

**MINUTES AND REPORT OF THE PLANNING & ENVIRONMENT COMMITTEE
HELD ON THE 15 MAY 2014**

* Councillor Thornton – Chairman
* Councillor Poulter – Vice Chairman

*	Councillor P Martin	0	Councillor R Gordon-Smith
L	Councillor Thomson	*	Councillor Cosser
*	Councillor Wheatley	*	Councillor T Martin
*	Councillor C Gordon-Smith	*	Councillor Lister
*	Councillor Reynolds	*	Councillor Woodham
*	Councillor A Bott	*	Councillor S Bott
*	Councillor Hunter	*	Councillor Noyce
*	Councillor Robinson	0	Councillor Welland
*	Councillor Williams		

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

22. MINUTES

The Minutes of the Meeting held on 24 April 2014 were signed by the Chairman as a correct record.

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

In accordance with Standing Order No 4 Mr & Mrs Bridges of Birch Road, Farncombe had requested to make a statement to the Committee in relation to Agenda Item 7, Mr & Mrs Bridges sought to make their statement in writing and this statement was circulated to Members and is attached to the record minutes.

Also in accordance with Standing Order No 4 Mrs Marshall of Church Street, Godalming had requested to ask the Committee relating to Agenda Item 7.

The Chairman determined to take the statement and the question at the relevant point on the Committee's agenda and brought Agenda Item 7 forward to precede Agenda Item 5.

24. DISCLOSABLE PECUNIARY INTERESTS AND NON-PECUNIARY INTERESTS

Councillor Wheatley declared a non-pecuniary interest in Agenda Item 5 Schedule No 15 (WA/2014/0752) on the grounds that her home is about 100 yards away. Councillor Wheatley remained in the Chamber when that agenda item was debated.

Councillor Hunter declared a non-pecuniary interest in Agenda Item 5 Schedule No 8 (WA/2014/0676) on the grounds that the applicant is known to him. Councillor Hunter remained in the Chamber when that agenda item was debated.

Councillor Hunter declared a further non-pecuniary interest in Agenda Item 7 on the grounds that the site is close to his house. Councillor Hunter 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 Reynolds	Cllr Thomson
Cllr Thornton	Cllr Wheatley
Cllr Wilson	Cllr Williams

25. PLANNING APPLICATIONS - CONSULTATION

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

26. 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).

27. GUILDFORD BOROUGH COUNCIL – GREEN BELT & COUNTRYSIDE STUDY

Members noted that Guildford Borough Council has undertaken a comprehensive review of all Green Belt and countryside beyond the Green Belt within that borough. Four volumes of that study were published in the summer of 2013. In April 2014 additional work was published including an examination of potential expansion of settlements located in adjoining boroughs with Guildford. That recently published work included the identification of two sites for development immediately to the north of Farncombe (marked A & B on the plans attached to the record minutes and described as F6-A and F6-B in the documentation also attached to the record minutes).

Guildford's study assessed each piece of land against the main purposes of the Green Belt as set out in national planning policy.

Those main purposes being to:

- safeguard the countryside from encroachment
- prevent towns merging
- restrict sprawl of urban areas
- preserve setting and character of historic towns.

The study concluded that the two sites to the north of Farncombe did not meet the main purposes of Green Belt.

Members were asked to consider whether or not any comments should be submitted to Guildford Borough Council at this time.

Before debating the matter Members read a statement (attached to the record minutes) from Mr & Mrs Bridges and considered a question from Mrs Marshall see (minute 23-2014 above). Mrs Marshall asked -

“If there is agreement to develop new residential housing on the edge of Farncombe, shouldn't the housing quota be attributed to Godalming's house building targets, not Guildford's targets? This is because any such development would be dependent on

local Farncombe and Godalming infrastructure, such as schools, roads, transport, healthcare and other community services.

When is negotiation of this issue by Godalming and Guildford likely to start? Or has it already started? And when is it likely to be completed?"

The Chairman gave Members the opportunity to ask Mr & Mrs Bridges and Mrs Marshall clarifying questions and then, in accordance with Standing Order 4 the Town Clerk answered Mrs Marshall's question on behalf of the Chairman. The Town Clerk explained that in the first instance any homes built on land to the north of Farncombe, but within Guildford Borough would count towards Guildford's housing targets but that under the duty to cooperate she would expect hard negotiations between Guildford and Waverley Borough Council about those homes counting towards Waverley's (and therefore Godalming's) targets. The Town Clerk observed that the question of infrastructure contributions was a related issue but that since most of the infrastructure referred to in the question was provided on a county-wide or other strategic basis then that issue was less pressing. The Town Clerk was unable to answer the question about when negotiations were likely to commence.

