

GODALMING TOWN COUNCIL

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3 October 2025

I HEREBY SUMMON YOU to attend the **ENVIRONMENT & PLANNING COMMITTEE** Meeting to be held in the Council Chamber, Waverley Borough Council, The Burys, Godalming on THURSDAY, 9 OCTOBER 2025 at 6.30pm.

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

Where possible proceedings will be live streamed via the Town Council's Facebook page. If you wish to watch the council meeting's proceedings, please go to Godalming Town Council's [YouTube](#) page.

Committee Members:	Councillor Kiehl – Chair Councillor Williams – Vice Chair
Councillor Adam	Councillor Holliday
Councillor Crowe	Councillor Martin
Councillor C Downey	Councillor PMA Rivers
Councillor S Downey	Councillor PS Rivers
Councillor Duce	Councillor Steel
Councillor Follows	Councillor Thomson
Councillor Heagin	Councillor Weightman

AGENDA

1. **MINUTES**

To approve as a correct record the minutes of the meeting of the Committee held on the 18 September 2025, 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 PMA Rivers

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

Members to consider the following applications:

WA/2025/01842 Land Centred Coordinates 496600 145414 Access to Clock House Mews from Huxley Close Godalming

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

7. PLANNING APPLICATIONS – SUBJECTED TO AMENDMENT

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

8. COMMUNICATIONS ARISING FROM THIS MEETING

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

9. DATE OF NEXT MEETING

The next meeting of the Environment & Planning Committee is scheduled to take place in the Council Chamber on Thursday, 30 October 2025 at 6.30pm.

10. ANNOUNCEMENTS

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

6. OFFICER'S REPORT – PLANNING APPLICATION WA/2025/01842

Site Address: Godalming GU7 Coordinates 496600 145414 Access to Clock House Mews from Huxley Close Godalming

Proposal: Erection of a single detached dwelling with associated parking and landscaping.

1. Background and Planning History

- This application follows the earlier submission **WA/2023/00518**, which sought to erect **two dwellings** on the same site.
- Godalming Town Council resolved to object in **March 2023** on the following grounds:
 - Overdevelopment
 - Incongruity with the established street scene
 - Loss of neighbour amenity, specifically due to increased parking pressure
- That application was **refused by Waverley Borough Council**, which also cited issues relating to density, impact on character, and residential amenity.

2. Proposal Summary

- The applicant has revised the scheme, now proposing the erection of **one detached three-bedroom dwelling** with:
 - Two off-street parking spaces;
 - Rear garden space and private amenity area;
 - Traditional pitched roof design with materials referencing nearby properties (brick and timber cladding);
 - Biodiversity enhancements and soft landscaping;
 - Retention of key trees where possible, as per the arboricultural survey.

3. Areas of Consideration for Members

Planning Matter	Considerations
Scale and Site Capacity	The reduction from two dwellings to one may address the Town Council's earlier concerns about overdevelopment. Members may consider whether the revised footprint now sits more appropriately within the plot and reflects the prevailing development pattern of Huxley Close.
Street Scene and Local Character	The design adopts a traditional form and seeks to blend with the adjacent properties. Members may wish to consider if the building's scale, form and massing respond positively to the character and rhythm of development in the cul-de-sac.
Neighbouring Amenity	Window orientation and building placement have been revised. Members are invited to consider whether the current proposal sufficiently mitigates the risk of overlooking, loss of light or overbearing impact on adjoining properties.
Access and Parking Provision	Two off-road parking spaces are now proposed. Members may consider whether this provision is appropriate for the scale of development and if it alleviates concerns about parking pressure raised in the previous objection.
Trees, Landscaping and Biodiversity	The proposal includes the removal of a lower-category tree and biodiversity enhancements such as new planting and bat/bird boxes. Members may wish to consider whether the proposals offer appropriate environmental net gain and maintain the area's verdant character.
Sustainability Measures	Inclusion of EV charging, air source heat pump, and energy-efficient design features have been included in line with the Climate Checklist and Energy Statement. Members might reflect on whether these measures represent a sufficient response to Waverley's sustainability policies.

