

**MINUTES AND REPORT OF THE ENVIRONMENT & PLANNING COMMITTEE
HELD ON THE 29 OCTOBER 2020**

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

* Councillor Adam	* Councillor Ashworth
* Councillor Boyle	* Councillor Cosser
* 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

194. MINUTES

The Minutes of the Meeting held on 8 October 2020 were signed by the Chair as a correct record.

195. APOLOGIES FOR ABSENCE

Apologies for absence were received and recorded as above.

196. DISCLOSABLE PECUNIARY INTERESTS AND NON-PECUNIARY INTERESTS

Councillor Stubbs declared a non-pecuniary interest in Agenda Item 10 TM/2020/0223 on the grounds that he is a member of Busbridge Church and stayed in the Zoom meeting.

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

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

Francesca Fryer Rigden, a resident of Godalming, requested to speak to Agenda Item 7 on the Roots for the Future and Loseley School Carbon Reduction and Biodiversity Fund grant application.

198. QUESTIONS BY MEMBERS

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

199. LETTER OF THANKS

Members noted that the Godalming Cycle Campaign had written to thank the Town Council for supporting the Design & Feasibility Study for the Phillips Memorial section of the Greenway. In thanking the Council the Cycle Campaign agreed that the issues raised by the Council should form part of the Design & Feasibility Study, namely:

- i. The feasibility study be required to consider the relative benefits of a route along The Bury's path as well as a route through the Phillips Memorial Park.
- ii. The study is to consider what route could link the Greenway from the Phillips Memorial Park to the High Street.

Additionally, Members noted that the Town Clerk had attended a meeting with WBC Officers regarding this matter and requested a copy of the report be provided to Godalming Town Council when the study is complete.

200. CARBON REDUCTION AND BIODIVERSITY FUND – GRANT APPLICATIONS

Members considered the following application for grant aid – the summary of the application is given below:

Applications for CRBF Fund Support

Roots for the Future and Loseley Fields Primary School

£4,200 was granted to support a Native Hedgerow and Orchard Planting Project on Loseley Fields.

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.

201. 30MPH SPEED LIMIT – THE AVENUE, BINSCOMBE

Members considered whether they wish to submit any comment or representation to the Highways Authority in relation to the consultation to reduce the speed limit on The Avenue from 60mph to 30mph.

Members agreed to support this measure and that the Town Clerk should confirm Godalming Town Council support in writing.

202. LICENSING APPLICATION

Members offered no objection to the application for a new premises licence at Select Convenience, 46-48 Binscombe Crescent, Farncombe, Godalming GU7 3RB. The application is for Off Sales of alcohol and Opening hours 07:00-23:00 Monday to Sunday.

203. PLANNING APPLICATIONS – CONSULTATION

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

204. COMMUNICATIONS ARISING FROM THIS MEETING

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

- Social Media – Carbon Reduction & Biodiversity Fund Grant to Roots for the Future for tree planting;
- Social Media – Support of reduction of the speed limit in The Avenue, Binscombe to 30mph;
- Social Media – In light of applications received for Prior Notification of Permitted Development Rights to increase the height of blocks of flats, Godalming Town Council is questioning Waverley Borough Council regarding the criteria of permitted development rights planning applications and how such applications sit with localism and the policies supported by the local community expressed in its Neighbourhood Plan.

205. DATE OF NEXT MEETING

The next meeting of the Environment & Planning Committee is scheduled to take place in via Zoom on Thursday, 19 November 2020 at 7.00pm.

206. ANNOUNCEMENTS

There were no announcements.

