

**MINUTES AND REPORT OF THE ENVIRONMENT & PLANNING COMMITTEE
HELD ON 21 APRIL 2022**

* Councillor Crooks – Chair
* Councillor Heagin – Vice Chair

* Councillor Adam	* Councillor Ashworth
* Councillor Boyle	* Councillor Cosser
* Councillor Duce	* Councillor Faraday
* Councillor Follows	* Councillor Hullah
0 Councillor Martin	* Councillor Neill
* Councillor PMA Rivers	* Councillor PS Rivers
0 Councillor Rosoman	* Councillor Stubbs
* Councillor Weightman	0 Councillor Williams

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

521. MINUTES

The Minutes of the Meeting held on 31 March 2022 were signed by the Chair as a correct record.

522. APOLOGIES FOR ABSENCE

Apologies for absence were received and recorded as above.

The Town Clerk informed Members that as required by the Local Government Act 1972 S85(1)(2) on 21 April 2022 he informed the Senior Electoral Services Officer of Waverley Borough Council that a Casual Vacancy exists on Godalming Town Council for the Godalming Central & Ockford Ward.

523. 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 PMA Rivers
Councillor PS Rivers
Councillor Rosoman
Councillor Williams

524. 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.

525. QUESTIONS BY MEMBERS

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

526. PLANNING APPLICATIONS – CONSULTATION

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

527. COMMUNICATIONS ARISING FROM THIS MEETING

Members identified no matters, discussed at the meeting, that were to be publicised.

528. DATE OF NEXT MEETING

The next meeting of the Environment & Planning Committee is scheduled to take place in the Council Chamber on Thursday, 26 May 2022 at 6.30pm.

529. ANNOUNCEMENTS

There were no announcements.

GODALMING TOWN COUNCIL

ENVIRONMENT & PLANNING - SCHEDULE OF PLANNING APPLICATIONS – 2 MARCH TO 11 APRIL 2022

<u>Ref</u>	<u>Ward</u>	<u>Proposal</u>	<u>Site Address</u>	<u>GTC Observations</u>
WBC Weekly List 22/13				
WA/2022/01012	Godalming Central and Ockford	Erection of porch and alterations to attached garage, including replacement flat roof to pitched roof, to provide additional habitable accommodation and store.	61 Miltons Crescent Godalming GU7 2NT	No observation
WA/2022/01005	Godalming Central and Ockford	External alterations to provide play area and bin and recycling storage area with change of use of the ground floor of the building from Office (Use Class E) to a Nursery (Use Class E).	Guardian House Borough Road Godalming	<p>Godalming Town Council has no objection to this application, indeed it considers the proposal to be a good use of the site.</p> <p>Godalming Town Council notes that the application is not seeking permission for change of use as that is not required to operate as a nursery and as such any concerns regarding traffic or access are immaterial to this application in as much as they apply to the use of the premises. However, the applicant is seeking to alter the layout of the parking spaces, which would reduce the overall parking provision but would still provide 33 spaces, as well as a pickup and drop off location. The applicant has provided a comprehensive travel plan, which promotes the use of sustainable and active travel that suggests the nursery would create a similar traffic pattern to the existing office at ground floor.</p> <p>Godalming Town Council considers this location well suited for use as a nursery school.</p>

<u>Ref</u>	<u>Ward</u>	<u>Proposal</u>	<u>Site Address</u>	<u>GTC Observations</u>
WA/2022/00998	Godalming Central and Ockford Ward	Application under Section 73A to vary condition 15 of WA/2014/1621 (overnight restrictions of certain activities on site) to allow overnight deliveries to the store during the week (Monday-Friday).	J Sainsbury Plc, Woolsack Way, Godalming GU7 1LQ	<p>Godalming town Council objects to this application on the grounds that Condition 15 of WA/2014/1621 states:</p> <p>Between the hours of 11pm and 6am the following activities shall not be carried out upon the site unless otherwise first agreed in writing by the Local Planning Authority</p> <ol style="list-style-type: none"> 1. Articulated heavy goods vehicle movements; 2. Use of the compactor as shown on the approved drawings; 3. Use of the scissor lifts on the loading bays, as shown on the approved drawings. <p>Between the hours of 11pm and 6am the loading bay shutters shall be kept shut and no metal cages, trolleys or pallets shall be moved around the service yard during that time.</p> <p>In providing reasons for the conditions imposed by WA/2014/1621 it was stated that it was in the interests of the amenity of the area, in accordance with Policies D1 and D4 of the Waverley Local Plan 2002.</p> <p>Polices D1 & D4 are retained policies until LPP2 is approved.</p> <p>Godalming Town Council believes that the reasons for Condition 15 of WA/2014/1621 are sound and that with the increase in residential development within the immediate vicinity, the reasons for the original conditions are greater now than in 2014 and as such the conditions should remain extant.</p>

