

**MINUTES AND REPORT OF THE ENVIRONMENT & PLANNING COMMITTEE  
HELD ON 31 AUGUST 2023**

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

- |                       |                         |
|-----------------------|-------------------------|
| * 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   | * Councillor Weightman  |
| * Councillor Holliday | * Councillor Williams   |
| * Councillor Martin   |                         |

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

205. MINUTES

The Minutes of the Meeting held on 10 August 2023 were signed by the Chair as a correct record.

206. APOLOGIES FOR ABSENCE

Apologies for absence were received and recorded as above.

207. DISCLOSABLE PECUNIARY INTERESTS AND OTHER REGISTERABLE 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.

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 Martin  
Councillor PMA Rivers

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

It was noted that Members had received a presentation from Mr Rob Symonds of Opus Works, on behalf of the applicant for WA/2023/01714, land to the southeast of Binscombe. As Mr Symonds was unable to attend the meeting in person, the presentation was distributed by email to all Members prior to the meeting (attached to record minutes).

209. PRESENTATION FROM THE COMMUNITY COMMUNICATIONS PARTNERSHIP

Mr Joe Roberts of BlackOnyx accompanied by Sue Doughty, Associate Director of The Community Communications Partnership and Kevin Scott of Solve Planning gave a presentation to Members on the proposed development of the Farncombe Station Garage site on Farncombe Street, currently known as 'Station Reach'. Following the presentation, Members asked a number of questions and provided feedback on the initial proposals.

210. QUESTIONS BY MEMBERS

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

211. MOTION ON NOTICE

Cllr Holliday, seconded by Cllr Martin and Cllr Downey moved the following motion:

**THE MOTION:**

Following residents' concerns and objections to the current untidy state and lack of cleaning or maintenance of the empty shop fronts on Godalming High Street (eg. premises previously occupied by: Lorimers; iFix; Well & Good and M&Co (no. 69)), GTC, using its civic leadership role, to write to the current landlords of said premises, politely requesting (or reminding) them of their responsibilities towards interim maintenance whilst unoccupied.

They also may not be aware if they are absent landlords, that these shop fronts have been suffering in appearance to a greater or a lesser extent (no.69) from the following:

- lack of brush down and cleaning resulting in a substantial build-up of cobwebs;
- lack of window cleaning; and
- lack of any recent interim decorating maintenance to address peeling paint such as rub down and application of undercoat.

Having given notice to the Chair, Cllr Heagin put forward an amendment to the motion, which following debate was accepted by the proposer and seconders of the original motion and therefore become the substantive motion:

**THE MOTION (as amended):**

Following residents' concerns and objections to the current untidy state and lack of cleaning or maintenance of the empty shop fronts in Godalming town centre, GTC, using its civic leadership role, will:

1. Liaise with Waverley Borough Council to provide impetus to ongoing efforts to engage with the current landlords of unoccupied premises, exhorting them to take action to improve the appearance of their premises. Such steps should, where appropriate, extend to the issue of Section 215 notices. Interim steps to be encouraged may include:
  - removal of internal rubbish;
  - introduction of internal window treatments to obscure the dark interior and enhance external appearance;
  - external window and other cleaning, including steps to remove vegetation and cobwebs; and
  - decorating maintenance to address peeling paint.
2. Engage with proprietors of occupied properties where appropriate to support them in tackling similar issues.

Following debate of the motion, Members resolved to approve the Motion (as amended) and agreed that the Town Clerk should seek a report from Waverley Borough Council's Economic Development Team on the actions it has taken in relation to efforts to improve the appearance of vacant shops within the Godalming primary retail area and this to be brought to committee for the information of Members. Additionally, Members resolved that the Town Clerk should write to the current occupiers of premises within the Godalming primary retail area, whose premises could benefit from external maintenance

and clearing. The Town Clerk to draft the letter in collaboration with Cllr Heagin and Cllr Holliday.

212. PLANNING APPLICATIONS – CONSULTATION

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

213. STATION REACH, FARNCOMBE

Having previously received a presentation in relation to the proposed “Station Reach” development, in addition to the verbal feedback already provided, Members wished the Town Clerk to inform BlackOnyx that Godalming Town Council wishes to stress the importance of any future development attaining the highest possible standards of environmental sustainability and meeting at least the minimum Waverley affordable housing requirements.

Additionally, Members wished to highlight the need for and importance of good communication, community engagement and consultation during the assessment and appraisal phase of the development in order to seek the community’s views on any proposed development on this site prior to making a formal planning application.

214. COMMUNICATIONS ARISING FROM THIS MEETING

Members identified the actions to be taken to seek improvements of the maintenance and visual appearance of the vacant units within the primary retail areas for addition publication via social media.

215. DATE OF NEXT MEETING

The next meeting of the Environment & Planning Committee is scheduled to take place in the Council Chamber on Thursday, 21 September 2023 at 7.00pm or at the conclusion of the preceding Full Council meeting, whichever is later.

216. ANNOUNCEMENTS

There were no announcements.

