

**MINUTES AND REPORT OF THE PLANNING & ENVIRONMENT COMMITTEE
HELD ON THE 9 APRIL 2015**

* Councillor Thornton – Chairman
* Councillor Poulter – Vice Chairman

<p>* Councillor P Martin * Councillor Thomson L Councillor Wheatley * Councillor C Gordon-Smith * Councillor Reynolds * Councillor A Bott * Councillor Hunter 0 Councillor Robinson * Councillor Williams</p>	<p>* Councillor R Gordon-Smith * Councillor Cosser * Councillor T Martin * Councillor Lister * Councillor Woodham * Councillor S Bott * Councillor Noyce # Councillor Welland</p>
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* Present # Absent & No Apology Received 0 Apology for Absence L Late

429. MINUTES

The Minutes of the Meeting held on 12 March 2015 were signed by the Chairman as a correct record.

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

Two members of the public had applied to make statements in accordance with Standing Order No 4. Mr Lochner and Mr Pile both of Oakdene Road, Godalming had each asked to speak in relation to Agenda Item 5, Schedule No. 26 (WA/2015/0610) and the Chairman determined to hear those statements at Agenda Item 5 and to make Schedule No. 26 the first application considered.

431. DISCLOSABLE PECUNIARY INTERESTS AND NON-PECUNIARY INTERESTS

Councillor Poulter declared a disclosable pecuniary interest in Agenda Item 5, Schedule No. 2 (WA/2015/0417) on the grounds that she lives diagonally opposite. Councillor Poulter remained in the Chamber when that agenda item was debated.

Councillor P Martin declared a non-pecuniary interest in Agenda Item 5, Schedule No. 6 (WA/2015/0487) on the grounds that he is a Surrey County Councillor and the sign is to be located on Surrey-owned land. Councillor Martin remained in the Chamber when that agenda item was debated.

Councillor Thomson declared a disclosable pecuniary interest in Agenda Item 5, Schedule No. 8 (WA/2015/0498) on the grounds that she is a Director of the Wey Valley Solar Schools Co-operative. Councillor Thomson left the Chamber when that agenda item was debated.

Councillor Hunter declared a non-pecuniary interest in Agenda Item 5, Schedule No. 25 (WA/2015/0598) on the grounds that he lives in the same road. Councillor Hunter remained in the Chamber when that agenda item was debated.

Councillor Noyce declared a non-pecuniary interest in Agenda Item 5, Schedule No. 19 (WA/2015/0558) on the grounds that the applicants is a next door neighbour and friend. Councillor Noyce remained in the Chamber when that agenda item was debated.

Councillor Williams declared a non-pecuniary interest in Agenda Item 5, Schedule No. 14 (WA/2015/0520) on the grounds that he lives in the same road. Councillor Williams remained in 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.

Cllr P Martin	Cllr RA Gordon-Smith
Cllr T Martin	Cllr Reynolds
Cllr Thomson	Cllr Thornton
Cllr Wheatley	Cllr Williams

432. PLANNING APPLICATIONS - CONSULTATION

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

433. WAVERLEY BOROUGH COUNCIL - PLANNING DECISIONS

Members noted the contents of a list of Godalming applications considered by Waverley Borough Council (either by delegated authority or by Development Management Committees) where decisions were significantly different to the observations submitted by the Town Council (copy attached to record minutes).

434. PLANNING APPEALS

Members noted the following:

Appeal Decisions

WA/2014/0433	Erection of dwelling following demolition of existing garage and outbuildings at 17 Warren Road, Farncombe	ALLOWED
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435. WAVERLEY BOROUGH COUNCIL CONSULTATION – DRAFT OCKFORD ROAD CONSERVATION AREA APPRAISAL DOCUMENT

Members considered the Draft Ockford Road Conservation Area Appraisal (CAA) document and resolved to respond to Waverley Borough Council's consultation as follows, that:

- Godalming Town Council welcomes the draft Ockford Road Conservation Area Appraisal documents but has no specific comments on the appraisal or the draft Management Plan;
- the Town Council agrees with the two proposed extensions – at the Inn on the Lake and along Ockford Road.

436. UPDATE ON THE NEIGHBOURHOOD PLAN

Members received an update from Councillor Jane Thomson, Chairman of the Neighbourhood Plan Working Group and agreed that there should be a meeting of the Town Council's Neighbourhood Plan Working Group as soon as possible.