<u>Ref</u>	<u>Ward</u>	<u>Proposal</u>	<u>Site Address</u>	<u>GTC Observations</u>
TM/2022/00974	Godalming Charterhouse	APPLICATION FOR REMOVAL OF TREE SUBJECT OF TREE PRESERVATION ORDER 07/07	The Timbers 7 Woodmancourt Godalming GU7 2BT	No observation
TM/2022/00994	Godalming Charterhouse	APPLICATION FOR REMOVAL OF TREE SUBJECT TO TREE PRESERVATION ORDER 02/04	15 The Brambles Godalming GU7 2QY	No observation
WA/2022/00988	Godalming Farncombe and Catteshall	Erection of extensions, alterations to elevations and alterations to attached garage to provide additional habitable accommodation; widening of existing vehicle access and dropped kerb.	Lime Dean 7 St Annes Road Godalming GU7 1LP	No observation
WA/2022/01028	Godalming Farncombe and Catteshall	Erection of extensions, alterations to elevations and fenestrations.	6 Station Road Farncombe Godalming GU7 3NG	No observation
WA/2022/01000	Godalming Farncombe and Catteshall	Application under Section 73A to vary condition 1 of WA/2021/03706 (approved plans) to allow rooflights and omit the proposed windows to the bathrooms.	24,26, 28, 30 Kings Road, Farncombe Godalming GU7 3ET	No observation
WA/2022/00976	Godalming Holloway	Alterations and dormer extension to roof to provide additional habitable accommodation.	197 Brighton Road Godalming GU7 1PL	<p>Godalming Town Council objects to this application.</p> <p>It was noted that an application was sought for a Certificate of Lawfulness for development under permitted development rights, however the certificate was refused because of a previous planning restraint imposed under Condition 2 of WA/1982/1019 that states that “no further enlargement, improvement or other alteration to the dwellings as hereby permitted shall be carried out without the prior consent of the local planning authority. As such a full planning application is required.</p> <p>Excepting the above the proposed development would have fallen under permitted development rights. Godalming Town Council noted that the reason given for imposing Condition 2 of WA/1982/1019</p>

<u>Ref</u>	<u>Ward</u>	<u>Proposal</u>	<u>Site Address</u>	<u>GTC Observations</u>
				was 'Having regard to the restricted nature of the site' Godalming Town Council objects to this application on the grounds of over development of the site, that the development is incompatible with the WBC residential supplement document and that it considers the grounds for the original condition 2 of WA/1982/1019 remain valid.
WA/2022/01011	Godalming Holloway	Erection of extension and alterations to elevations; alterations to attached garage to provide additional habitable accommodation and store.	39 High Ridge Godalming GU7 1YF	No observation
TM/2022/00995	Godalming Holloway	APPLICATION FOR WORKS TO TREE SUBJECT TO TREE PRESERVATION ORDER 02/03	Meon, Summerhouse Road, Godalming GU7 1PY	No observation
WBC Weekly List 22/14				
WA/2022/01060	Godalming Central and Ockford	Erection of extensions and alterations together with associated works.	45 Miltons Crescent Godalming GU7 2NT	No observation
WA/2022/01081	Godalming Central and Ockford	Erection of outbuilding following demolition of log store.	21 Pound Lane Godalming GU7 1BT	No observation

