

**MINUTES AND REPORT OF THE ENVIRONMENT & PLANNING COMMITTEE
HELD ON 5 SEPTEMBER 2024**

0 Councillor Kiehl – Chair
* Councillor Crooks – Vice Chair

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

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

212. MINUTES

The Minutes of the Meeting held on 15 August 2024 were signed by the Chair as a correct record.

213. APOLOGIES FOR ABSENCE

Apologies for absence were received and recorded as above.

214. DISCLOSABLE PECUNIARY INTERESTS AND OTHER REGISTERABLE INTERESTS

Councillor Heagin declared an other registerable interest in Agenda Item 6 WA/2024/01551 on the grounds that she knows the neighbour of the applicant property. Cllr Heagin remained in the Chamber but did not vote on the observations.

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

215. 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.

216. QUESTIONS BY MEMBERS

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

217. PLANNING APPLICATIONS – CONSULTATION

The Committee considered the following application(s) 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/2024/01564 - THE MANOR INN, GUILDFORD ROAD, GODALMING, GU7 3BX

Erection of extensions and alterations including erection of 2 storage sheds following demolition of existing porch and extension; installation of a replacement kitchen extractor system and acoustic fence.

Godalming Town Council **fully supports** this application and is looking forward to the opening of the new business.

WA/2024/01551 - STRATHEARN, TUESLEY LANE, GODALMING

Erection of extensions and alterations together with alterations to roof space including dormers and rooflights to provide habitable accommodation.

Godalming Town Council **Objects** to this application.

Waverley Borough Council's Residential Extensions Supplementary Planning Document (SPD) 2010, highlights issues of loss of daylight, sunlight and/or privacy for neighbours, such as the T25^o Rule that should be used when a proposed development directly faces an existing habitable window in the neighbour's property. In this application, GTC does not believe that this is the case in relation to the roof lights providing the main light source into the neighbouring properties kitchen area.

Section 8 of the SPD states that as a general rule of thumb there should be a distance of at least 21 metres between proposed windows and those of neighbouring properties and 18 metres between proposed windows and neighbouring private amenity space. From the plans available to GTC, these distances do not appear to be adhered to.

Section 9 of the SPD also states that two storey side extensions should normally appear smaller in mass and scale or be 'subordinate' to the main building. This is often seen within the Surrey vernacular and considered to relate to the local context. This approach ensures that the extension can be clearly identified as an addition and shows the evolution of the building, again this appears not to be the case within this application. Section 9 also goes on to state that "Generally, two storey side extensions should not come to within 1 metre of the boundary; this retains the character of the streetscene and also avoids a 'terracing' effect. In lower density areas, where dwellings are well spaced from the boundary, a greater separation distance to the boundary from the extension may be required to retain the spaciousness. Two storey fully integrated side extensions will not normally be permitted unless exceptional circumstances can justify such a design approach. It is contended that Tuesley Lane is an area of low-density housing and as such there should be a greater separation between properties in order to maintain the character of the streetscene.

It would appear that the proposed development, if allowed, would see the overall floor area of the dwelling (based on GIA) increase from 238sqm to 447sqm, an increase of 209sqm or 88%. This is considered to be an overdevelopment that not only goes against Waverley's SPD, but is also at odds with the Godalming & Farncombe Neighbourhood Plan (GoFarNP), Policy GOD5, which states:

"All development shall not significantly adversely impact on the amenity of neighbours, and shall be sympathetic to the scale, mass height and form of neighbouring properties. Development must demonstrate how they contribute positively to the features of the respected character areas, as described in the Godalming & Farncombe Character Area Assessment".

Additionally, GOD5 highlights the need to avoid the appearance of cramming by reflecting the established plot widths within a street and reflect the prevailing boundary treatments where such features are important to the character and appearance of the area.

Godalming Town Council does not believe this application meets the requirements of GoFarNP Policy GOD5.

In summary, this application does not meet the requirements of the GoFarNP Policy GOD5, fails the considerations set out in Waverley's Residential Extensions Supplementary Planning Document 2010, inflicts significant harm to the amenity of neighbouring properties through loss of light and privacy by overlooking of external areas as well as directly into neighbouring windows. The proposal is also out of keeping with the character of the area and the local street scene due to cramming of the site and overdevelopment in bulk, scale and mass.

WA/2024/01608 - 128-130 HIGH STREET GODALMING GU7 1AB (OLD POST OFFICE)

Change of use and alterations of the first and second floors from office use (Class E) to 4 residential units (Class C3) with the retention of flexible business space (Class E) on the ground floor together with installation of PV panels to roof and associated bin and cycle stores.

Godalming Town Council has **no objection** to this application.