GODALMING TOWN COUNCIL

ENVIRONMENT & PLANNING - SCHEDULE OF PLANNING APPLICATIONS - 5 OCTOBER 2020 - 25 OCTOBER 2020

<u>Ref</u>	<u>Ward</u>	<u>Proposal</u>	<u>Site Address</u>	<u>GTC Observations</u>
WBC Weekly List 20/40				
WA/2020/1457	Godalming Farncombe and Catteshall	Erection of extensions and alterations to elevations.	75 GEORGE ROAD, FARNCOMBE GU7 3LU	No Objection
WA/2020/1456	Godalming Farncombe and Catteshall	Certificate of Lawfulness under Section 192 for erection of rear extension and alterations to front door.	5 BROOKFIELD, FARNCOMBE GU7 3BN	No Objection
CA/2020/0162	Godalming Holloway	CROWNPITS CONSERVATION AREA WORKS TO TREE	PURBECKS GROSVENOR ROAD GODALMING GU7	No Objection
WBC Weekly List 20/41				
WA/2020/1519	Godalming Binscombe	Erection of extension.	40A FURZE LANE, FARNCOMBE GU7 3NP	No Objection
WA/2020/1496	Godalming Binscombe	Certificate of Lawfulness under Section 192 for erection of an extension following demolition of existing extension.	59 OAK MEAD, FARNCOMBE GU7 3RJ	Noted
WA/2020/1495	Godalming Binscombe	Erection of extensions; alterations to elevations and associated landscaping.	19 BINSCOMBE LANE, FARNCOMBE GU7 3PN	No Objection
CA/2020/0170	Godalming Central and Ockford	OCKFORD ROAD CONSERVATION AREA WORKS TO TREES	FIRGROVE HOUSE OCKFORD ROAD GODALMING GU7 1QX	No Objection
WA/2020/1491	Godalming Central and Ockford	Application under Section 73 to vary Condition 1 of WA/2019/0382 (approved plan numbers) to allow dormer windows to replace approved roof lights.	LAND AT 6 MAY CLOSE, GODALMING GU7 2NU	No Objection
WA/2020/1503	Godalming Central and Ockford	Listed Building Consent for erection of an extension.	76A HIGH STREET, GODALMING GU7 1DU	No Objection
WA/2020/1502	Godalming Central and Ockford	Erection of extension and garden shed.	76A HIGH STREET, GODALMING GU7 1DU	No Objection
WA/2020/1499	Godalming Central and Ockford	Certificate of Lawfulness under Section 191 for continued use of land attached to 1 Great George Street as parking which has been in use for at least 10 years.	DOLPHIN HOUSE, 1 GREAT GEORGE STREET, GODALMING GU7 1EE	No Objection
WA/2020/1484	Godalming Central and Ockford	Listed Building consent for internal alterations.	76A HIGH STREET, GODALMING GU7 1DU	No Objection

WA/2020/1483	Godalming Central and Ockford	Alterations to existing maisonette to create 2 flats.	76A HIGH STREET, GODALMING GU7 1DU	No Objection
WA/2020/1501	Godalming Central and Ockford	Application under Section 19 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to vary Condition 1 of WA/2020/0723 (approved plan numbers) to allow alterations to design of windows.	1 HIGH STREET, GODALMING GU7 1AZ	No Objection
WA/2020/1500	Godalming Central and Ockford	Application under Section 73 to vary Condition 1 of WA/2020/0722 (approved plan numbers) to allow alterations to design of windows.	1 HIGH STREET, GODALMING GU7 1AZ	No Objection
WA/2020/1489	Godalming Charterhouse	Change of use from residential institution (Use Class C2) to 2 dwellings.	NORTHRIDGE, NORTH WAY, GODALMING GU7 2RE	No Objection
DW/2020/0037	Godalming Farncombe and Catteshall	The erection of a single storey rear extension which would extend beyond the rear wall of the original house by 5.50m, for which the height would be 3.90m, and for which the height of the eaves would be 2.60m.	25 NURSERY ROAD, FARNCOMBE GU7 3JU	No Objection
WA/2020/1493	Godalming Holloway	Erection of a two storey extension and associated works.	44 MINSTER ROAD, GODALMING GU7 1SR	Objection on the grounds of size and mass of the proposed development, it is out of keeping with the street scene and an overdevelopment of the site which would cause a loss of amenity to the neighbouring properties.
TM/2020/0215	Godalming Holloway	APPLICATION FOR WORKS TO AND REMOVAL OF TREES SUBJECT OF TREE PRESERVATION ORDER 11/17	ST HILARYS SCHOOL, HOLLOWAY HILL, GODALMING GU7 1RZ	No Objection
WA/2020/1497	Godalming Holloway	Certificate of Lawfulness under Section 192 for construction of timber framed outbuilding.	65 MINSTER ROAD, GODALMING GU7 1SR	No Objection
WA/2020/1469	Godalming Holloway	Erection of extensions.	30 THE PADDOCK, GODALMING GU7 1XD	No Objection
WBC Weekly List 20/42				
WA/2020/1280	Godalming Central and Ockford	Alterations to elevations with dormer window (as amended by plans received 16/10/2020 and amended description agreed 16/10/2020).	WILLOWBROOK, GREAT GEORGE STREET, GODALMING GU7 1EE	No Objection
CA/2020/0178	Godalming Central and Ockford	GODALMING CONSERVATION AREA REMOVAL OF TREE	16 MILL LANE, GODALMING GU7 1EY	No Objection

