

GODALMING TOWN COUNCIL

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107-109 High Street
Godalming
Surrey
GU7 1AQ

8 October 2021

I HEREBY SUMMON YOU to attend the **ENVIRONMENT & PLANNING COMMITTEE** Meeting to be held in the Council Chamber, Waverley Borough Council, The Burys, Godalming on THURSDAY, 14 OCTOBER 2021 at 6.30pm.

Andy Jeffery
Town Clerk

If you wish to speak at this meeting please contact Godalming Town Council on 01483 523575 or email office@godalming-tc.gov.uk

Where possible proceedings will be live streamed via the Town Council's Facebook page. If you wish to watch the council meeting's proceedings, please go to Godalming Town Council's [Facebook](#) page.

Committee Members:	Councillor Crooks – Chair Councillor Heagin – Vice Chair
Councillor Adam	Councillor Ashworth
Councillor Boyle	Councillor Cosser
Councillor Duce	Councillor Faraday
Councillor Follows	Councillor Hullah
Councillor Martin	Councillor Neill
Councillor PMA Rivers	Councillor PS Rivers
Councillor Rosoman	Councillor Stubbs
Councillor Williams	

AGENDA

1. **MINUTES**

To approve as a correct record the minutes of the meeting of the Committee held on the 23 September 2021, a copy of which has been circulated previously.

2. **APOLOGIES FOR ABSENCE**

3. **DISCLOSABLE PECUNIARY INTERESTS AND NON-PECUNIARY INTERESTS**

To receive from Members any declarations of interests in relation to any items included on the Agenda for this meeting 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 are preliminary ones prior to consideration at Borough Council level and are based on the evidence and representations to the Town Council.

Councillor Follows
Councillor Heagin
Councillor Martin

Councillor PS Rivers
Councillor Rosoman
Councillor Williams

In accordance with Minute 401-19, Cllr Cosser has declared that, in order to avoid a personal conflict of interest, he will not take part in debates or votes on planning matters at meetings of this committee.

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

The Chair to invite members of the public to make representations, ask or answer questions and give evidence in respect of the business on the agenda or other matters not on the agenda. This forum to be conducted in accordance with Standing Order 5:

- the period of time designated for public participation at a meeting for a maximum of three minutes per person or 15 minutes overall, unless otherwise directed by the chairman of the meeting;
- a question shall not require a response at the meeting nor start a debate on the question. The chairman of the meeting may direct that a written or oral response be given. If a matter raised is one for principle councils or other authorities, the person making representations will be informed of the appropriate contact details.

5. QUESTIONS BY MEMBERS

To consider any questions from Councillors in accordance with Standing Order 6.

6. PLANNING APPLICATIONS - CONSULTATION

To consider a schedule of planning application attached at Appendix A.

7. ELECTRIC VEHICLE ON STREET CHARGING POINTS – ITEM FOR ACTION

Actions: Members are requested to inform the Town Clerk of any roads they consider meet the assessment criteria for the installation of on-street electric vehicle charging points that have not already been suggested.

At the meeting of the Environment & Planning committee of 23 September 2021, following a request for suggestions of roads that could benefit from the opportunity to have on-street electric vehicle charge points installed, Members requested an update on the background to the request. The attached report sets out the background.

8. LETTER TO SECRETARY OF STATE – ITEM FOR DECISION

At the meeting of the Environment & Planning Committee of 23 September 2021, Members requested the Town Clerk write to the Secretary of State for Levelling Up, Housing & Communities in relation to their concerns at the lack of a strategic approach for the building of digital infrastructure.

Members to receive the attached letter and indicate their approval for it to be sent.

9. COMMUNICATIONS ARISING FROM THIS MEETING

Members to identify which matters (if any), discussed at this meeting, are to be publicised.

10. DATE OF NEXT MEETING

The next meeting of the Environment & Planning Committee is scheduled to take place in the Council Chamber on Thursday, 4 November 2021 at 7.00pm or at the conclusion of the preceding Joint Burial Committee, whichever is later.

11. ANNOUNCEMENTS

Brought forward by permission of the Chair. Requests to be submitted prior to commencement of the meeting.

