Infrastructure:** The proposed works are aimed at improving and replacing essential recreational infrastructure – a defined use under CIL Regulations 59C and reflected in best practice examples.
- **Community Benefit:** The playground is a vital resource for the whole school community and responds directly to demand placed on local infrastructure by development in Godalming.
- **Inclusive Design:** The project prioritises accessibility and inclusion, key elements encouraged by both local infrastructure priorities and community well-being.

On the proposal of Cllr Follows and seconded by Cllr Penny Rivers, Members resolved to agree to recommend an award of £66,000 to Full Council with the following caveats:

- i. The first £2,000 of expenditure is met from the Moss Lane School Association contribution.
- ii. The school to provide a project report no later than February 2026 for inclusion into the Council's Annual Report summarising the outcomes and benefits realised. This is in line with best practice transparency principles from NALC guidance.

609. COMMUNICATIONS ARISING FROM THIS MEETING

Members identified no items from this meeting to be publicised.

610. DATE OF NEXT MEETING

The next meeting of the Environment & Planning Committee is scheduled to take place in the Council Chamber on Thursday, 22 May 2025 at 6.30pm.

611. ANNOUNCEMENTS

Members were informed that the Farncombe Cricket Club will be opening the renovated Pavilion, which was supported by Neighbourhood CIL, at 7pm on 2 May 2025.

Members were invited to join the Mayor at the War Memorial at 9am on Thursday, 8 May 2025 to commemorate the 80<sup>th</sup> anniversary of VE Day.

## GODALMING TOWN COUNCIL

### ENVIRONMENT & PLANNING – SCHEDULE OF PLANNING APPLICATIONS – 25 MARCH 2025-14 APRIL 2025

<u>Ref</u>	<u>Ward</u>	<u>Proposal</u>	<u>Site Address</u>	<u>GTC Observations</u>
<b>WBC Weekly List 25/13</b>				
<b>WA/2025/00587</b>	Godalming Binscombe & Charterhouse	Erection of a fence (part retrospective).	Mark Corner & Hill Point Mark Way Godalming GU7 2BA	No observation
<b>WA/2025/00582</b>	Godalming Binscombe & Charterhouse	Erection of a single storey extension.	51 Green Lane Farncombe Godalming GU7 3SU	No observation
<b>TM/2025/00574</b>	Godalming Binscombe & Charterhouse	APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 17/11	Loseley Fields Primary School Green Lane Farncombe Godalming GU7 3TB	No observation
<b>WA/2025/00572</b>	Godalming Central & Ockford	Construction of a dropped kerb.	39 Portsmouth Road Godalming GU7 2JU	No observation
<b>WA/2025/00575</b>	Godalming Farncombe & Catteshall	Erection of a rear first floor extension with solar flat roof; erection of a single storey side extension and pitched roof over the existing detached garage.	24 Meadow Godalming GU7 3HN	No observation
<b>CA/2025/00567</b>		GODALMING CONSERVATION AREA WORKS TO TREE	Car Park Mountain House Station Road Godalming GU7 1EX	No observation
<b>NMA/2025/00560</b>	Godalming Farncombe & Catteshall	Amendment to WA/2024/00912 for a single storey side element squared off resulting in a small reduction in the footprint (was 17.45 sq.m now 16.62 sq.m). All other aspects unchanged.	5 Teale Close Godalming GU7 3DF	No observation

<u>Ref</u>	<u>Ward</u>	<u>Proposal</u>	<u>Site Address</u>	<u>GTC Observations</u>
<b>WBC Weekly List 25/14</b>				
NMA/2025/00593	Godalming Binscombe & Charterhouse	Amendment to WA/2024/00595 for an additional window in east elevation of dormer extension: 500mm wide x 945mm high. To provide additional light and views in the new dormer extension.	52 Nightingale Road Godalming GU7 2HP	No observation
NMA/2025/00610	Godalming Central & Ockford	Amendment to WA/2023/01275 to change the window on the rear elevation to doors and to omit the windows on the side elevation.	187 Ockford Ridge Godalming GU7 2NN	No observation
WA/2025/00628	Godalming Central & Ockford	Application under Section 73 to vary Conditions 1 (approved plans), 2 (materials), 7 (remove maintenance regime for sedum roof within Landscape Design Strategy) and 8 (remove adoption of green roof within Ecological appraisal) of WA/2023/00295 to allow for roof material change from sedum roof to tiled roof.	HKS Retail Ltd Ockford Road Filling Station 32 Ockford Road Godalming GU7 1QY	No observation
WA/2025/00606	Godalming Farncombe & Catteshall	Erection of extensions and alterations including installation of roof light and alterations to existing attached garage to provide habitable accommodation with associated hard landscaping.	77 Summers Road Farncombe Godalming GU7 3BE	No observation
TM/2025/00613	Godalming Holloway	APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 05/03	Monteagle Cottage Summerhouse Road Godalming GU7 1QB	No observation
NMA/2025/00615	Godalming Holloway	Amendment to WA/2025/00045 for altering the wording of condition 5.	Lesslands Cottage 26a Busbridge Lane Godalming GU7 1PU	No observation
CA/2025/00612		MUNSTEAD CONSERVATION AREA WORKS TO TREE	Longacre Heath Lane Godalming GU7 1UN	No observation