4. Policy Framework

This application should be considered against the following planning policy documents:

- National Planning Policy Framework (NPPF 2024) – Paragraphs on design, amenity, and sustainability;
- Waverley Local Plan (Parts 1 & 2) – Policies including TD1 (Townscape and Design), ST1 (Sustainable Transport), and CC1–3 (Climate Change); and
- Godalming & Farncombe Neighbourhood Plan – Policies GOD6 (Character), GOD9 (Parking), and GOD13 (Design in context).

5. Material Issues for Decision by Members

Members are invited to determine whether:

- a. The revised proposal addresses the Town Council's prior objections:
 - Has the issue of overdevelopment been sufficiently resolved through the reduction to a single dwelling?
 - Does the current scheme now sit comfortably within the plot and reflect the street scene?
- b. Neighbouring amenity is preserved:
 - Do the revised layout and window placements avoid adverse impacts on adjacent properties?
- c. Parking provision is adequate:
 - Will the proposed off-street parking be sufficient to avoid displacement of vehicles onto the street?
- d. Design and landscaping are appropriate:
 - Does the design respond positively to the architectural character of the surrounding area?
 - Are the landscaping and biodiversity proposals appropriate for the site's context?
- e. The scheme aligns with local planning policy:
 - In particular, do the changes meet the relevant tests under the Neighbourhood Plan and Waverley Local Plan for design, parking, and amenity?

6. Suggested Advisory Comment (if no objection is raised)

"Should Waverley Borough Council be minded to approve the application, the Town Council recommends that conditions are applied to secure:

- delivery of biodiversity enhancements as set out in the submitted ecological reports;
- control over construction working hours and access routes to minimise disruption to neighbours;
- implementation of tree protection measures and landscaping as shown."

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ENVIRONMENT & PLANNING – SCHEDULE OF PLANNING APPLICATIONS – 9 SEPTEMBER – 29 SEPTEMBER 2025

<u>Ref</u>	<u>Ward</u>	<u>Proposal</u>	<u>Site Address</u>	<u>GTC Observations</u>
WBC Weekly List 25/36				
TM/2025/01745	Godalming Binscombe & Charterhouse	APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 06/17	15 Birch Road Farncombe Godalming GU7 3NT	
WA/2025/01759	Godalming Central & Ockford	Change of use and alterations to ground floor commercial unit to provide 1 residential dwelling together with alterations to first floor residential unit.	72A Ockford Road Godalming GU7 1RF	
WA/2025/01761	Godalming Holloway	Erection of a single storey extension and alterations together with conversion of attached garage to provide habitable accommodation and outdoor storage; landscaping works to provide additional vehicle parking.	32 Chestnut Way Godalming GU7 1TS	
TM/2025/01757	Godalming Holloway	APPLICATION FOR WORKS TO AND REMOVAL OF TREES SUBJECT OF TREE PRESERVATION ORDER GOD13	10 Ashstead Lane Godalming GU7 1SZ	
TM/2025/01713	Godalming Holloway	APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 02/03	Carlyon House Summerhouse Road Godalming GU7 1PY	
WBC Weekly List 25/37				
WA/2025/01805	Godalming Binscombe & Charterhouse	Certificate of Lawfulness under Section 192 for erection of an outbuilding for use as a home office and domestic storage and demolition of existing detached wooden outbuilding.	37 Peperharow Road Godalming GU7 2PH	
WA/2025/01795	Godalming Binscombe & Charterhouse	Listed Building Consent for replacement windows and rainwater goods on buildings identified by location plan submitted.	Charterhouse School Charterhouse Hurtmore Road Godalming GU7 2DF	

