

**MINUTES AND REPORT OF THE ENVIRONMENT & PLANNING COMMITTEE
HELD ON 15 DECEMBER 2022**

* 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	0 Councillor Neill
* Councillor PMA Rivers	* Councillor PS Rivers
* Councillor Steel	* Councillor Stubbs
* Councillor Weightman	* Councillor Williams

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

421. MINUTES

The Minutes of the Meeting held on 24 November 2022 were signed by the Chair as a correct record.

422. APOLOGIES FOR ABSENCE

Apologies for absence were received and recorded as above.

423. DISCLOSABLE PECUNIARY INTERESTS AND OTHER REGISTERABLE INTERESTS

Councillor Heagin declared a disclosable pecuniary interest in Agenda Item 6 WA/2022/02947 on the basis that the application relates to the next-door property from her home and left the chamber whilst that item was debated.

Councillor Crooks declared an other registerable interest in Agenda Item 6 CA/2022/02833 on the basis that he attends activities at Busbridge Church and remained in the Chamber when that agenda item was debated.

Councillor Stubbs declared an other registerable interest in Agenda Item 6 CA/2022/02833 on the basis that he attends Busbridge Church and remained in the Chamber when that agenda item was debated.

Councillor Stubbs declared an other registerable interest in Agenda Item 6 TM/2022/02920 on the basis that he knows the applicant and remained in the Chamber when that agenda item was debated.

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 Williams

424. 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.

425. QUESTIONS BY MEMBERS

The Following Question was submitted by Cllr Boyle in accordance with Standing Order 6.

Question: Among the planning applications for review at the E&P Committee meeting of 15 December is PRA/2022/02908, an application under permitted development rights for the conversion of 8 & 8a Farncombe Street, formerly a bakery and offices, to residential use. Section 14 of the Farncombe and Binscombe vision document states that GTC would support an Article 4 Direction Order for the Farncombe Local centre. Such a Direction Order would mean that applications of the type regarding 8 & 8a Farncombe Street would not happen under permitted development rights but would have to be treated in the same manner as normal planning applications, thus potentially providing some greater protection for continuing retail presence in the Farncombe area.

Therefore, I would be grateful if the Town Clerk could update the Committee with any information he has on the prospects of an Article 4 Direction Order for the Farncombe Local Centre.

Response: The Town Clerk would wish Members to note that although at section 14 the Farncombe and Binscombe vision document states that GTC would support an Article 4 Direction Order for the Farncombe Local centre, it also sets out at section 15 the issues highlighted below.

Action 9 of the document states that if required, GTC will work with and support the Local Planning Authority for the making of an Article 4 Direction for the Farncombe retail centre to remove the permitted development rights that allow the change of use from commercial to residential. To date the requirement to do so has not been agreed by the Council or any of its committees.

However, the matter has been raised informally to Officers who have sought advice and guidance on the matter and have conducted research concerning the planning history of the area. Set out below is the current position:

On 7 July 2021 the then head of Planning at Waverley Borough Council informed the Town Clerk of a Ministerial Statement regarding Article 4 Direction Orders. The Town Clerk sent a link to all Members of Godalming Town Council to make them aware of the changes being implemented. WBC Head of Planning subsequently confirmed that the changes would apply to any new application for the making of an Article 4 Direction Order, but should not affect those already in place, which for the WBC area are for the Beacon Hill and Godalming Railway Station area.

The Ministerial Statement highlighted that as part of the Government's on-going measures to improve the planning system, increase housing supply on brownfield land, stimulate investment in urban areas and sustain jobs, the Government has in recent years introduced new permitted development rights which allow the change of use to residential without the need for a full planning application. The Minister stated that he was pleased that, through these measures, there has been a significant additional contribution to the housing supply by utilising already-developed brownfield land. The Government has also legislated to ensure new homes delivered via permitted development rights provide adequate daylight and meet national space standards, with the most recent reforms introducing a new right to allow change of use from the commercial, business and service use to residential. The Minister

stated that these changes would breathe new life into commercial areas and high streets by bringing vacant buildings back into use as new high street homes.

The statement went on to state that in very specific circumstances, local authorities can make Article 4 directions to suspend individual permitted development rights, when justified by **robust evidence**.

The written Ministerial Statement set out measures being taken to ensure that the Government's policy on Article 4 directions is used in a highly targeted way to protect the thriving core of historic high street areas but does not unnecessarily restrict the ability to deliver much needed housing through national permitted development rights. This new policy will apply to all Article 4 directions.

