

GODALMING TOWN COUNCIL

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107-109 High Street
Godalming
Surrey
GU7 1AQ

9 December 2022

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, 15 DECEMBER 2022 at 7.45pm or at the conclusion of the preceding Full Council meeting, whichever is later.

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 Follows
Councillor Hullah	Councillor Kiehl
Councillor Martin	Councillor Neill
Councillor PMA Rivers	Councillor PS Rivers
Councillor Steel	Councillor Stubbs
Councillor Weightman	Councillor Williams

AGENDA

1. MINUTES

To approve as a correct record the minutes of the meeting of the Committee held on the 24 November 2022, a copy of which has been circulated previously.

2. APOLOGIES FOR ABSENCE

3. DISCLOSABLE PECUNIARY INTERESTS AND OTHER REGISTERABLE 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 Cosser
Councillor Follows
Councillor Heagin
Councillor Martin

Councillor PMA Rivers
Councillor PS Rivers
Councillor Williams

In accordance with Min No 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 Chair of the meeting;
- a question shall not require a response at the meeting nor start a debate on the question. The Chair of the meeting may direct that a written or oral response be given. If a matter raised is one for principal 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. PLANNING DECISION – APPEAL – ITEM FOR NOTE

WA/2021/02203 - Construction of a skateboarding ramp (as amplified by statement received 04/02/2022).

The appeal was APPEAL DISMISSED.

Decision notice attached for the information of Members.

8. GODALMING LEISURE CENTRE CAR PARK – ITEM TO NOTE

Members to receive a letter from Waverley Borough Council regarding car parking at Godalming Leisure Centre (letter attached for the information of Members).

9. FUTURE BUS SERVICE REVIEW – ITEM FOR NOTE

Surrey County Council has launched a public consultation on the future of bus services within Surrey. In setting out the aim of the consultation Surrey states that:

“The bus industry is facing challenging operating conditions, resulting from changed travel patterns and passenger numbers not returning to pre-pandemic levels. Before the COVID-19 pandemic, 27 million passenger trips were made each year on Surrey buses. The figure is now 18 million passenger trips. This coupled with the impact of rising fuel and maintenance costs, as well as increased competition for drivers, means that bus operators need to consider what services they operate as the money Surrey County Council spends on supporting bus services cannot buy the same as it used to.”

As part of the current consultation Surrey is proposing changes to the No 42, 70/71/72 routes.

No 42 Route. – Withdrawing the route from Catteshall Lane Godalming, Ifold and Loxwood: Considering maintaining Godalming College journeys and converting the rest of the service to DDRT.

DDRT is a system where rather than being restricted by traditional bus timetables, accessible electric minibuses are available for travel when you need them. To register and book to travel you only need an email address or phone number; the minibus is available to book online or via a smartphone app (to support all users a telephone booking service is also available). Bookings can be made up to seven days in advance or on the same day, with a minimum of 30 minutes' notice required.

For more information visit the web site: www.surreycc.gov.uk/molevalleyconnect

Having looked at the survey, the Town Clerk emailed the Future Bus Service Review Team on the 22 November (he was unable to speak directly with anyone at SCC regarding this consultation as no other contact details were provided). Content of the email shown below:

Dear Future Bus Service Review Team

Having looked at the current consultation at <https://www.surreysays.co.uk/environment-and-infrastructure/future-bus-network-consultation/consultation/intro/> I have received a number of questions from Councillors, which hopefully you may be able to answer.

The first question relates to the survey itself and the fact that whilst on question 6 you are able to select a specific route to comment upon, this is not the case for question 9 that covers the proposal for changes to DDRT service. It is unfortunate that the online consultation only allows for an individual to indicate an opinion on all the proposed routes to be changed to DDRT as opposed to being able to express a view on the merits or otherwise of a change to a specific route. Can you let me know why the option is only to comment on the entirety of the DDRT changes and not the merits of a specific route? The way the question is currently phrased is asking people who may have differing opinions about different routes to give one answer and it is suggested that as a result respondents will give the least favourable answer as a default when they may indeed support some proposals and not others.

