

**MINUTES AND REPORT OF THE ENVIRONMENT & PLANNING COMMITTEE
HELD ON THE 19 NOVEMBER 2020**

* Councillor PS Rivers – Chair
* Councillor Crooks – Vice Chair

* Councillor Adam	* Councillor Ashworth
* Councillor Boyle	* Councillor Cosser
0 Councillor Duce	* Councillor Follows
* Councillor Heagin	* Councillor Hullah
* Councillor Martin	* Councillor Neill
* Councillor Purvis	* Councillor Rosoman
* Councillor Steel	* Councillor Stubbs
* Councillor Wardell	* Councillor Williams

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

229. MINUTES

The Minutes of the Meeting held on 29 October 2020 were signed by the Chair as a correct record.

230. APOLOGIES FOR ABSENCE

Apologies for absence were received and recorded as above.

231. DISCLOSABLE PECUNIARY INTERESTS AND NON-PECUNIARY 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.

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 Cosser
Councillor Follows
Councillor Heagin
Councillor Martin
Councillor PS Rivers
Councillor Rosoman
Councillor Williams

232. 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.

233. QUESTIONS BY MEMBERS

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

234. EXTRA CARE DEVELOPMENT – PRESENTATION

Members received a presentation from Ms Honor Barrett, Managing Director of Birchgrove, and Mr Oliver Tomalin regarding an extra care development proposal relating to the former Mole site on Brighton Road.

In welcoming Ms Barrett and Mr Tomalin, the Chair of the Committee informed those present that the purpose of the presentation was to inform Members of the potential proposal and to provide information about Extra Care. Additionally, the Chair informed both Members and the presenters that, as with all planning applications, Godalming Town Council will consider and make observations on any future application that may be submitted for the site on its merits.

Following the presentation, the Chair thanked the presenters for an informative presentation and for answering Members' questions.

235. HELL DITCH – IMPROVEMENT WORKS

Members noted that works would be carried out on two sections of Hell Ditch, one section on each side of Borough Road. The works to be conducted by the Environment Agency to form new riffles aimed at increasing the biodiversity of the water course. Members were pleased to note that riffles are a rocky or shallow part of a stream or river where the water flows brokenly.

236. COMMUNITY FACILITIES – BROADWATER PARK SPORTS CHANGING ROOMS

Members considered a report relating to working in partnership with Waverley Borough Council and other stakeholders for the refurbishment of the changing facilities and potential for creating a community room within the Broadwater Park Sports Changing Rooms (report attached to record minutes).

The committee was informed that the first recommendation within the report should have contained the word 'potential' and having considered the corrected recommendation, Members resolved to agree that:

- 1. The refurbishment and repurposing of the Broadwater Park sports changing facilities be approved as a potential Neighbourhood CIL project.**
- 2. That Officers make appropriate enquiries and arrangements to bring forward a Memorandum of Understanding between Waverley Borough Council and Godalming Town Council for the refurbishment and future use of the Broadwater Park changing facilities.**

237. LICENSING APPLICATION – CONSULTATION

Members considered an application for a new premises licence for 78 High Street, Godalming, GU7 1DU. In considering the application, Members requested that the Town Clerk informs the Licensing Authority of their concerns that, for the benefit of town centre residents, the off sales of alcohol and the late night use of open space should be equitable and in-line with other public houses and restaurants located within the town centre.

238. PLANNING APPLICATIONS – CONSULTATION

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

239. PLANNING APPEALS

Members noted the following:

Appeal Decisions

WA/2019/1494 – 12 Twycross Road, Godalming – Erection of a dwelling and vehicular access (revision of WA/2018/2017). The appeal was DISMISSED.

240. COMMUNICATIONS ARISING FROM THIS MEETING

No matters were identified for further communications.

241. DATE OF NEXT MEETING

The next meeting of the Environment & Planning Committee is scheduled to take place via Zoom on Thursday, 10 December 2020 at 7.00pm.

