

**MINUTES AND REPORT OF THE ENVIRONMENT & PLANNING COMMITTEE
HELD ON 9 OCTOBER 2025**

- * Councillor Kiehl – Chair
- * Councillor Williams – Vice Chair

- | | |
|-----------------------|-------------------------|
| * Councillor Adam | * Councillor Holliday |
| * Councillor Crowe | * Councillor Martin |
| 0 Councillor C Downey | 0 Councillor PMA Rivers |
| 0 Councillor S Downey | 0 Councillor PS Rivers |
| * Councillor Duce | 0 Councillor Steel |
| 0 Councillor Follows | 0 Councillor Thomson |
| 0 Councillor Heagin | * Councillor Weightman |

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

304. MINUTES

The Minutes of the Meeting held on 18 September 2025 were signed by the Chair as a correct record.

305. APOLOGIES FOR ABSENCE

Apologies for absence were received and recorded as above.

306. 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.

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

As permitted by Standing Order No 4, Mr Tim Hanniker-Parker a resident of Godalming made a statement relating to planning application WA/2025/08142 – an application which was considered at this meeting.

308. QUESTIONS BY MEMBERS

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

309. 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/2025/01842 Land Centred Coordinates 496600 145414

Site Address: Access to Clock House Mews from Huxley Close, Godalming GU7

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

Members received a correction in the agenda papers and noted that the application was for a one-bedroom dwelling.

Following debate and on the Proposal of Cllr Holiday and Seconded by Cllr Williams, Members objected to this application on the following grounds:

a. **Overdevelopment and Incongruous Design**

- The proposal constitutes overdevelopment, attempting to cram a dwelling into an overly constrained and unsuitable site. Despite a reduction to one dwelling compared to the earlier refused scheme (WA/2023/00518), the current proposal still fails to reflect the prevailing character, rhythm, and spaciousness of the surrounding area.
- The proposed development does not respect the form and layout of neighbouring plots and is considered out of keeping with the established street scene, contrary to policies **GOD6** and **GOD13** of the Godalming & Farncombe Neighbourhood Plan and **TD1** of the Waverley Local Plan.

b. **Harm to Neighbour Amenity and Inadequate Amenity for Future Occupants**

- The development would result in an unacceptable loss of privacy and amenity to neighbouring residents.
- The site's constrained nature results in poor-quality private amenity space, lacking in usable garden area, and offers a substandard living environment for future occupants.

c. **Parking and Access Concerns**

- While an off-street parking space is proposed, Members remain concerned that site access is constrained and insufficiently safe. The proposal risks increasing pressure on the already limited local parking provision and could exacerbate congestion within the cul-de-sac, contrary to Policy **GOD9**.

d. **Impact on Protected Woodland and Trees**

- The site lies within a wooded area subject to Tree Preservation Orders (TPOs). Members are strongly opposed to any felling or works that could compromise protected trees. Despite the application's reference to the arboricultural survey, it remains unclear how root protection areas will be safeguarded during construction. The risk of future pressure to remove trees to provide light or access is also a material concern.
- As such, the application fails to comply with the requirements of the **NPPF (2024), para. 180(c)**, which seeks to prevent harm to irreplaceable habitats, including ancient woodland.

e. **Biodiversity Loss**

- The Council is not satisfied that the development would result in a measurable **Biodiversity Net Gain**, as required under the **Environment Act 2021**. The proposals offer no credible enhancements and would likely result in a net loss of habitat within a protected woodland, contrary to **NPPF para. 180(d)** and Policy **NE1** of the Local Plan.

f. **Discrepancies in Site Boundaries**

- Members expressed concern about apparent inconsistencies between the site boundaries shown in the application drawings and the Title Plan obtained via Land Registry. Clarification is required before any determination can be made.

Conclusion:

Godalming Town Council considers this application to conflict with multiple planning policies, including:

- **National Planning Policy Framework (NPPF, 2024)** – Paragraphs 130, 134, 180

- **Waverley Local Plan Policies: TD1, ST1, NE1**
- **Godalming & Farncombe Neighbourhood Plan Policies: GOD6, GOD9, GOD13**

The Council therefore requests that Waverley Borough Council **REFUSE** this application.

Should the Borough Council be minded to approve the application, GTC strongly urges the imposition of conditions to:

- Secure full tree protection measures pre-commencement;
- Guarantee the delivery of measurable biodiversity enhancements;
- Control construction access routes and working hours to minimise neighbour disruption.

310. PLANNING APPLICATIONS – SUBJECTED TO AMENDMENT

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

311. COMMUNICATIONS ARISING FROM THIS MEETING

Members identified the matters, discussed at the meeting, that are to be publicised, as follows:

Members identified no items from this meeting to be publicised.

312. 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.

313. ANNOUNCEMENTS

There were no announcements.