Following consultation on the revised policy changes to the National Planning Policy Framework (NPPF) were made in July 2021 regarding Article 4 directions. The new paragraph 53 of the NPPF reads:

The use of Article 4 directions to remove national permitted development rights should:

- *where they relate to change from non-residential use to residential use, be limited to situations where an Article 4 direction is necessary to avoid wholly unacceptable adverse impacts (this could include the loss of the essential core of a primary shopping area which would seriously undermine its vitality and viability, but would be very unlikely to extend to the whole of a town centre)*
- *in other cases, be limited to situations where an Article 4 direction is necessary to protect local amenity or the well-being of the area (this could include the use of Article 4 directions to require planning permission for the demolition of local facilities)*
- *in all cases, be based on robust evidence, and apply to the smallest geographical area possible.*

The purpose of the change being to support high streets and by ensuring a higher threshold for making Article 4 directions relating to change of use to residential to maximise the potential for underused buildings to be converted to an alternative use.

The change to the NPPF only applies to changes from non-residential to residential use. The change does not apply to changes between different residential uses, which will enable local authorities to continue to restrict change of use from a family home to a house of multiple occupancy where that is necessary to protect local amenity or the well-being of an area.

The Department for Levelling Up, Communities and Housing guidance is that Article 4 directions should be very carefully targeted, applying only to those locations where they are necessary to avoid wholly unacceptable adverse impacts, and that the geographical coverage of all Article 4 directions should be the smallest area possible to achieve the aim of the Article 4 direction. In respect of historic high streets and town centres, this is likely to be the irreducible core of a primary shopping area. It is very unlikely to be applicable to a broad area. **Local authorities will need to have robust evidence to justify the Article 4 direction and the area it covers.**

The written Ministerial Statement concluded by stating that local authorities are required to notify the Minister about new Article 4 directions and that officials will be instructed to look closely at all new Article 4 directions to check that they comply with the new policy, and that the Minister will consider exercising powers to intervene if they do not.

In seeking the robust evidence to justify an Article 4 Direction to remove the Permitted Development Rights for Change of Use from Class E to Class C3 (dwellings) a search of all planning applications from 2010 has shown that some changes from retail or financial

institutions to dwellings were granted permission following the submission of full planning applications, something which an Article 4 Direction Order would not prevent from occurring.

Aside from those premises which have been subject to full planning approvals, there have only been three applications for a change of use to Class C3 under a Permitted Development Application:

20A Farncombe Street PRA 2014/0012 – former derelict shop adjoining the post office for which GTC stated it had no objection to the application

35B Farncombe Street PRA 2020/0026 – former Hairdressers. In determining a Prior Notice Decision, WBC stated that The Parish Council [GTC] had raised concern on the grounds that the proposal does not accord to Policy GOD4 of the Farncombe & Godalming Neighbourhood Plan where proposals to provide new retail premises (Use Classes A1 to A5) or to redevelop existing buildings for retail uses in or adjacent to the Farncombe Local Centre, as shown on the policies map, will be strongly encouraged. Whilst this is acknowledged, Officers consider that the proposal is not in conflict with this policy as the limited scope of this proposal would not undermine the Local Centre or detrimentally affect the vitality or viability, which the Policy seeks to protect.

8 & 8a Farncombe Street – Former Bakery and Office. This has been the subject of a withdrawn planning application (WA/2021/02116), a PRA application PRA 2022/0832 which concluded that Prior Notice was not required and the current PRA Notice PRA/2022/02908 and associated planning application WA/2022/02907 concerning changes to elevations.

Based on the fact that GTC had no objection to PRA/2014/0012 and that WBC determined that PRA/2022/0026 would not undermine the Local Centre or detrimentally affect vitality or viability, it is considered extremely unlikely that the case for robust evidence to support an Article 4 Direction Order could be achieved.

426. PLANNING APPLICATIONS – CONSULTATION

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

427. PLANNING DECISION – APPEAL

Members noted that the appeal relating to WA/2021/02203 – Construction of a skateboarding ramp (as amplified by statement received 04/02/2022) was dismissed.

428. GODALMING LEISURE CENTRE CAR PARK

Members received a letter from Waverley Borough Council regarding car parking at Godalming Leisure Centre (letter attached to the record minutes).

429. FUTURE BUS SERVICE REVIEW

Members noted that Surrey County Council had 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 had been received prior to the distribution of the agenda papers, the Town Clerk has, via the Association of Local Councils, been informed that as 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 will attend the first meeting via zoom on the 21 December.

Members wished the Town Clerk to write to the MP for South West Surrey, The leader of Surrey County Council, the Future Bus Review Team and the Godalming area Members of Surrey County Council, to express GTC's concern at the proposed reductions in the county's bus services at a time when use of bus services should be promoted and encouraged as a means of meeting the counties climate change challenge and at a time when residents are having to deal with a cost of living crisis which the withdrawal of local bus services could make even more challenging for many residents.

430. COMMUNICATIONS ARISING FROM THIS MEETING

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

431. 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.

432. ANNOUNCEMENTS

There were no announcements.