<u>Ref</u>	<u>Ward</u>	<u>Proposal</u>	<u>Site Address</u>	<u>GTC Observations</u>
WA/2022/00912	Godalming Central and Ockford Ward	Application under Section 73 to vary condition 6 and 18 of WA/2014/1290 (restriction of use class and approved plans) removal of condition 7 (travel plan implementation) to allow the site to be used as Use Class B8 (self-storage).	Former Ingram & Glass Ltd Catteshall Lane Godalming GU7 1LB	<p>Variation of condition 7 & 18 are technical matters that would need to be dealt with if the variation of Condition 6 were agreed.</p> <p>Godalming Town Council notes that the current use of the site falls within B8 of the use classes order and can operate unfettered over a 24 hour period. However, condition 6 of planning permission WA/2014/1290 restricts the use to a data centre only and no other use within B8. The building also contains ancillary office space.</p> <p>The proposal involves the variation of condition 6 to allow the building to be used for self-storage. Whilst self-storage also falls within class B8 of the use classes order, the restrictive condition means that switching between the two B8 uses is not permitted as in normal circumstances where no such condition is present.</p> <p>The use of the building would remain to be in B8 use, albeit with different operations being carried out. The ancillary office space is to be retained.</p> <p>The revised wording of the condition is as follows:</p> <p><i>The premises shall be used as a self-storage centre and for no other purpose (including any other purpose within Class B8 of the Schedule of the Town and Country Planning (Use Classes) Order 1987 (as amended), or in any provision equivalent to that Class in any Statutory Instrument revoking and re-enacting that Order with or without modification.</i></p> <p>The Reason for the original condition was given as 'Having regard to normal lorry parking requirements related to Class B8</p>

<u>Ref</u>	<u>Ward</u>	<u>Proposal</u>	<u>Site Address</u>	<u>GTC Observations</u>
				<p>use and in the interests of Highway Safety and the amenity of the area...'</p> <p>Godalming Town Council noted that B8 use could be something such as a main supermarket distribution warehouse which has a very different lorry parking requirement to a self storage facility. The proposal specifically states a use as self-storage.</p> <p>However, Godalming Town Council also considered the amenity of the neighbourhood and recommends that the operating times are restricted to those imposed on the adjacent Sainsbury's store that has limits on activities between 11pm and 6am.</p> <p>Therefore, Godalming Town Council supports this application for variation of Conditions 6 & 18 and removal of Condition 7 of WA/2014/1290 with the following caveat:</p> <p>The wording of condition 6 being amended to:</p> <p><i>The premises shall be used as a self-storage centre and for no other purpose (including any other purpose within Class B8 of the Schedule of the Town and Country Planning (Use Classes) Order 1987 (as amended), or in any provision equivalent to that Class in any Statutory Instrument revoking and re-enacting that Order with or without modification and that operations of the site are restricted to between 06.00 and 23.00 daily.</i></p>

<u>Ref</u>	<u>Ward</u>	<u>Proposal</u>	<u>Site Address</u>	<u>GTC Observations</u>
WA/2022/01061	Godalming Charterhouse	Erection of single storey extension; alterations to basement to provide additional habitable accommodation and erection of shed following demolition of existing shed.	76 Nightingale Road Godalming GU7 2HU	No observation
WA/2022/01030	Godalming Farncombe and Catteshall	Erection of extensions, alterations to elevations and fenestrations and associated works following demolition of existing glass conservatory.	5 Station Road Farncombe Godalming GU7 3NG	No observation
TM/2022/01046	Godalming Holloway	APPLICATION FOR REMOVAL OF TREE SUBJECT OF TREE PRESERVATION ORDER 42/99	Beechlands 13 The Paddock Godalming GU7 1XD	<p>Godalming Town Council objects to this application:</p> <p>Section 7 of the application requires that where a tree is subject to a TPO an applicant is to provide reasons for the work and where a tree is to be felled specify proposals for replanting including species, size and location. This application is made because of a belief the tree is dangerous and could fall on the house and that it creates a lot of shade.</p> <p>Creating shade is not considered a good reason to fell a tree, nor is stated belief that a tree is a danger which is not supported by evidence to the reasons for that belief.</p> <p>Godalming Town Council would wish it to be known that they would object to any application where section 7 is not correctly completed, especially where an application to fell a tree is not supported with a plan for replanting as required by Section 7.</p>
WBC Weekly List 22/15				
WA/2022/01097	Godalming Central and Ockford	Erection of garage and store together with creation of additional parking space; erection of retaining walls, steps and fencing and creation of a dropped kerb with associated landscaping.	47 Portsmouth Road Godalming GU7 2JU	No observation