On Question 6 a proposal for the No 42 route states:

“Withdrawal from Catteshall Lane, Godalming, Ifold and Loxwood; considering maintaining Godalming College journeys and converting the rest of the service to DDRT.”

Looking at this question and the existing timetables it is unclear what is meant by “consider maintaining the Godalming College journeys”, does it mean that the No 42 from the Guildford direction will call at the College at 08.21, 09.31, 11.31, 13.01, 15.01, 16.26 and 17.47 as it does at present, along with the No 42 from the Cranleigh direction at 07.14, 08.19, 09.49, 11.19, 13.19, 15.19 and 16.34, in which case what are the proposed changes or if not what are the specifics of the proposal being considered regarding the Godalming College journeys?

The other consideration for the 42 is the proposal to withdraw this service from Catteshall Lane, which would mean the loss of the only bus service that covers the Farncombe and Busbridge residential areas that stops at the Mill Medical Practice – one of the main medical practices within Godalming. It should also be noted that an additional 100 homes will also shortly be completed on Catteshall Lane. Again, what is unclear is whether the withdrawal of the service from Catteshall Lane means that even if it became a DDRT service, would the DDRT service be routed along Catteshall Lane? If this is not the case, could you confirm that

the intention is to remove a bus service that serves as a link between the residential areas and a main medical facility of the town?

For the proposed changes to the 70/71/72 service could you please confirm the proposed changes would mean that the first bus to Guildford from Godalming would be 06.43 instead of 06.13 and the last bus from Guildford to Godalming would be at 19.25 instead of 20.25 and the last bus from Haslemere direction to Godalming would arrive in Godalming at 20.07 instead of 22.07?

Could I please request a response before the 15 December 2022 so I am able to inform Councillors at their scheduled meeting of the Godalming Environment & Planning Committee?

Consultation closes on 6 January, GTC has put the consultation information on its social media platforms. Members may wish to respond to the consultation.

<https://www.surreysays.co.uk/environment-and-infrastructure/future-bus-network-consultation/consultation/intro/>

Although no response to the specific questions have been received prior to the distribution of the agenda papers, the Town Clerk has, via the Association of Local Councils, been informed that now the Enhanced Partnership (EP) has been formally agreed, Surrey are looking to hold the first meeting of the Stakeholder Reference Group. Some Local Councils have already expressed an interest in being represented on this group, and Surrey want to make sure that they get as broad a group as possible. More information on the EP can be [found here](#).

The Town Clerk has indicated that Godalming Town Council would wish to attend the Stakeholder Reference Group and is awaiting confirmation of the date.

10. COMMUNICATIONS ARISING FROM THIS MEETING

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

11. DATE OF NEXT MEETING

The next meeting of the Environment & Planning Committee is scheduled to take place in the Council Chamber on Thursday, 12 January 2023 at 6.30pm.

12. 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 – 21 NOVEMBER TO 5 DECEMBER 2022

<u>Ref</u>	<u>Ward</u>	<u>Proposal</u>	<u>Site Address</u>	<u>GTC Observations</u>
WBC Weekly List 22/47				
WA/2022/02886	Godalming Binscombe	Erection of extension and alterations to elevations.	67 Binscombe Lane Farncombe Godalming GU7 3QG	
TM/2022/02856	Godalming Binscombe	APPLICATION FOR WORKS TO TREES SUBJECT TO TREE PRESERVATION ORDER 17/11	Loseley Fields Primary School, Green Lane Godalming GU7 3TB	
WA/2022/02848	Godalming Central and Ockford	Erection of 2 buildings containing 45 flats including affordable housing with associated landscaping, parking and refuse area; alterations to existing vehicular access and formation of new vehicular access from Westbrook Road.	Land Centred Coordinates 496571 144208 Westbrook Road Godalming	
PRA/2022/02837	Godalming Central and Ockford	General Permitted Development Order 2015, Schedule 2 Part 3 Class MA - Prior Notification application for change of use of first and second floor from commercial business and service (Use Class E) to 4 dwelling houses (Use Class C3).	The Old Print House 18b Bridge Mews Bridge Street Godalming GU7 1HZ	
WA/2022/02867	Godalming Charterhouse	Erection of extensions and alterations.	Cariad, Knoll Road Godalming GU7 2EL	
PRA/2022/02908	Godalming Farncombe and Catteshall	General Permitted Development Order 2015, Schedule 2 Part 3 Class MA - Prior Notification Application for change of use from commercial, business and service (Use class E) to 4 dwellings (Use class C3).	8-8A Farncombe Street, Godalming GU7 3AY	
WA/2022/02907	Godalming Farncombe and Catteshall	Alterations to elevations.	8-8A Farncombe Street, Godalming GU7 3AY	