After lively debate the Town Clerk was instructed to write to Guildford Borough Council indicating that Godalming Town Council agreed that the sites concerned did not meet the main purpose of Green Belt and might therefore be seen as suitable for development provided that any proposed development included plans to mitigate any flood risk on those sites and adjacent sites. However, The Town Clerk was to make it clear that in the Town Council's view 100% of any homes built on that site should count against Waverley's housing targets.

28. UPDATE ON THE NEIGHBOURHOOD PLAN

Members received an update from Councillor Jane Thomson, Chairman of the Neighbourhood Plan Working Group.

29. ITEMS FOR THE INFORMATION OF MEMBERS

There were no items tabled for the information of Members.

30. DATE OF NEXT MEETING

The next meeting of the Planning & Environment Committee is scheduled to be held on Thursday, 2014 at 6.30 pm in the Council Chamber.

31. 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/2014/0622	Erection of porch, alterations to boundary walls, parking area and associated works following demolition of existing retaining wall and pedestrian access. 29 Croft Road, Godalming J Fox	No objection
2. WA/2014/0623	Erection of a clubhouse following demolition of existing clubhouse. Godalming Lawn Tennis Club, Summers Road, Godalming C Early – Godalming Lawn Tennis Club	No objection
3. WA/2014/0649	Erection of a single storey extension and alterations to basement to provide habitable accommodation. 8 Primrose Place, Portsmouth Road, Godalming D Haygarth	No objection
4. WA/2014/0650	Erection of extension following demolition of existing garage. 137 Peperharow Road, Godalming Governing Body of Charterhouse School	No objection
5. WA/2014/0653	Application under Section 73 to vary Condition 24 (approved plan numbers) and remove Condition 34 (details of biomass boiler) of WA/2013/0675 to allow a change from a biomass boiler to a ground source heat pump. J Sainsbury PLC, Woolsack Way, Godalming Sainsbury's Supermarkets Ltd	No objection
6. WA/2014/0656	Erection of extension and alterations following demolition of existing extension. Little Orchard, Ramsden Road, Godalming B Masters	No objection

GODALMING TOWN COUNCIL

<u>APPLICATION</u>	<u>PROPOSED DEVELOPMENT & NAME OF APPLICANT</u>	<u>OBSERVATIONS</u>
7. WA/2014/0675	Erection of a single storey extension and associated works following demolition of existing single storey extension. 21 Grove Road, Godalming G Snook	No objection
8. WA/2014/0676	Change of use of first floor offices (Class B1) to a residential unit (Class C3). 1 st Floor, the Lodge House, Catteshall Mill, Catteshall Road, Godalming Fossway Limited	No objection subject to adequate car parking being provided for the residential unit.
9. WA/2014/0697	Erection of a single storey extension. 45 Cornfields, Godalming Mr & Mrs Bond	No objection
10.WA/2014/0698	Erection of single storey extension. 34 Primrose Ridge, Godalming A Plaistowe	No objection
11.WA/2014/0720	Display of illuminated and non-illuminated signs. J Sainsbury PLC, Woolsack Way, Godalming Sainsbury's Supermarkets Ltd	Object to the "sky sign" on the grounds that it would be too large and inappropriate in the townscape (particularly given that it would be internally illuminated). That sign would have a negative impact on an area of Strategic Visual Importance. The Waverley Ward Councillor will be asked to call this application in to the appropriate Waverley Committee.
12.WA/2014/0721	Erection of extension following demolition of existing conservatory and garage. 9 Nursery Road, Godalming T Leggett	No objection
13.WA/2014/0724	Erection of extensions following demolition of existing extension. Byways, Guildford Road, Godalming Mr & Mrs Ridd	No objection
14.WA/2014/0729	Erection of single storey extension and construction of chimney. Binscombe Hanger, Mark Way, Godalming N Knight-Evans	No objection
15. WA/2014/0752	Change of use from office use (Class B1) to residential use (Class C3) and alterations to elevations. 2 Ballfield Road, Godalming Mr & Mrs J Perkins	No objection

GODALMING TOWN COUNCIL

<u>APPLICATION</u>	<u>PROPOSED DEVELOPMENT & NAME OF APPLICANT</u>	<u>OBSERVATIONS</u>
16. TM/2014/0072	Application for works to a tree subject of Tree Preservation Order WA346. 18A Bridge Mews, Bridge Street, Godalming Mr Jude Huber – Huber Property Holdings	No objection
17. DW/2014/0018	The erection of a single storey rear extension which would extend beyond the rear wall of the original house by 4m, for which the height would be 3.5m, and for which the height of the eaves would be 2.5m. Rayalan, Catteshall Lane, Godalming A Hawes	Application noted