<u>Ref</u>	<u>Ward</u>	<u>Proposal</u>	<u>Site Address</u>	<u>GTC Observations</u>
<b>WBC Weekly List 25/15</b>				
WA/2025/00667	Godalming Binscombe & Charterhouse	Application under Section 73 to vary Conditions 1 (approved plans) and 16 (landscape / tree planting) and removal of Conditions 15 (scheme for internal works) and 18 (LEAP) of WA/2020/0682 to allow alterations to site plan, revised landscape plan, re-wording of remaining conditions to reflect discharged conditions and Deed of Variation to provide a financial contribution in-lieu of a LEAP and change to threshold for occupation of Open Market Dwellings.	Westbrook Mills 1 Thackeray Lane Godalming	<b>Object, see below:</b>
<p><b>WA/2025/00667</b> Westbrook Mills, Borough Road, Godalming  <b>Related Application:</b> WA/2024/01315</p> <p>Godalming Town Council (GTC) strongly <b>OBJECTS</b> to the above planning application for the reasons set out below. GTC also urges Waverley Borough Council (WBC) to take enforcement action to uphold the original conditions of planning consent WA/2020/0682 and to preserve the community benefits promised under that scheme.</p> <p><b>Retention of On-Site LEAP and Enforceability of Original Planning Conditions</b>  GTC remains firmly of the view that the original planning permission, WA/2020/0682, which included a Local Equipped Area for Play (LEAP) supported by a flood risk assessment, must be upheld. The revised application WA/2025/00667 seeks to remove this vital on-site facility without providing any new or robust evidence to justify its removal. No updated flood risk data has been submitted to support the claim that the site is now unsuitable, and GTC notes that the original Flood Risk Assessment (FRA) concluded the LEAP could be safely delivered within the constraints of the site.</p> <p>The proposed variation to remove the LEAP would materially diminish the community infrastructure and contradicts the principle of sustainable development outlined in Paragraph 92 of the National Planning Policy Framework (NPPF), which states that planning policies and decisions should plan positively for the provision and use of shared space and community facilities, including play spaces.</p> <p><b>Inadequacy of the £35,000 Off-Site Contribution</b>  GTC considers the proposed £35,000 contribution to be wholly inadequate. At the same meeting where this application was reviewed, GTC also considered a grant application for £68,000 to enhance an already established play area. This real-world benchmark illustrates that £35,000 would be insufficient to provide even the basic play infrastructure, let alone undertake the necessary groundwork, surfacing, and accessibility improvements required to meet current safety and inclusion standards.</p> <p>This nominal one-off contribution also fails to take into account ongoing maintenance costs, which would fall to the local authority, not the developer or its management company. Such an arrangement unfairly transfers a long-term financial burden to the public sector while reducing private developer obligations. This runs counter to the principles of fair and sustainable community development as supported under the Localism Act 2011.</p>				



<u>Ref</u>	<u>Ward</u>	<u>Proposal</u>	<u>Site Address</u>	<u>GTC Observations</u>
<p><b>Loss of Local Access to Play Space</b></p> <p>The removal of the LEAP undermines the principle of accessible, localised amenities. Families, particularly those without private transport, rely on having such facilities within safe walking distance. The suggested alternative—Phillips Memorial Park—is located in a flood-prone area and cannot be considered a suitable substitute. The application thus fails to meet key community needs, and the loss is not mitigated in any meaningful way.</p> <p><b>Call for Enforcement</b></p> <p>In light of the above, GTC calls upon WBC to:</p> <ul style="list-style-type: none"> <li>• Uphold and enforce the original planning condition requiring the on-site LEAP;</li> <li>• Reject the argument that flood risk prohibits a play area when the original consent incorporated one;</li> <li>• Dismiss the £35,000 off-site contribution as inadequate and not meeting the scale or scope of community provision envisaged under the original permission;</li> <li>• Consider taking enforcement action to ensure compliance with the masterplan, including removal of any residual development hoarding infrastructure, such as fence posts, that remain on site.</li> </ul> <p><b>Conclusion</b></p> <p>Godalming Town Council reiterates its strong objection to this revised application and urges the Local Planning Authority to prioritise the needs of the existing and future community over cost-saving amendments from developers. The proposal does not achieve the policy aspirations for sustainable, inclusive, and health-promoting development as envisaged in both national and local frameworks.</p>				
WA/2025/00649	Godalming Binscombe & Charterhouse	Erection of extensions and alterations to elevations.	73 Combe Road Farncombe Godalming GU7 3SL	No observation
WA/2025/00641	Godalming Central & Ockford	Erection of a single storey rear extension and alterations to rear elevation; construction of raised decking.	Little Primrose Portsmouth Road Godalming GU7 2JT	No observation
WA/2025/00684	Godalming Central & Ockford	Erection of a single storey extension and raised decking area.	22 Coopers Rise Godalming GU7 2NJ	No observation
WA/2025/00683	Godalming Central & Ockford	Erection of a single storey extension and raised decking area following demolition of existing conservatory.	20 Coopers Rise Godalming GU7 2NJ	No observation
WA/2025/00668	Godalming Central & Ockford	Change of use of site to retain commercial open storage (use Class B8).	Land at Surrey Data Park Langham Park Catteshall Lane Godalming	No observation

<b><u>Ref</u></b>	<b><u>Ward</u></b>	<b><u>Proposal</u></b>	<b><u>Site Address</u></b>	<b><u>GTC Observations</u></b>
WA/2025/00650	Godalming Farncombe & Catteshall	Erection of a two-storey rear extension.	15 Elizabeth Road Farncombe Godalming GU7 3QA	No observation
WA/2025/00640	Godalming Holloway	Erection of extension and alterations to single storey dwelling, together with extensions and alterations to roof and alterations to existing attached garage to provide habitable accommodation following demolition of existing conservatory and outhouse.	41 Minster Road Godalming GU7 1SR	No observation
TM/2025/00657	Godalming Holloway	APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 16/01	Woodstock 16 Tuesley Corner Godalming GU7 1TB	No observation
CA/2025/00664		CROWNPITS CONSERVATION AREA REMOVAL OF TREE	90 Brighton Road Godalming GU7 1PW	No observation