437. TEMPORARY PROHIBITION OF TRAFFIC ORDER 2015 - (D98) BOURNE ROAD, FARNCOMBE

Members noted that Surrey County Council proposed to make the above mentioned Temporary Order under Section 14(1) to the Road Traffic Regulation Act 1984, the effect of

which would be to temporarily prohibit vehicles from entering or proceeding in that length of (D98) Bourne Road, Farncombe, comprising of the railway crossing and 10 metres either side, a total distance of 30 metres.

This Temporary Traffic Order is required to enable Centurion to carry out urgent barrier maintenance work on behalf of Network Rail. These works are anticipated to be carried out over one night between the hours of 00.01hrs and 05.00hrs on the 21st April 2015 within the one-week period of operation of this Temporary Traffic Order that commences on 21st April 2015. Advanced warning signs will be displayed and the temporary closures will only operate when the relevant traffic signs are displayed. Access will be maintained for pedestrians and emergency vehicles at all times. Access will be maintained for residents via the signed diversion route.

Vehicular traffic will be diverted via Bourne Road, Farncombe Street, Station Road and Bourne Road.

438. ITEMS FOR THE INFORMATION OF MEMBERS

Members noted a further traffic order (received after dispatch of the agenda but effective before the next scheduled meeting) tabled for their information.

439. DATE OF NEXT MEETING

The next meeting of the Planning & Environment Committee is scheduled to take place on Thursday, 30 April 2015 at 6.30 pm in the Council Chamber.

440. ANNOUNCEMENTS

There were no announcements.

SCHEDULE OF PLANS SUBMITTED FOR
 COMMENTS OF GODALMING TOWN COUNCIL'S PLANNING & ENVIRONMENT COMMITTEE

<u>APPLICATION</u>	<u>PROPOSED DEVELOPMENT & NAME OF APPLICANT</u>	<u>OBSERVATIONS</u>
1. WA/2015/0408	Erection of extensions and alterations together with associated works. Wilfrid Noyce Centre, Crown Court, High Street, Godalming A Jeffery – Godalming Town Council	Since the Town Council is the applicant it declines to comment.
2. WA/2015/0417	Erection of single storey extension and ancillary landscaping. 50 Merrywood, Nightingale Road, Godalming Mr & Mrs Briars	No objection
3. WA/2015/0450	Erection of lower ground and ground floor extensions following demolition of existing extension. 34 Coopers Rise, Godalming Mr & Mrs Hales	No objection
4. WA/2015/0451	Certificate of Lawfulness under Section 192 for alterations to roof to provide rear dormer and installation of 2 roof lights to front elevation. 34 Coopers Rise, Godalming Mr & Mrs Hales	Application noted
5. WA/2015/0468	Erection of nine dwellings and ancillary works following the demolition of two existing dwellings. Foxdene and Southwall, Charterhouse Road, Godalming Bellward Homes	No objection
6. WA/2015/0487	Display of illuminated sign. Godalming College, Tuesley Lane, Godalming M McCarthy – Godalming College	Object on the grounds that the proposed sign is excessively large, out of keeping with the street scene and internally illuminated.
7. WA/2015/0489	Erection of a single storey extension following demolition of existing single storey extension. 3 Gothic Place, Marshall Road, Godalming S Crampton	No objection

GODALMING TOWN COUNCIL

<u>APPLICATION</u>	<u>PROPOSED DEVELOPMENT & NAME OF APPLICANT</u>	<u>OBSERVATIONS</u>
8. WA/2015/0498	Certificate of Lawfulness under Section 192 for installation of solar PV system to roof. Godalming College, Tuesley Lane, Godalming M McCarthy – Godalming College	Councillors commented that the papers supplied with the application were inadequate for them to form any view.
9. NMA/2015/0018	Amendment to WA/2014/0773 to allow a change of design to rear fire escape staircase. 51 High Street, Godalming A Patel	No objection
10.WA/2015/0501	Erection of extensions and alterations. 22 Cornfields, Godalming R Lynch	No objection
11.WA/2015/0507	Erection of a two storey side extension and alterations following demolition of existing garage. 47 South Hill, Godalming T Dunster	No objection
12.WA/2015/0517	Erection of a building to provide 4 flats and associated works including 3 garages following demolition of existing garages (revision of WA/2014/1431). 32 Green Lane, Godalming Contella Property Management	Object on the grounds of over development and loss of amenity to the neighbouring property
13.WA/2015/0519	Erection of fencing and hard surfacing to provide netball courts. Godalming College, Tuesley Lane, Godalming Godalming College	No objection
14.WA/2015/0520	Certificate of Lawfulness under Section 192 for the erection of a dormer window and alterations. 25 Town End Street, Godalming K Hanaghan	Application noted
15. WA/2015/0521	Erection of extensions and alterations. Vienna Court, Lammas Road, Godalming M Proto – Stabel Micro Systems Ltd	No objection, indeed Councillors positively welcomed the extension and continued use of employment land at this location.
16. WA/2015/0525	Erection of a single storey timber outbuilding. 26 Alderbank Drive, Godalming J Comley	No objection