<u>Ref</u>	<u>Ward</u>	<u>Proposal</u>	<u>Site Address</u>	<u>GTC Observations</u>
WA/2025/01788	Godalming Binscombe & Charterhouse	Certificate of Lawfulness under Section 192 for a rear infill extension and alteration to elevations following demolition of lean-to.	2 Treryn Heights Frith Hill Road Godalming GU7 2EQ	
WA/2025/01815	Godalming Central & Ockford	Erection of a single storey extension following demolition of existing.	180 Ockford Ridge Godalming GU7 2NN	
WA/2025/01793	Godalming Central & Ockford	Erection of a single storey extension following demolition of existing garage and conservatory.	7 Miltons Crescent Godalming GU7 2NS	
WA/2025/01785	Godalming Central & Ockford	Erection of single storey and two storey extensions and alterations.	33 The Horseshoe Godalming GU7 2LN	
WA/2025/01767	Godalming Central & Ockford	Erection of a first floor extension.	14 The Horseshoe Godalming GU7 2LW	
WA/2025/01774	Godalming Farncombe & Catteshall	Hip to gable and dormer extensions with installation of rooflights to provide habitable accommodation in roof space.	Weyside St Annes Road Godalming GU7 1LP	
WBC Weekly List 25/38				
WA/2025/01867	Godalming Binscombe & Charterhouse	Erection of a two storey side extension and a single storey rear extension following demolition of existing conservatory and extension.	35 Loseley Road Farncombe Godalming GU7 3RE	
WA/2025/01833	Godalming Binscombe & Charterhouse	Erection of a single storey extension; creation of vehicular access and associated works.	124 Binscombe Godalming GU7 3QL	
WA/2025/01842	Godalming Binscombe & Charterhouse	Erection of a dwelling with associated parking and landscaping.	Land Centred Coordinates 496600 145414 Access to Clock House Mews from Huxley Close Godalming	
TM/2025/01823	Godalming Central & Ockford	APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 01/20	8 Carex Close Godalming GU7 2FT	

<u>Ref</u>	<u>Ward</u>	<u>Proposal</u>	<u>Site Address</u>	<u>GTC Observations</u>
WA/2025/01847	Godalming Farncombe & Catteshall	Erection of first floor rear extension and ground floor side extension with alterations to fenestration.	24 Meadrow Godalming GU7 3HN	
WA/2025/01846	Godalming Holloway	Certificate of Lawfulness under Section 192 for gable and dormer extensions to provide habitable accommodation in roof space with installation of rooflights.	33 Minster Road Godalming GU7 1SP	
WA/2025/01860	Godalming Holloway	Erection of an entrance gate.	Markfield 113 Busbridge Lane Godalming GU7 1QJ	

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Disclosure by a Member¹ of a disclosable pecuniary interest or other registerable interest (non-pecuniary interest) in a matter under consideration at a meeting (S.31 (4) Localism Act 2011 and the adopted Godalming Members' Code of Conduct).

As required by the Localism Act 2011 and the adopted Godalming Members' Code of Conduct, **I HEREBY DISCLOSE**, for the information of the authority that I have [a disclosable pecuniary interest]² [a registerable interest (non-pecuniary interest)]³ in the following matter:-

COMMITTEE:

DATE:

NAME OF COUNCILLOR: _____

Please use the form below to state in which agenda items you have an interest.

Agenda No.	Subject	Disclosable Pecuniary Interests	Other Registerable Interests (Non-Pecuniary Interests)	Reason

Signed _____

Dated _____

¹ "Member" includes co-opted member, member of a committee, joint committee or sub-committee

² A disclosable pecuniary interest is defined by the Relevant Authorities (Disclosable Pecuniary Interests) regulations 2012/1464 and relate to employment, office, trade, profession or vocation, sponsorship, contracts, beneficial interests in land, licences to occupy land, corporate tenancies and securities

³ A registerable interest (non-pecuniary interest) is defined by Section 9 of the Godalming Members' Code of Conduct.