GODALMING TOWN COUNCIL

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	No Observation
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	No Observation
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	No Observation
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	No Observation
TM/2025/01713	Godalming Holloway	APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 02/03	Carlyon House Summerhouse Road Godalming GU7 1PY	No Observation
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	No Observation
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	No Observation

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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	No Observation
WA/2025/01815	Godalming Central & Ockford	Erection of a single storey extension following demolition of existing.	180 Ockford Ridge Godalming GU7 2NN	No Observation
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	No Observation
WA/2025/01785	Godalming Central & Ockford	Erection of single storey and two storey extensions and alterations.	33 The Horseshoe Godalming GU7 2LN	No Observation
WA/2025/01767	Godalming Central & Ockford	Erection of a first floor extension.	14 The Horseshoe Godalming GU7 2LW	No Observation
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	No Observation
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	No Observation
WA/2025/01833	Godalming Binscombe & Charterhouse	Erection of a single storey extension; creation of vehicular access and associated works.	124 Binscombe Godalming GU7 3QL	No Observation
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	Objection – See Below

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		<p>WA/2025/01842 Land Centred Coordinates 496600 145414</p>	<p>Site Address: Access to Clock House Mews from Huxley Close, Godalming GU7</p>	<p>Proposal: Erection of a single detached dwelling with associated parking and landscaping.</p> <p>Members received a correction in the agenda papers and noted that the application was for a one-bedroom dwelling.</p> <p>Following debate and on the Proposal of Cllr Holiday and Seconded by Cllr Williams, Members objected to this application on the following grounds:</p> <ol style="list-style-type: none"> a. Overdevelopment and Incongruous Design <ul style="list-style-type: none"> • The proposal constitutes overdevelopment, attempting to cram a dwelling into an overly constrained and unsuitable site. Despite a reduction to one dwelling compared to the earlier refused scheme (WA/2023/00518), the current proposal still fails to reflect the prevailing character, rhythm, and spaciousness of the surrounding area. • The proposed development does not respect the form and layout of neighbouring plots and is considered out of keeping with the established street scene, contrary to policies GOD6 and GOD13 of the Godalming & Farncombe Neighbourhood Plan and TD1 of the Waverley Local Plan. b. Harm to Neighbour Amenity and Inadequate Amenity for Future Occupants <ul style="list-style-type: none"> • The development would result in an unacceptable loss of privacy and amenity to neighbouring residents. • The site's constrained nature results in poor-quality private amenity space, lacking in usable garden area, and offers a substandard living environment for future occupants. c. Parking and Access Concerns <ul style="list-style-type: none"> • While an off-street parking space is proposed, Members remain concerned that site access is constrained and insufficiently safe. The proposal risks increasing pressure on the already limited local parking provision and could exacerbate congestion within the cul-de-sac, contrary to Policy GOD9. d. Impact on Protected Woodland and Trees <ul style="list-style-type: none"> • The site lies within a wooded area subject to Tree Preservation Orders (TPOs). Members are strongly opposed to any felling or works that could compromise protected trees. Despite the application's reference to the arboricultural survey, it remains unclear how root protection areas will be safeguarded during construction. The risk of future pressure to remove trees to provide light or access is also a material concern. • As such, the application fails to comply with the requirements of the NPPF (2024), para. 180(c), which seeks to prevent harm to irreplaceable habitats, including ancient woodland.

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		<p>e. Biodiversity Loss</p> <ul style="list-style-type: none"> The Council is not satisfied that the development would result in a measurable Biodiversity Net Gain, as required under the Environment Act 2021. The proposals offer no credible enhancements and would likely result in a net loss of habitat within a protected woodland, contrary to NPPF para. 180(d) and Policy NE1 of the Local Plan. <p>f. Discrepancies in Site Boundaries</p> <ul style="list-style-type: none"> Members expressed concern about apparent inconsistencies between the site boundaries shown in the application drawings and the Title Plan obtained via Land Registry. Clarification is required before any determination can be made. <p>Conclusion: Godalming Town Council considers this application to conflict with multiple planning policies, including:</p> <ul style="list-style-type: none"> National Planning Policy Framework (NPPF, 2024) – Paragraphs 130, 134, 180 Waverley Local Plan Policies: TD1, ST1, NE1 Godalming & Farncombe Neighbourhood Plan Policies: GOD6, GOD9, GOD13 <p>The Council therefore requests that Waverley Borough Council REFUSE this application.</p> <p>Should the Borough Council be minded to approve the application, GTC strongly urges the imposition of conditions to:</p> <ul style="list-style-type: none"> Secure full tree protection measures pre-commencement; Guarantee the delivery of measurable biodiversity enhancements; Control construction access routes and working hours to minimise neighbour disruption. 		
TM/2025/01823	Godalming Central & Ockford	APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 01/20	8 Carex Close Godalming GU7 2FT	No Observation
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	No Observation
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	No Observation
WA/2025/01860	Godalming Holloway	Erection of an entrance gate.	Markfield 113 Busbridge Lane Godalming GU7 1QJ	No Observation