<u>Ref</u>	<u>Ward</u>	<u>Proposal</u>	<u>Site Address</u>	<u>GTC Observations</u>
WA/2022/01128	Godalming Central and Ockford	Alterations and refurbishment of existing retail unit to form mixed use art studio and gallery, retail unit and ancillary office together with installation of an access ramp.	5 Angel Court High Street Godalming GU7 1DT	No observation
WA/2022/01118	Godalming Farncombe and Catteshall	Erection of a porch (follows invalid application WA/2021/03010).	12 Little Thatch Godalming GU7 3LA	No observation
WA/2022/01096	Godalming Farncombe and Catteshall	Erection of extension and alterations with new pitched roof over garage.	Hintons Catteshall Lane Godalming GU7 1LJ	No observation
WA/2022/01122	Godalming Farncombe and Catteshall	Erection of extensions and alterations following demolition of attached garage.	17 Wood Road Farncombe Godalming GU7 3NN	No observation
WA/2022/01149	Godalming Farncombe and Catteshall	Display of 3 illuminated fascia signs, 5 non-illuminated fascia signs, 1 projecting sign and 1 post sign.	The Godalming Arms, 1 Meadrow Godalming GU7 3HJ	No observation
WA/2022/01153	Godalming Farncombe and Catteshall	Alterations to attached garage to provide additional habitable accommodation and store.	48 Alderbank Drive Godalming GU7 1GB	No observation
NMA/2022/01116	Godalming Farncombe and Catteshall Ward	S96A Application for Non Material Amendment to WA/2019/0370 to Amend Condition 22 of Outline Planning Permission	Woodside Park, Catteshall Lane, Godalming	No observation
PRA/2022/01126	Godalming Holloway	The erection of single storey rear extension which would extend beyond the rear wall of the original house by 6m, for which the height would be 4m, and for which the height of the eaves would be 2.9m.	11 Park Road Godalming GU7 1SQ	Godalming Town Council notes that both a PRA and planning application have been submitted. Godalming Town Council's observation below relates to both PRA/2022/01126 and WA/2022/01164. Godalming Town Council objects to PRA/2022/01126 as it does not consider that this application falls under permitted development rights as the width of the side extension at 4 metres is greater than half the width of the 6.7 metres of the existing dwelling.

<u>Ref</u>	<u>Ward</u>	<u>Proposal</u>	<u>Site Address</u>	<u>GTC Observations</u>
				<p>Godalming Town Council objects to WA/2022/01164 on the grounds of over development on size and mass and loss of amenity in the form of loss of light to neighboring property.</p> <p>The proposed rear extension at 6m does not meet the 45% rules stated in the WBC residential extension planning document.</p>
WA/2022/01120	Godalming Holloway	Erection of extensions and alterations following demolition of existing garage.	Woodlands Grosvenor Road Godalming GU7 1PA	No observation
TM/2022/01113	Godalming Holloway	APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 07/03	The Gunyah Ramsden Road Godalming GU7 1QE	No observation
WA/2022/01135	Godalming Holloway	Erection of extensions and alterations with associated works following demolition of detached garage.	April Cottage 99 Busbridge Lane Godalming GU7 1QH	No observation
TM/2022/01144	Godalming Holloway	APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 09/12	Rivendell 33 High Ridge Godalming GU7 1YF	No observation
WA/2022/01154	Godalming Holloway	Alterations to existing attached garage to provide additional habitable accommodation and erection of new attached garage with associated works following demolition of shed.	6 Ashstead Lane Godalming GU7 1SZ	No observation