242. ANNOUNCEMENTS

The Chairman informed Members of the outcomes of his recent communications with Surrey County Council regarding tree planting, and referred Members to Minute 200-20 - applications for CRBF support by Roots for the Future and Loseley Fields Primary School. In considering the application, Members noted the commitment by Surrey County Council (SCC) to plant 1.2 million trees by 2030 and requested that the Chair of the Committee write to SCC to explore how towns and parishes may work with SCC in achieving this goal and access any funding in support of the stated aim.

The Chair to Surrey County Councillor, Cllr Natalie Bramhall, who is the Cabinet Member for Environment & Climate Change.

She replied, "In answer to your email, I think I can confirm that we will not reimburse you for planting the trees, we are funding the planting of some trees but we have always said we will facilitate the planting. All trees planted in Surrey, whether by The Forestry Commission, Surrey Wildlife Trust, ourselves, Boroughs and Districts will all count towards the 1.2 million trees".

"We are keen to support town and parish councils in planting trees and we'd look to do this in different ways. If town and parish councils would like to suggest sites for the planting of individual trees in urban areas and on highway land, then we ask that they contact their relevant county councillor who will be able to make site suggestions which officers will assess, and if suitable, fund. We are also looking for larger areas of land for woodland planting and so we ask that suggestions are sent to trees@surreycc.gov.uk. This is a ten year strategy and so funding opportunities will evolve. If we do not have access to funding to support in the current planting season we may do in subsequent years."

GODALMING TOWN COUNCIL

ENVIRONMENT & PLANNING - SCHEDULE OF PLANNING APPLICATIONS - 26 OCTOBER 2020 - 9 NOVEMBER 2020

<u>Ref</u>	<u>Ward</u>	<u>Proposal</u>	<u>Site Address</u>	<u>GTC Observations</u>
WBC Weekly List 20/43				
DW/2020/0038	Godalming Binscombe	The erection of a single storey rear extension which would extend beyond the rear wall of the original house by 4.5m, for which the height would be 3.65m, and for which the height of the eaves would be 2.5m.	69 OAK MEAD, FARNCOMBE GU7 3RQ	Noted
WA/2020/1596	Godalming Central and Ockford	Erection of extension and car port; alterations to fenestration.	MILL LANE HOUSE, 2 MILL LANE, GODALMING GU7 1HF	No Objection
WA/2020/1597	Godalming Central and Ockford	Listed Building consent for extensions and alterations.	MILL LANE HOUSE, 2 MILL LANE, GODALMING GU7 1HF	No Objection
WA/2020/1572	Godalming Central and Ockford	Erection of extension.	20 CARLOS STREET GODALMING GU7 1BP	No Objection
WA/2020/1581	Godalming Central and Ockford	Erection of a free standing pergola.	THE RED LION, 1 MILL LANE, GODALMING GU7 1HF	No Objection
WA/2020/1582	Godalming Central and Ockford	Listed building consent for erection of a pergola.	THE RED LION, 1 MILL LANE, GODALMING GU7 1HF	No Objection
PRA/2020/0022	Godalming Charterhouse	General Permitted Development Order 2015, Schedule 2, Part 1, Class AA - Prior Notification Application for enlargement of a dwellinghouse by construction of additional storey.	26 CHALK ROAD, GODALMING GU7 3AP	Noted
CA/2020/0184	Godalming Farncombe and Catteshall	RIVER WEY AND GODALMING NAVIGATIONS CONSERVATION AREA WORKS TO TREES	CATTESHALL MILL CATTESHALL ROAD GODALMING GU7 1JW	No Objection
DW/2020/0039	Godalming Farncombe and Catteshall	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 3.7m, and for which the height of the eaves would be 2.5m.	61 FERN ROAD, FARNCOMBE GU7 3EW	Noted