**GODALMING TOWN COUNCIL**

**ENVIRONMENT & PLANNING - SCHEDULE OF PLANNING APPLICATIONS – 1 AUGUST – 21 AUGUST 2023**

<u>Ref</u>	<u>Ward</u>	<u>Proposal</u>	<u>Site Address</u>	<u>GTC Observations</u>
<b>WBC Weekly List 23/32</b>				
WA/2023/01674	Godalming Binscombe & Charterhouse	Erection of two detached dwellings with associated parking, access and landscaping.	Land Between 66 And 67 Silo Drive Farncombe Godalming	No observation
TM/2023/01635	Godalming Binscombe & Charterhouse	APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 03/04	Redehurst Knoll Road Godalming GU7 2EJ	No observation
WA/2023/01677	Godalming Central & Ockford	Erection of extensions and alterations following demolition of existing conservatory and garage.	37 South Hill Godalming GU7 1JT	No observation
WA/2023/01678	Godalming Farncombe & Catteshall	Construction of dormer extension, installation of window to side elevation and alterations to roof space to provide habitable accommodation.	9 Walnut Tree Gardens, Farncombe Godalming GU7 3LG	No observation
WA/2023/01645	Godalming Farncombe & Catteshall	Hip to gable and dormer extensions with installation of rooflights to provide additional habitable accommodation in roof space.	52 George Road Farncombe Godalming GU7 3LU	No observation
WA/2023/01659	Godalming Holloway	Erection of a part single storey part two storey extension to Gill Building to provide student study space.	Godalming Sixth Form College, Tuesley Lane Godalming GU7 1RS	No observation
WA/2023/01670	Godalming Holloway	Erection of extensions and alterations.	Mulberry Cottage Grosvenor Road Godalming GU7 1NZ	No observation
TM/2023/01636	Godalming Holloway	APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER GOD13	22 Mary Vale Godalming GU7 1SW	No observation

<u>Ref</u>	<u>Ward</u>	<u>Proposal</u>	<u>Site Address</u>	<u>GTC Observations</u>
<b>WBC Weekly List 23/33</b>				
WA/2023/01714	Godalming Binscombe & Charterhouse	Erection of 27 dwellings (affordable houses) and associated works including a vehicular, cycle and pedestrian accesses, open space and landscaping.	Land centred coordinates 496830 146100 South East of Binscombe Godalming	As the Town Council for the area where the proposed development is located, Godalming Town Council supports this application as the 100% affordable housing nature of the development will be a significant benefit to the local community. However, Godalming Town Council wishes to caveat its support on the basis that a safe vehicle entry and egress to the site is created via Binscombe and not Copse Side and would wish to see a 20mph limit on Binscombe between New Pond Road and Binscombe Lane. Additionally, Godalming Town Council would wish to see any development conditional on the SUD proposal being fully compliant and following best environmental practice.
WA/2023/01715	Godalming Central & Ockford	Alterations to existing integral garage to provide habitable accommodation and store room.	52 Miltons Crescent Godalming GU7 2NT	No observation
WA/2023/01734	Godalming Farncombe & Catteshall	Application for advertisement consent to display 1Non- illuminated wall plaque.	Meadow Croft Bridge Road Godalming GU7 3DT	No observation
WA/2023/01720	Godalming Farncombe & Catteshall	Erection of extensions and alterations (revision of WA/2022/02272).	52 Summers Road Farncombe Godalming GU7 3BD	No observation
TM/2023/01725	Godalming Holloway	APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER GOD13	2 Mary Vale Godalming GU7 1SW	No observation
WA/2023/01724	Godalming Holloway	Erection of extensions and a roof extension including dormer windows to provide additional habitable accommodation with installation of solar panels following demolition of existing conservatory; alterations to provide additional parking area.	Briar Bank Tuesley Lane Godalming GU7 1SJ	Objection on the grounds of out of keeping with the street scene, over development of the site and loss of neighbour's amenity by loss of privacy

<u>Ref</u>	<u>Ward</u>	<u>Proposal</u>	<u>Site Address</u>	<u>GTC Observations</u>
<b>WBC Weekly List 23/34</b>				
WA/2023/01762	Godalming Binscombe & Charterhouse	Erection of extensions and alterations.	7 Albury Mews Charterhouse Road Godalming GU7 2AT	No observation
WA/2023/01764	Godalming Central & Ockford	Certificate of Lawfulness under Section 192 for the erection of single storey extensions.	Waresley Cottage Westbrook Road Godalming GU7 2QH	No observation
WA/2023/01760	Godalming Central & Ockford	Certificate of Lawfulness under Section 191 for use of building known as Westaway Cottage as an independent residential dwelling within use Class C3 which has been in use as such for a period in excess of 10 years.	Westaway Cottage Westbrook Road Godalming GU7 2QH	No observation
WA/2023/01757	Godalming Holloway	Change of use of existing dwelling house (Use Class C3) to provide HMO (house in multiple occupation) (Use Class Sui Generis) for occupation by 7 persons following alterations to existing garage to create an additional bedroom.	Berwyn Tuesley Lane Godalming GU7 1SS	No observation