GODALMING TOWN COUNCIL

<u>APPLICATION</u>	<u>PROPOSED DEVELOPMENT & NAME OF APPLICANT</u>	<u>OBSERVATIONS</u>
17. WA/2015/0527	Erection of a detached outbuilding. 66 The Horseshoe, Godalming M Bentley	Object on the grounds that the proposed outbuilding is too big and out of keeping with the street scene.
18. WA/2015/0556	Certificate of Lawfulness under Section 192 for alterations to roof and fenestration to existing conservatory. Almaga, 155A Binscombe, Godalming Mr C Sykes	Application noted
19. WA/2015/0558	Erection of side and rear extensions and garage following the demolition of the existing garage and extensions (revision of WA/2015/0218). 21 Overbrook, Godalming O Purkiss	Object on the grounds of overdevelopment and out of keeping with the street scene. The Ward Councillor (Councillor Williams) has indicated he will call the matter in to the relevant Waverley Committee.
20. WA/2015/0563	Erection of extensions and alterations following demolition of existing conservatory; erection of extensions and alterations to existing garage. 38 Minster Road, Godalming M O'Brien	No objection
21. WA/2014/1244	Outline application for the erection of up to 119 affordable dwellings. This application is accompanied by an Environmental Statement (additional information in relation to Ecology, Highways, Cumulative Impact and Flood Risk has been received). Land at Franklyn Road, Godalming Crownhall Estates and F A Secrett Ltd	This application was not considered again.
22. WA/2015/0566	Erection of two storey extension and alterations to roof to provide habitable space. 1 Orchardfield, Road, Godalming M Rosenberg	No objection
23. WA/2015/0593	Erection of a single storey rear extension. 95 Oak Mead, Godalming L Rees	No objection
24. WA/2015/0594	Erection of infill extension. 4 Little Turners Court, Godalming L Neale	No objection

GODALMING TOWN COUNCIL

<u>APPLICATION</u>	<u>PROPOSED DEVELOPMENT & NAME OF APPLICANT</u>	<u>OBSERVATIONS</u>
25. WA/2015/0598	Erection of a second storey extension and alterations; provision of car parking spaces. 19 Furze Lane, Godalming Mr & Mrs Silley	No objection
26. WA/2015/0610	Erection of 2 dwellings following demolition of existing dwelling. Persore, Oakdene Road, Godalming Mr & Mrs Buchanan	Object on the grounds of the poor design of the proposal for its context and out of keeping with the street scene. The proposed dwellings are over bearing in appearance and would cause loss of daylight to neighbouring properties, particularly Fieldside and a loss of amenity to neighbouring properties. There would be a lack of amenity to any future occupants of the proposed dwelling because of their poor layout. Councillors further objected to the potential loss of a non-listed historic building and to the threat to a significant beech tree. The Ward Councillor (Councillor T Martin) has indicated he will call the matter in to the relevant Waverley Committee.
27. WA/2015/0611	Erection of fixed and removable flood defence structures. The Cottage, Meadow, Godalming N Fair	No objection
28. TM/2015/0038	Application for works to trees subject of Tree Preservation Order WA279. Land at Northbourne, Godalming Southern Housing Group	No objection
29. TM/2015/0041	Application for works to trees subject of Tree Preservation Order 43/99. The Spinney, Summerhouse Road, Godalming S Head	No objection
30. CR/2015/0004	Prior Notification Application – Change of use from Class B1a (office) to Class C3 (residential) use to provide 21 dwellings. Craven House, Station Road, Godalming HME Build Ltd	Godalming Town Council remains fundamentally opposed to any change of use of employment land to residential accommodation which takes place with the opportunity to debate whether this is what the community needs.

GODALMING TOWN COUNCIL

<u>APPLICATION</u>	<u>PROPOSED DEVELOPMENT & NAME OF APPLICANT</u>	<u>OBSERVATIONS</u>
31. DW/2015/0018	The erection of a single storey rear extension which would extend beyond the rear wall of the original house by 6m, for which the height would be 3.6m, and for which the height of the eaves would be 2.8m. 13 Station Road, Godalming Mr & Mrs Sadler	Application noted
32. PC/2015/0007	Consultation from a neighbouring authority for the erection of a two storey detached dwelling following demolition of existing dwelling. Kingsmead Cottage, Hurtmore Road, Godalming H Carrington	No comment