GODALMING TOWN COUNCIL**ENVIRONMENT & PLANNING - SCHEDULE OF PLANNING APPLICATIONS – 20 SEPTEMBER 2021 – 4 OCTOBER 2021**

<u>Ref</u>	<u>Ward</u>	<u>Proposal</u>	<u>Site Address</u>	<u>GTC Observations</u>
WBC Weekly List 21/36				
WA/2021/02225	Godalming Binscombe	Certificate of Lawfulness under Section 192 for erection of a front side extension, a single and two storey rear extensions; alterations to roofspace to provide habitable accommodation including rear dormer.	83 Binscombe Lane Farncombe Godalming GU7 3QH	
WA/2021/02203	Godalming Charterhouse	Construction of a skateboarding ramp.	2 Knoll Wood Knoll Road Godalming GU7 2EW	
WA/2021/02226	Godalming Charterhouse	Certificate of Lawfulness under S192 for erection of extension with dormer window and alterations to elevations.	48 Nightingale Road Godalming GU7 2HP	
WA/2021/02248	Godalming Farncombe and Catteshall Ward	Consultation under Regulation 3 for details of cycle parking submitted pursuant to Condition 6 of planning application ref. WA/2020/1319 dated 5 January 2021.	Broadwater School, Summers Road, Farncombe GU7 3BW	
WA/2021/02250	Godalming Holloway	Erection of porch and alterations to elevations following demolition of existing porch.	Rowan Rough The Drive Godalming GU7 1PD	
TM/2021/02212	Godalming Holloway	APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 42/99	13 The Paddock Godalming GU7 1XD	
WA/2021/02220	Godalming Holloway	Erection of extensions, alterations to elevations and associated landscaping.	Wisteria Cottage 69 Brighton Road Godalming GU7 1NT	
WBC Weekly List 21/37				
CA/2021/02272	Godalming	GODALMING CONSERVATION AREA REMOVAL OF TREES	10 Mint Street Godalming GU7 1HE	

<u>Ref</u>	<u>Ward</u>	<u>Proposal</u>	<u>Site Address</u>	<u>GTC Observations</u>
WA/2021/02283	Godalming Central and Ockford	Certificate of Lawfulness under Section 192 for proposed extensions to nursery building and main school building including new canopy and relocation of canopy; proposed car park (works to be undertaken under amended Part 7, Class M of the Town and Country Planning (General Permitted Development) Order 2015).	St Mark & All Saints Church Of England Primary School Franklyn Road Godalming GU7 2LD	
WA/2021/02275	Godalming Charterhouse	Erection of 4 dwellings together with landscaping and associated works to provide parking and amenity space following demolition of the existing two-storey dwelling and ancillary outbuildings.	Green Mantle Charterhouse Road Godalming GU7 2AQ	
WA/2021/02291	Godalming Farncombe and Catteshall	Erection of extension following demolition of existing conservatory.	21 Waterside Close Godalming GU7 1JZ	
WA/2021/02274	Godalming Farncombe and Catteshall	Erection of 4 dwellings and associated works.	Land at Weyside Park, Catteshall Lane Godalming	
WBC Weekly List 21/38				
WA/2021/02348	Godalming Central and Ockford	Change of use of first and second floors together with extensions and alterations to the existing buildings in order to provide 9 residential units, replacement commercial space on the ground floor and associated parking.	61-65a High Street Godalming GU7 1AW	
WA/2021/02362	Godalming Central and Ockford	Listed Building consent for the erection of extensions and internal and external alterations to buildings.	61-65a High Street Godalming GU7 1AW	
WA/2021/02351	Godalming Charterhouse	Construction of steps and entrance together with internal and external alterations to form resource centre.	Charterhouse, Verites Hurtmore Road Godalming GU7 2DG	
WA/2021/02349	Godalming Farncombe and Catteshall	Installation of replacement plant machinery with fence; alterations to elevations; alterations to car park and associated work.	Cooperative Group Ltd 61-65 St Johns Street Farncombe Godalming GU7 3EH	

<u>Ref</u>	<u>Ward</u>	<u>Proposal</u>	<u>Site Address</u>	<u>GTC Observations</u>
WA/2021/02382	Godalming Farncombe and Catteshall	Certificate of Lawfulness under Section 192 for alterations to roofspace to provide habitable accommodation with rear dormer.	45 George Road Godalming GU7 3LS	
TM/2021/02344	Godalming Farncombe and Catteshall	APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 26/02	20 Lammas Road Godalming GU7 1YL	
WA/2021/02361	Godalming Holloway	Erection of a two storey chalet bungalow following demolition of existing dwelling.	65 Minster Road Godalming GU7 1SR	

7. ELECTRIC VEHICLE ON-STREET CHARGING POINTS

At the meeting of the Environment & Planning Committee of 23 September 2021, following a request for suggestions of roads that could benefit from the opportunity to have on-street electric vehicle charge points installed, Members requested an update on the background to the request.