TM/2020/0227	Godalming Holloway	APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 42/99	THE BEECHES, 12 THE PADDOCK, GODALMING GU7 1XD	No Objection
WA/2020/1569	Godalming Holloway	Erection of extensions and alterations and erection of detached store.	HASTEAD COTTAGE, 29 MINSTER ROAD GODALMING GU7 1SP	No Objection
WBC Weekly List 20/44				
WA/2020/1636	Godalming Binscombe	Application under Section 73 to vary Condition 1 of WA/2020/0301 (approved plan numbers) to allow increase in garage width.	2A BINSCOMBE LANE, FARNCOMBE GU7 3PN	No Objection
WA/2020/1630	Godalming Central and Ockford	Change of use from retail (Use Class A2) to a Beauty Salon (Sui Generis)	13 - 15 WHARF STREET, GODALMING GU7 1NN	No Objection
WA/2020/1644	Godalming Farncombe and Catteshall	Erection of extension.	14 STATION ROAD, FARNCOMBE GU7 3NG	No Objection
WBC Weekly List 20/45				
WA/2020/1662	Godalming Binscombe	Erection of extensions and alterations to elevations.	15 GREEN LANE, FARNCOMBE GU7 3SN	No Objection
DM/2020/0004	Godalming Central and Ockford	Demolition notification: G.P.D.O. Schedule 2 of Part 11, Class B. Demolition of buildings within Site C regeneration area.	SITE C, REGENERATION AREA, OCKFORD RIDGE, GODALMING	No Objection
WA/2020/1675	Godalming Farncombe and Catteshall	Erection of extension and alteration to roof line to form a three storey building.	SALISBURY, WEYSIDE PARK, CATTESHALL LANE, GODALMING GU7 1XE	Objection on the grounds of an overdevelopment of the site, lack of increase waste bin provision and lack of increase in Parking provision. The proposals is also not in keeping with Policy GOD5 & GOD 6 of the Godalming & Farncombe Neighbourhood Plan. (See Text Below)

Godalming & Farncombe Neighbourhood Plan

POLICY GOD5: CHARACTER AND DESIGN

A. - All development shall not significantly adversely impact on the amenity of neighbours, and be sympathetic to the scale, mass, height and form of neighbouring properties.

B. - In particular, development proposals shall:

(c). Be in keeping with the form of development of properties in the immediate surrounding area, particularly with respect to the prevailing roofline.

(d). Provide sufficient off-street storage for refuse and recycling bins associated with each new property;

POLICY GOD6: PROVISION AND DESIGN OF RESIDENTIAL PARKING

A. Development proposals that generate an increased need for residential parking should provide adequate and suitable off-street parking in order to minimise obstruction of the local road network in the interests of the safety of all road users, including pedestrians and cyclists.

B. In the case of residential development, the following minimum off-street parking provision will be sought:

a) 1-bed units: i. Within the Godalming Town Centre Area, 1 space per unit ii. Outside the Godalming Town Centre Area, 1 space per unit

b) 2-bed units: i. Within the Godalming Town Centre Area, 1 space per unit. ii. Outside the Godalming Town Centre Area, 2 spaces per unit.

c) 3+ bed units: i. Within the Godalming Town Centre Area, 1.5 space per unit. ii. Outside the Godalming Town Area, 2.5 spaces per unit.

d) Where space permits additional parking provision is to be encouraged.

C. The parking spaces required by Policy GOD6.B for the areas outside the Town Centre Area are considered to be the minimum required to support sustainable development within these parts of the Neighbourhood Plan area

CR/2020/0008	Godalming Farncombe and Catteshall	Prior Notification Application G.P.D.O. Part 3, Class O - Change of use from Use Class B1a (office) to Use Class C3 (residential) use to provide 8 dwellings.	SALISBURY, WEYSIDE PARK, CATTESHALL LANE, GODALMING GU7 1XE	Noted
WA/2020/1655	Godalming Farncombe and Catteshall	Certificate of Lawfulness under Section 192 for loft conversion with hip to gable roof alterations and rear dormer window.	76 GEORGE ROAD, FARNCOMBE GU7 3LX	No Objection
WA/2020/1669	Godalming Holloway	Certificate of Lawfulness under Section 192 for loft conversion and alterations to elevations including fenestration and doors.	45 BRIGHTON ROAD, GODALMING GU7 1NT	No Objection