PRA/2020/0021	Godalming Charterhouse	General Permitted Development Order 2015, Schedule 2, Part 20, Class A - Prior Notification Application for 4 new dwellings on detached blocks of flats.	FLAT 1 - 8 OAKBRAES, FRITH HILL ROAD, GODALMING	Aside from its general objection to such PDR applications which remove the ability for the local community to consider an application on its merits, which is considered to undermine both the concept of localism and importantly the policies supported by the community through its adopted Neighbourhood plan, Godalming Town Council is of the opinion that this application does not meet the criteria for consideration as a Prior Notification under the Schedule 2, Part 20, Class A of the General Development Order 2015. Godalming Town Council has sent a letter under separate letter to the Head of Planning at Waverley Borough Council, setting out the reasons for its opinion, which are:
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Detailed Observations relating to PRA/2020/0021.

This is an application General Development Order 2015, Schedule 2 Part 20, Class A for 4 new dwellinghouses on detached blocks of flats.

The Order states that Permitted Development is allowed for:

A. Development consisting of works for the construction of up to two additional storeys of new dwellinghouses immediately above the existing topmost residential storey on a building which is a purpose-built, detached block of flats, together with any or all—

(a) engineering operations reasonably necessary to construct the additional storeys and new dwellinghouses;

(b) works for the replacement of existing plant or installation of additional plant on the roof of the extended building reasonably necessary to service the new dwellinghouses;

(c) works for the construction of appropriate and safe access and egress from the new and existing dwellinghouses, including means of escape from fire, via additional external doors or external staircases;

(d) works for the construction of storage, waste or other ancillary facilities reasonably necessary to support the new dwellinghouses.

The Act also states that Development is not permitted if:

A.1.(b) Development is not permitted by Class A if - above ground level, the building is less than 3 storeys in height;

The Act provides Definitions which provides:

Interpretation of Part 20

C. (1) For the purposes of Part 20—

“block of flats” means a building which is divided horizontally and consists of separate and self-contained premises constructed for use for the purposes of a dwellinghouse, and any ancillary facilities constructed solely for use by occupiers of the building;

(2) In Part 20 references to a “storey” do not include—

(a) any storey below ground level; or

(b) any accommodation within the roof of a building, whether comprising part of the original building or created by a subsequent addition or alteration, and accordingly, references to an “additional storey” include a storey constructed in reliance on the permission granted by this Part which replaces accommodation within the roof of the existing building.

Godalming Town Council considers that Permitted Development Rights define Ground Level as the surface of the ground immediately adjacent to the building in question, and where ground level is not uniform (for example if the ground is sloping), then the ground level is the highest part of the surface of the ground next to the building. In the case of this application Godalming Town Council considers the ground level to be at the street entry level, thus for the purposes of Permitted Development Rightst the building with two storeys only above ground level and therefore fails to meet the criteria for Permitted Development and as such the applicant should submit a full planning application.

WA/2020/1564	Godalming Farncombe and Catteshall	Erection of extensions and alterations to elevations following demolition of garage (following withdrawn application WA/2020/1023).	8 ROWBURY, FARNCOMBE GU7 3BQ	No Objection
WA/2020/1555	Godalming Farncombe and Catteshall	Erection of extension.	31 GEORGE ROAD, FARNCOMBE GU7 3LS	No Objection
WA/2020/1565	Godalming Holloway	Erection of extensions and alterations to elevations (revision of WA/2020/0817).	12 BUSBRIDGE LANE, GODALMING GU7 1PU	No Objection

TM/2020/0223	Godalming Holloway	APPLICATION TO REMOVE TREE SUBJECT OF TREE PRESERVATION ORDER GOD16	SPINNEY COPSE, HAMBLEDON ROAD, GODALMING GU7 1PJ	No Objection
WA/2020/1566	Godalming Holloway	Alterations to existing detached garage to form habitable accommodation.	10 FOX DENE, GODALMING GU7 1YQ	No Objection
WA/2020/1546	Godalming Holloway	Erection of extension and alterations.	30 FOX DENE, GODALMING GU7 1YQ	No Objection