The information provided below sets out the background.

In December 2020 GTC was asked to provide a list of possible roads for the installation of on street electric vehicle charging points. The main criteria provided by SCC was for residential streets with on street parking only, to locate bays at either end of the street or not directly in front of resident's front doors/gates etc., with a need to allow a minimum of 1.5m footway if the charging point is to be sited on the footway.

Over the Christmas period of 2020 and early January 2021, Members submitted potential roads for consideration and a desk top check of footpath width from Surrey Interactive maps was undertaken. The list shown below was considered by the Environment & Planning Committee on 7 January 2021, where only one figure was given the footpath maintains a regular width throughout.

George Road	(1.41 – 2.25)
Grays Road	(1.5 – 2.25)
Hallam Rd	(1.78 – 2.17)
Kings Road	(1.54 – 2.02)
Latimer Rd	(1.14 – 1.36)
Lower Manor Rd	(2.02 – 2.07)
Mint Street	(1.04 – 1.32) (section between Station Road and Church Street)
Ormonde Road	(1.5)
Richmond Road	(1.31) – 1.4)
St Johns Street	(1.85 – 2m) (Between Lower Manor Road and Bicknells Yard (Stoneyard))
Tottenham Road	(1.06 – 1.86)
Town End Street	(1.3 – 3.1)
The Oval	(1.99)
Upper Manor Rd	(1.7 – 1.8)
Wolseley Rd	(1.3 – 2.09)
Victoria Rd	(2.05)
Ballfield Road	(1.8 – 2.08) (no house fronts)

At that meeting Members considered the list, which could take advantage of the current availability of the Office for Low Emission Vehicles (OLEV) funding to enable the installation on on-street electric vehicle charging points and agreed to submit the following list of roads for further consideration and consultation by SCC.

The agreed list of roads being:

George Road/Grays Road	Farncombe North Area
Wolesley Road/Lower Manor Road	Farncombe South Area
Ballfield Road/Frith Hill Road	Charterhouse Area
Town End Street/Catteshall Lane	Godalming Central Area
Ockford Ridge	Ockford Ridge/Aarons Hill Area

Subsequent to the submission of the list above, WBC appointed a sustainability officer who is now co-ordinating aspects of the EV charger locations across the borough and is liaising with SCC Highways to help deliver on this project.

In April 2020, GTC was informed via the SCC weekly bulletin that works were to be undertaken in Summers Road for the installation of EV charging points.

In September 2021, the WBC Executive were informed that:

10 Electric Vehicle (EV) on-street charge points are now live for public use in Waverley at 3 locations.

With the majority of the funding provided by EM3 Local Enterprise Partnership (LEP), Surrey County Council (SCC) and Waverley Borough Council (WBC) have a commitment to deliver the remaining 10 charge points in Waverley. As such, there is a need to agree 2 sites to deliver the remaining 10 EV charge points. Ideally these need to be spread in areas that do not currently have on-street charge points i.e. Cranleigh, Godalming, Wonersh, Milford, etc. Due to the very tight timescale for delivering the remaining EV charge points, there is an urgent need to agree the 2 residual sites in order to complete phase 1 of the project.

For Phase 1 SCC have delivered the following sites.

Location (Road)	Postcode	No of Charge Points	Status
Hale Rd, Farnham	GU9 9QH	2	Installed and operational
Summers Rd, Farncombe (near leisure centre)	GU7 3BH	4	Installed and operational
Farnham Lane/St Christopher's Green, Haslemere	GU27 1DD	4	Installed and operational

For the Phase 1 residual charge points SCC have identified/assessed the following locations in the Godalming/Farncombe area:

Location (Road)	Postcode	No of Charge Points	Status
Catteshall Lane, Godalming	GU7 1JJ	4	Site to be confirmed
Elizabeth Court, Farncombe, Godalming	GU7 3QZ	4	Site to be confirmed
Ballfield Rd, Farncombe, Godalming	GU7 2EU	4	Site to be confirmed
Ormonde Rd, Farncombe, Godalming	GU7 2EU	4	Site to be confirmed
Suggested other sites required?	TBC	TBC	TBC

Electric Vehicle Charging Point Installation Phase 2

The second phase of the EV charging trials is now being considered and funding will be sought through the ORCS scheme ([On-street Residential Chargepoint Scheme - Energy Saving Trust](#)) which provides grants to local authorities to install residential EV chargepoints in areas where there is limited off-street parking. The funding comes from the Office of Zero Emission Vehicles (OZEV).