<u>Ref</u>	<u>Ward</u>	<u>Proposal</u>	<u>Site Address</u>	<u>GTC Observations</u>
WA/2022/02901	Godalming Farncombe and Catteshall	Erection of a porch.	26 Summers Road Farncombe Godalming GU7 3BB	
PRA/2022/02900	Godalming Farncombe and Catteshall	Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 4.51m for which the height would be 3.10m and for which the height of the eaves would be 3.00m.	26 Summers Road Farncombe Godalming GU7 3BB	
WA/2022/02892	Godalming Holloway	Alterations to existing dwelling to divide into 2 dwellings.	Lesslands Lodge 26 Busbridge Lane Godalming GU7 1PU	
WA/2022/02852	Godalming Holloway	Erection of extensions.	Bankside, The Close Godalming GU7 1PQ	
WA/2022/02849	Godalming Holloway	Alterations to existing hardstanding area and access with associated works.	Mitchells & Butler Retail Ltd Inn on the Lake Ockford Road Godalming GU7 1RH	
CA/2022/02833		MUNSTEAD CONSERVATION AREA WORKS TO TREE	The Old Rectory Old Rectory Gardens Godalming GU7 1XB	
WBC Weekly List 22/48				
WA/2022/02928	Godalming Binscombe	Erection of extension and alterations following demolition of existing extension and boundary wall.	6 Elm Road Farncombe Godalming GU7 3SW	
WA/2022/02918	Godalming Central and Ockford	Change of use of first floor from former Use Class B1a (office) to Use Class C3 (residential) and alterations to elevation to provide 1 dwelling.	2 Market Mews Godalming GU7 1GN	
WA/2022/02965	Godalming Charterhouse	Erection of a garage and porch following demolition of existing.	13 Tottenham Road Godalming GU7 2HT	
WA/2022/02946	Godalming Holloway	Certificate of Lawfulness under Section 192 for alterations to roofspace to provide habitable accommodation together with 3 rooflights.	43 Admiral Way Godalming GU7 1QN	

<u>Ref</u>	<u>Ward</u>	<u>Proposal</u>	<u>Site Address</u>	<u>GTC Observations</u>
WA/2022/02931	Godalming Holloway	Erection of extension and alterations.	Woodside, The Drive Godalming GU7 1PH	
TM/2022/02920	Godalming Holloway	APPLICATION FOR WORKS TO AND REMOVAL OF TREES SUBJECT OF TREE PRESERVATION ORDER 42/99	8 The Paddock Godalming GU7 1XD	
WA/2022/02962	Godalming Holloway	Alterations to roofspace to provide habitable accommodation together with a dormer window and 3 rooflights.	11 Tuesley Corner Godalming GU7 1TB	
WA/2022/02947	Godalming Holloway	Erection of detached two storey dwelling with attached garage; installation of air source heat pump and solar panels on roof following demolition of existing detached single storey dwelling and garage.	Osterley 24 Busbridge Lane Godalming GU7 1PU	
WBC Weekly List 22/49				
TM/2022/02992	Godalming Charterhouse	APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 12/07	Oaklands, Mark Way Godalming GU7 2QZ	
WA/2022/02987	Godalming Farncombe and Catteshall	Erection of extensions and alterations following demolition of existing extension.	20 Grange Close Godalming GU7 1XT	



Appeal Decision

Site visit made on 31 October 2022

by Martin Andrews MA(Planning) BSc(Econ) DipTP & DipTP(Dist) MRTPI

an Inspector appointed by the Secretary of State

Decision date: 28th November 2022

Appeal Ref: APP/R3650/D/22/3298459

2 Knoll Wood, Knoll Road, Godalming GU7 2EW

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr David Bagley against the decision of Waverley Borough Council.
 - The application, Ref. WA/2021/02203, dated 13 September 2021 was refused by notice dated 16 February 2022.
 - The development proposed is the construction of a skateboarding ramp (retrospective).
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect of the use of the skateboarding ramp on the living conditions as regards privacy, and noise and disturbance for the occupiers of the adjoining properties at Nos. 1 and 3 Knoll Wood.