WA/2024/01609 - 128-130 HIGH STREET GODALMING GU7 1AB (OLD POST OFFICE)

Listed Building Consent for internal alterations of the first and second floors to provide 4 residential units; installation of PV panels to roof and associated bin and cycle stores.

Godalming Town Council **fully supports** this application including the provision of the PV solar panels on this Grade II listed building located within the Godalming Town Centre Conservation Area. However, Godalming Town Council would encourage the developer to restore the two traditional telephone kiosks located adjacent to the property, which form an important part of the heritage story of the 'Old Post Office' building.

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

218. PLANNING APPLICATIONS – SUBJECTED TO AMENDMENT

There were no planning applications previously considered by this committee for which subsequent amendments have been submitted.

219. COMMUNICATIONS ARISING FROM THIS MEETING

Members identified the no matters, discussed at the meeting, that required additional publicity.

Members identified no items from this meeting to be publicised.

220. DATE OF NEXT MEETING

The next meeting of the Environment & Planning Committee is scheduled to take place in the Council Chamber on Thursday, 26 September 2024 at 6.30pm.

221. ANNOUNCEMENTS

There were no announcements.

GODALMING TOWN COUNCIL
ENVIRONMENT & PLANNING – SCHEDULE OF PLANNING APPLICATIONS – 6 AUGUST-26 AUGUST 2024

<u>Ref</u>	<u>Ward</u>	<u>Proposal</u>	<u>Site Address</u>	<u>GTC Observations</u>
WBC Weekly List 24/32				
TM/2024/01512	Godalming Binscombe & Charterhouse	APPLICATION FOR WORKS TO TREES SUBJECT TO TREE PRESERVATION ORDER 05/17	Northbourne Farncombe Godalming GU7 3SD	No Observation
WA/2024/01526	Godalming Binscombe & Charterhouse	Erection of extensions and alterations to Ralph Vaughan Williams building with associated works including installation of air source heat pumps, soakaway and landscaping.	Ralph Vaughan Williams Music Centre Charterhouse Hurtmore Road Godalming	No Observation
PRA/2024/01524	Godalming Central & Ockford	General Permitted Development Order 2015, Schedule 2 Part 14 Class J - Prior Approval for installation of 1412 monocrystalline silicon solar photo-voltaic modules over a building with flat roof areas.	Sainsburys Woolsack Way Godalming GU7 1LQ	No Observation
WA/2024/01493	Godalming Farncombe & Catteshall	Erection of extensions following demolition of existing conservatory.	3 Manor Terrace Fern Road Farncombe Godalming GU7 3EP	No Observation
WA/2024/01499	Godalming Holloway	Certificate of Lawfulness under Section 192 for the erection of an extension.	2 Parkfield Godalming GU7 1TP	No Observation
WA/2024/01509	Godalming Holloway	Erection of extensions and alterations including installation of solar panels; construction of boundary wall and associated works.	38 Chestnut Way Godalming GU7 1TS	No Observation
WBC Weekly List 24/33				
TM/2024/01546	Godalming Binscombe & Charterhouse	APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 41/99	Copper Beech 41 Twycross Road Godalming GU7 2HJ	No Observation

<u>Ref</u>	<u>Ward</u>	<u>Proposal</u>	<u>Site Address</u>	<u>GTC Observations</u>
WA/2024/01587	Godalming Central & Ockford	Certificate of Lawfulness under Section 192 for single storey extension; alterations to roofspace to provide habitable accommodation including dormer and rooflights.	10 Scizdons Climb Godalming GU7 1NL	No Observation
WA/2024/01568	Godalming Farncombe & Catteshall	Alterations to existing detached garage to provide home gym.	Leveret, Hare Lane Farncombe Godalming GU7 3EF	No Observation
WA/2024/01580	Godalming Farncombe & Catteshall	Certificate of Lawfulness under Section 192 for alterations to roofspace (hip to gable and dormer extension) to provide habitable accommodation.	75 Fern Road Farncombe Godalming GU7 3ER	No Observation
WA/2024/01564	Godalming Farncombe & Catteshall	Erection of extensions and alterations including erection of 2 storage sheds following demolition of existing porch and extension; installation of a replacement kitchen extractor system and acoustic fence.	The Manor Inn Guildford Road Godalming GU7 3BX	No Objection - Godalming Town Council fully supports this application and is looking forward to the opening of the new business.
WA/2024/01551	Godalming Holloway	Erection of extensions and alterations together with alterations to roofspace including dormers and rooflights to provide habitable accommodation.	Strathearn Tuesley Lane Godalming GU7 1SJ	Objection See Below

Godalming Town Council **Objects** to this application (WA/2024/01551).