SCC are currently in the process of identifying suitable sites to put forward for funding through the ORCS scheme. The application includes sites from Guildford, Woking, Spelthorne, Mole Valley and Runnymede, The following are sites that are being considered for the ORCS scheme.

Location (Road)	Postcode	No of charge points	Status
Bourne Road Farncombe, Godalming	GU7 3NH	4	Site to be confirmed
Morley Road, Farnham,	GU9 8NA	4	Site to be confirmed
Riverside Drive, Bramley	GU5 0DT	4	Site to be confirmed
Beacon Hill Road, Hindhead, Haslemere	GU26 6NR	4	Site to be confirmed
Suggested other sites required?	TBC	TBC	TBC

As with Phase 1, suggestions for additional sites are sought. The desktop assessment criteria for sites are the following:

Essential

- Sufficient space for 4 designated parking bays
- Sufficient space for 2 twin charging units (4 charging points)
- No physical barriers to installation such as signposts, walls or tree roots
- Safe distance from electrified assets
- In close proximity to residential areas where off-street parking is limited.

Preferred

- Pavement width of at least 1.2 to 1.4 m can be maintained to allow EVCP installation on pavement rather than on the road
- **Sufficient space for up to 2 easy access bays** at each site

On 22 September the WBC Sustainability Officer informed GTC that:

“Following on the conversations regarding Phase 1 and 2 of the EV on street project I meet with SCC this morning and we have agreed to proceed with trying to get the remaining EV chargers for Phase 1 into Godalming/Farncombe area. They need two sites. They have the list supplied by Godalming Town Council, but they have asked if you have any more to add to the mix then please let us know. Equally I will share with you any they produce. They will consult on more than we need to make sure we have enough options. Unfortunately, we need to work quickly with this as Phase 1 chargers need to be installed by the end of the financial year to keep the LEP funding they have. Phase 2 has a target date of June 2022. You can suggest some for phase 2 as well but I will also be working with the other towns and parishes for options for those as well. Actually, they said we could start collecting suggestions for phase 3 and 4. All considerations will take into account proposals from our housing team and the work that we are doing on our car parks so that we all complement each other.”

A further update was provided on 29 September 2021 indicating that the Direct Network Operator (DNO) costs (the costs of connecting to the electricity network) for Catteshall Lane, Godalming - GU7 1JJ - Elizabeth Court, Godalming - GU7 3QZ and Ormonde Road, Godalming - GU7 2EU were such that these sites could be considered for the completion of Phase 1 of the EV installation project.

Other roads considered as phase 1 sites are shown in the table below. The DNO for the Ballfield Road site was considered to be on the expensive side, which is why it was switched Ormonde Road.

Also, shown below are potential options for phase 2.

Local Authority Area	Town	Site Name	
Waverley	Godalming	Summers Rd, Farncombe (near leisure centre)	Accepted and installed
Waverley	Godalming	Croft Rd	Opposed by residents
Waverley	Godalming	Brighton Rd	Opposed by residents
Waverley	Godalming	Bourne Road	Phase 2 site
Waverley	Godalming	George Road - Farncombe North Area	High pressure of parking - more favourable site in Bourne Road
Waverley	Godalming	Wolseley Road – Farncombe South Area	Possible site but high pressure of parking
Waverley	Godalming	Ballfield Road/Frith Hill Road - Change to neighbouring Ormonde Road	Possible sites, also Knoll Road
Waverley	Godalming	Town End Street - Godalming Central Area	High pressure of parking
Waverley	Godalming	Ockford Ridge - Ockford Ridge/Aarons Hill Area	Already earmarked by Waverley BC for residential chargepoints in new developments

Actions: Members are requested to inform the Town Clerk of any roads they consider meet the assessment criteria for the installation of on-street electric vehicle charging points that have not already been suggested.

Clerk: Andy Jeffery MSc MCGI
Tel: 01483 523575
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107-109 High Street
Godalming
Surrey
GU7 1AQ

XX October 2021

The Rt Hon Michael Gove MP
Secretary of State for Levelling Up, Housing & Communities
and Minister for Intergovernmental Relations
2 Marsham Street
London
SW1P 4DF

Dear Mr Gove

Digital Infrastructure Planning Strategy

I write on behalf of Godalming Town Council to request that consideration is given to the need for the telecoms industry to operate within a strategic framework for the benefit of the communities their infrastructure serves as well as the telecommunication companies themselves.