Reasons

3. I saw on my visit that the ramp has been constructed on a lower level terrace in a steeply sloping garden of a substantial size. The neighbouring gardens have a similar gradient and there is boundary planting along the side boundaries.
 4. The Notice of Refusal refers to 'loss of privacy' and 'overlooking' as if they were separate issues. However, it is overlooking (if and when it occurs) that often results in a loss of privacy and I therefore consider these matters are one and the same. As regards the actual effect, the height of platform at each end of the ramp is not so different from the level of the narrower terraces as they descend the garden and it is conceivable that a differently stepped terrace could achieve a similar level as the platforms.
 5. There is also boundary vegetative screening to both sides of the garden, which could be increased if necessary including by means of a condition. Furthermore, the platform is only used as a means to participate in the skateboarding and it would be reasonable to assume that any engagement in this activity would be inconsistent with a propensity to look over the boundaries. Overall, I do not consider any actual or perceived loss of privacy is sufficient to warrant preclusion of the skateboarding ramp.
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6. In respect of noise and disturbance, it is clear that the appellant has made considerable efforts in terms of the equipment's construction and materials to reduce the effect on the neighbours. There were also amendments to the skate equipment. The Council accepts that this has improved the situation but not by enough to avoid a nuisance, and this is supported by neighbours who refer to being adversely affected by the noise of both the rolling of the wheels and the impact of landing on or departing from the platforms. Complaints are also made as to vibrations arising from this activity.
7. As the Council points out, the equipment is large for a domestic setting and the noise is not of a type or character that an adjoining residential occupier might reasonably expect, or be able to adjust to when at home. A lawnmower, loud music and children at play may well at times be noisier, but would for the most part be occasional than regular and therefore more tolerable. By way of contrast, the use of the equipment by a skateboard enthusiast would be more probable on a day to day basis than only occasionally. In this context, I therefore give weight to the detailed description of the neighbours as to the use of the skateboarding ramp's effect on their amenity and ability to work from home, with the noise of impact particularly causing disturbance to an unreasonable degree.
8. The noise measurements taken by an Environmental Health Officer ('EHO') on a visit to the house and to No. 3 appear favourable to the appellant's case but have not persuaded the Council that there would not be unacceptable noise and disturbance for the neighbours at this property. Having read the latter's representations, I do regard their objections as being both credible and reasonable. The likelihood is that, if approved, there are too many variables in terms of the ramp's future use that would bear on the degree of noise and disturbance. Accordingly, I too am not convinced that a single visit by an EHO resulting in an acceptable noise level can necessarily outweigh the likely overall ongoing adverse effect on neighbours' day to day living conditions.
9. The appellant appears to accept that the harmful effect is sufficient to justify the activity being limited to specific periods and considers that a condition to require this would be enforceable. However, I agree with the Council that other than the imposition of a restriction between 2000 and 0800 hours, such a condition is not practicable. In any event, if as is likely the noise has the effect complained of, it would still cause an unacceptable loss of amenity during the limited periods.
10. I have some sympathy with one or more members of the appellant's family being unable to pursue an activity associated with fitness and skill in their home environment. However, from my inspection of the skateboarding ramp and its setting and the balance of evidence in the representations I conclude that the retention of the equipment and its future use would have an unacceptable impact on the living conditions as regards noise and disturbance for neighbouring occupiers, in particular at No. 3 Knoll Wood.
11. As a consequence, although I have found in the appellant's favour in terms of the effect on privacy, this does not outweigh the harmful conflict with the Council's policies, more particularly Policies D1(c) & D4(c) of the Waverley Borough Local Plan 2002 and paragraph 130f) of Government policy in the National Planning Policy Framework 2021.