Waverley Borough Council's Residential Extensions Supplementary Planning Document (SPD) 2010, highlights issues of loss of daylight, sunlight and/or privacy for neighbours, such as the T25⁹ Rule that should be used when a proposed development directly faces an existing habitable window in the neighbour's property. In this application, GTC does not believe that this is the case in relation to the roof lights providing the main light source into the neighbouring properties kitchen area.

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<p>It would appear that the proposed development, if allowed, would see the overall floor area of the dwelling (based on GIA) increase from 238sqm to 447sqm, an increase of 209sqm or 88%. This is considered to be an overdevelopment that not only goes against Waverley's SPD, but also is at odds with the Godalming & Farncombe Neighbourhood Plan (GoFarNP), Policy GOD5, which states:</p> <p>"All development shall not significantly adversely impact on the amenity of neighbours, and shall be sympathetic to the scale, mass height and form of neighbouring properties. Development must demonstrate how they contribute positively to the features of the respected character areas, as described in the Godalming & Farncombe Character Area Assessment" Additionally GOD5 highlights the need to avoid the appearance of cramming by reflecting the established plot widths within a street and reflect the prevailing boundary treatments where such features are important to the character and appearance of the area.</p> <p>Godalming Town Council does not believe this application meets the requirements of GoFarNP Policy GOD5.</p> <p>In summary, this application does not meet the requirements of the GoFarNP Policy GOD5, fails the considerations set out in Waverley's Residential Extensions Supplementary Planning Document 2010, inflicts significant harm to the amenity of neighbouring properties through loss of light and privacy by overlooking of external areas as well as directly into neighbouring windows. The proposal is also out of keeping with the character of the area and the local street scene due to cramming of the site and overdevelopment in bulk, scale and mass.</p>				
WA/2024/01574	Godalming Holloway	Erection of a single storey extension following demolition of existing conservatory; alterations to existing garage and roofspace to provide habitable accommodation including dormer; alterations to elevations.	6 Rectory Close Godalming GU7 1TT	No Observation
WA/2024/01581	Godalming Holloway	Erection of a single storey extension and alterations to elevations; hip to gable roof extension to provide habitable accommodation in roof space.	74 Brighton Road Godalming GU7 1NX	No Observation
WBC Weekly List 24/34				
WA/2024/01633	Godalming Binscombe & Charterhouse	Listed Building Consent for landscaping works to provide level access.	Memorial Chapel Charterhouse Hurtmore Road Godalming GU7 2DE	No Observation
WA/2024/01632	Godalming Binscombe & Charterhouse	Listed Building Consent for installation of safety cables to upper level balconies.	Memorial Chapel Charterhouse Hurtmore Road Godalming GU7 2DE	No Observation
WA/2024/01637	Godalming Central & Ockford	Application for advertisement consent (non-illuminated) to display 3 banners.	Former Mole Country Stores Brighton Road Godalming	No Observation

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WA/2024/01608	Godalming Central & Ockford	Change of use and alterations of the first and second floors from office use (Class E) to 4 residential units (Class C3) with the retention of flexible business space (Class E) on the ground floor together with installation of PV panels to roof and associated bin and cycle stores.	128-130 High Street Godalming GU7 1AB	No Objection
WA/2024/01609	Godalming Central & Ockford	Listed Building Consent for internal alterations of the first and second floors to provide 4 residential units; installation of PV panels to roof and associated bin and cycle stores.	128-130 High Street Godalming GU7 1AB	No Objection See Below
No Objection – Godalming Town Council fully supports this application including the provision of the PV solar panels on this Grade II listed building located within the Godalming Town Centre Conservation Area. However, Godalming Town Council would encourage the developer to restore the two traditional telephone Kiosks located adjacent to the property, which form an important part of the heritage story of the ‘Old Post office’ building.				
NMA/2024/01617	Godalming Binscombe & Charterhouse	Amendment to WA/2021/02275 (under allowed appeal APP/R3650/W/22/3295025) to amend the window frame colour and change the colour of the brick detailing to anthracite grey on the front and rear elevations.	Green Mantle Charterhouse Road Godalming GU7 2AQ	No Observation
Additional Plans for Week 24/33				
PRA/2024/01602	Godalming Binscombe & Charterhouse	Erection of single storey extension and alterations together with extensions and alterations to roof to provide habitable accommodation in roof space.	33 Willow Road Farncombe Godalming GU7 3SP	No Observation
WA/2024/01590	Godalming Central & Ockford	Demolition Notification: G.P.D.O. Schedule 2, Part 11, Class B: demolition of plant enclosure building.	Surrey Data Park Catteshall Lane Godalming GU7 1LB	No Observation