Local authorities make considerable efforts to engage with and develop a Local Plan that meets the needs of their communities. The Local Plan is often supported by Neighbourhood Development Plans, which through the referendum process, reflect the agreement of the local community for future development within the locality. As you will be aware, these processes take considerable time and require a great deal of consultation with residents in order to be adopted. In achieving these local planning frameworks residents and developers are able to work through the planning process towards an acceptable and coherent future for their communities.

It is in the context of this level of community involvement and co-operation that Godalming Town Council considers that the way telecom companies are applying Part 16 of the Town and Country Planning (General Permitted Development) (England) Order 2015 flies in the face of a co-ordinated and coherent approach to planning.

At present where a communications code operator considers its development complies with the restrictions and limitations outlined under Part 16 of the Town and Country Planning (General Permitted Development) (England) Order and does not require planning permission, it is required to notify the Planning Authority of its proposals and submit a notification for prior approval. The Planning Authority cannot object to the principle of erecting the telecommunications structure, but has 56 days to comment upon the siting and appearance. Amongst other activities, this procedure applies to the siting of a mast.

The prior approval procedure allows the Planning Authority to approve or refuse details of the siting and appearance of the installation. The 'siting' and 'appearance' of the proposal are the only factors that can be considered under an application for prior approval. No other matters can be considered. Factors concerning siting may involve:

- height of the site in relation to surrounding land;
- topography of the site and vegetation;
- openness and visibility of the site;
- designated areas;
- the site in relation to existing masts;
- structures or buildings; and
- proximity to residential property.

With regard to appearance this can include details such as:

- materials;
- colour;
- design;
- dimensions;
- overall shape; and
- solid or open framework.

Godalming Town Council fully accepts the need for good digital connectivity. However, what it suggests is that the lack of any strategic approach to work with local authorities to produce a coherent plan, that can be accepted by the community, undermines the idea of localism and causes delays in the efficient delivery of digital infrastructure.

As shown above, the factors that can limit the siting and appearance of a mast are relatively wide ranging and often result in the refusal for the siting of a mast. This inevitably leads to alternative Prior Notification applications for the same type of mast on a different site, which is usually in fairly close proximity to the previously refused application, but still without any prior discussion with the local community, planners and decision makers to achieve an outcome that is acceptable to the community and provides the desired coverage.

Decision makers do not wish to block improvements to their local connectivity and fully understand the need for appropriate infrastructure to support it. The current cat and mouse chase to find acceptable sites could easily be avoided if the telecom industry was required to work with the local authority to produce borough by borough strategic plans that would allow and provide consensus for such important infrastructure.

Godalming Town Council, believes such an approach would indeed level up the relationship between the telecom providers and the community they serve. This would help diminish the feeling that infrastructure is imposed upon a community for the benefit of the industry without regard to the local community and requests that you consider such requirements.

I look forward to being able to share your response with the Council.

Yours sincerely

Andy Jeffery
Town Clerk

CC: National Infrastructure Commission, Finlaison House, London EC4A 1AB

GODALMING TOWN COUNCIL

Disclosure by a Member¹ of a disclosable pecuniary interest or a non-pecuniary interest in a matter under consideration at a meeting (S.31 (4) Localism Act 2011 and the adopted Godalming Members' Code of Conduct).

As required by the Localism Act 2011 and the adopted Godalming Members' Code of Conduct, **I HEREBY DISCLOSE**, for the information of the authority that I have [a disclosable pecuniary interest]² [a non-pecuniary interest]³ in the following matter:-

COMMITTEE:

DATE:

NAME OF COUNCILLOR: _____

Please use the form below to state in which agenda items you have an interest.

Agenda No.	Subject	Disclosable Pecuniary Interest	Non-Pecuniary Interest	Reason

Signed _____

Dated _____

¹ "Member" includes co-opted member, member of a committee, joint committee or sub-committee

² A disclosable pecuniary interest is defined by the Relevant Authorities (Disclosable Pecuniary Interests) regulations 2012/1464 and relate to employment, office, trade, profession or vocation, sponsorship, contracts, beneficial interests in land, licences to occupy land, corporate tenancies and securities

³ A non-pecuniary interest is defined by Section 5 (4) of the Godalming Members' Code of Conduct.