Other Matter

12. The appellant has also based his appeal on the length of time taken to determine the application. This may well have been in large part due to Covid-19, but in any event this delay would not be material to my appraisal and decision in terms of the planning merits of the proposal.

Conclusion

13. For the reasons explained above and having had regard to all other matters raised, the appeal is dismissed.

Martin Andrews

INSPECTOR



Waverley Borough Council

The Burys
Godalming
Surrey GU7 1HR
United Kingdom

Cllr Paul Follows

Leader of the Council

E-mail: paul.follows@waverley.gov.uk

Direct line: 07946 288824

Calls may be recorded for training or monitoring

Date: 28/11/2022

To: Chairman, Farncombe Initiative (Mr Tom Hawksley)

Ward Councillors for Binscombe/Farncombe Area:

Surrey County Councillor: Cllr Penny Rivers (Also GTC & WBC)

Waverley Borough Councillors: Cllr Paul Rivers (also GTC), Cllr Nick Palmer, Cllr George Wilson

Godalming Town Councillors: Cllr Gerry Boyle, Cllr Clare Weightman, Cllr Heather Hullah, Cllr Shirley Faraday, Cllr Alex Adam

Godalming Leisure Centre – Car Park

Over the last year, I have met with you in various capacities to discuss proposals to expand the Godalming Leisure Centre Carpark (in Farncombe).

These proposals were drafted by the previous administration in 2018 and inherited by the current administration when we took office in May 2019.

As a result of these and subsequent discussions that I have had with officers at WBC, I would like to inform you of the following decision, rationale, and proposals for the future.

Any current proposals to extend the car park at Godalming Leisure Centre will be cancelled immediately.

The rationale for this decision is clear. I (and the ward councillors at both Waverley and Godalming levels) need clarification on the original business case for these proposals. The precipitous decline in the wider economy since earlier this year has made it more difficult to argue the validity of a business case for the expansion of the leisure centre, alongside the absence of either vocal community support for such a project, or a compelling, evidence-based financial argument for its viability.

The council is also undertaking the formal re-procurement of our contract to manage our leisure centres. Again, a new operator (or the same operator under a new contract) may have a different view and a different case to make.

The consultation with residents or the town council has not been sufficient, considering the complex communications history of the site over the last decade. This point has been demonstrated and evidenced to me clearly by residents.

As you will all be aware, there is an application to the Secretary of State for Education to allow for the disposal of a school land asset. This application has a specific element to enable its use to be altered and explicitly provides for the use as a car park. This application was submitted many years ago, but we understand through channels that this will likely be granted soon.

Waverley did not submit this application as the land in question does not belong to the borough council. However, the previously stated intention of the borough to use the land for such a car park is material to that application and any decision of the Secretary of State.

We must also consider the financial well-being of Broadwater School, and as such, I now propose the following course of action.

1. Waverley Borough Council will move forward (assuming the granting of the application by the Secretary of State) to obtain the long-term lease of the land but **will NOT** action the option to extend the car park. Instead, the land will be kept for community use and (more importantly) within the public realm and not under the control of a **private** developer (which would remain a genuine threat).
2. Assuming the transfer is authorised, Waverley will consult fully with the community as to the use of the land. This will include any new business case from the Leisure Centre (with a requirement to assess the environmental impact and the social value properly) but also address the need and purpose of any changes and the financial justification in the present economic situation.
3. We will leave the land open as green space if no other option proves acceptable to the Town council and the local community. None of this will happen until after the land process has been actioned or August 2023, whichever is later.

I will organise a meeting with all the recipients of this letter to discuss this further, including what future public consultation on this land might look like.

Yours sincerely,



Cllr Paul Follows

Leader, Waverley Borough Council and Godalming Town Council
Member for Godalming Central and Ockford (WBC & GTC)

Surrey County Councillor for Godalming South, Milford and Witley

GODALMING TOWN COUNCIL

Disclosure by a Member¹ of a disclosable pecuniary interest or other registerable interest (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 registerable interest (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 Interests	Other Registerable Interests (Non-Pecuniary Interests)	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 registerable interest (non-pecuniary interest) is defined by Section 9 of the Godalming Members' Code of Conduct.