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	No observation
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	No observation
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	

Following consideration of this planning application, Members resolved to agree the following observations to be sent to the Local Planning Authority:

Godalming Town Council Objects to planning application WA/2022/02848, Land centred coordinates 496571,144208 Westbrook Road, Godalming, for the following reasons:

- **Green Belt** – No exceptional case for removal from the Green Belt has been made.
- **Bulk & Massing** – the proposed blocks are overbearing and not in keeping with the environment.
- **Vehicular Access** – the proposed entrance is inappropriate, this gateway was used as a pedestrian entrance to the site and an emergency access to the western side of the narrow low railway arch, not as a regular vehicle access to the site as alluded to in the planning statement.

Godalming Town Council is also concerned that this application is not accompanied by comments from SCC Highways. GTC believes that the reasons for SCC Highways' comments and reasons for refusal of permission regarding a previous application for this site (WA/2019/2041) remain extant in as much that:

1. The proposed development would result in the creation of a new vehicular access onto Westbrook Road, a public road with a 30mph speed limit, which has substandard visibility splays. It has not yet been demonstrated to the satisfaction of the Highway Authority that the maximum visibility splays that can be achieved are suitable for prevailing traffic speeds on Westbrook Road. The proposed development could therefore prejudice highway safety, contrary to Policy ST1 of Waverley Borough Council's Local Plan 2018 and Section 9 of the National Planning Policy Framework 2019.

<u>Ref</u>	<u>Ward</u>	<u>Proposal</u>	<u>Site Address</u>	<u>GTC Observations</u>
<p>2. It has not yet been demonstrated to the satisfaction of the Highway Authority that safe pedestrian access to the site can be provided and that the development would not lead to increased risk of conflict between pedestrians and vehicular traffic on Westbrook Road. The proposed development could therefore prejudice highway safety, contrary to Policy ST1 of Waverley Borough Council's Local Plan 2018 and Section 9 of the National Planning Policy Framework 2019.</p> <p>Godalming Town Council supports the previous condition imposed by SCC Highways on WA/2019/2041 and believes they should equally apply to this application namely:</p> <p>All vehicular access to the site shall be via the existing Borough Road access only. The existing access onto Westbrook Road shall be retained for emergency vehicle, cycle and pedestrian use only along with the other conditions imposed as part of the previous application.</p> <p>Additionally, Godalming Town Council believes the additional Highway conditions imposed by SCC for WA/2019/2041 should also apply to this application.</p> <p>Additionally, Godalming Town Council considers that as Westbrook Road and New Way are both part of the LCWIP Core Walking Zone Corridor 17 and Core Cycling Corridor 1 a vehicular access adjacent to the narrow railway bridge on Westbrook Road is incompatible with the aims of the LCWIP and the aims of active travel.</p> <ul style="list-style-type: none"> • Water Reuse and Efficiency – The applicant makes no proposals to meet the aims of Policy GOD13 of the Godalming & Farncombe Neighbourhood Plan. • Movement Routes – The proposed development is contrary to Policy GOD9 A & C of the Godalming & Farncombe Neighbourhood Plan in as much as it increases risk to pedestrians using Westbrook Road and New Way. The increased footfall anticipated by the Ockford Park Development increases the pedestrian and cycle movement through the Westbrook railway bridge archway and pedestrian and cycle movement in general along Westbrook Road which does not have separate carriageway and footpath. • Biodiversity – The proposed development threatens the biodiversity of the adjoining meadows and countryside. • Loss of amenity – The proposed development increases the risk to residents of The Meath from vehicular movement which would restrict The Meath residents' ability to safely move aided or unaided along Westbrook Road, thus reducing their quality of life. • Surface Water Drainage. GTC supports the objections of SCC acting as the Lead Local Flood Authority in as much as the proposal does not meet the requirements set out in the NPPF regarding a Surface Water Drainage Scheme. Significant issues have been identified with the applicant providing insufficient information to overcome the issues. Of significant note is that the applicant has used the incorrect Climate Change allowance, which were updated in May 2022. 				
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	Godalming Town Council wishes to re-iterate its concern regarding the loss of employment and commercial space through PDR change of use to residential.

<u>Ref</u>	<u>Ward</u>	<u>Proposal</u>	<u>Site Address</u>	<u>GTC Observations</u>
WA/2022/02867	Godalming Charterhouse	Erection of extensions and alterations.	Cariad, Knoll Road Godalming GU7 2EL	
Objection: Godalming Town Council objects to this application on the following grounds:				
<ol style="list-style-type: none"> 1. Over development: The proposal aims to more than double the size of the existing property. The expansion proposed is from 294m² to 640m², plus 35m² of balcony. It is therefore markedly out of alignment with the size of neighbouring properties. The extension also brings the overall enlarged building very close to the boundary lines of neighbouring properties. Godalming & Farncombe Neighbourhood Plan (GOD5A) (GOD 5B.b) 2. Loss of Neighbour amenity - Overlooking: Given the height and mass of the extension it will affect all of the adjacent properties, reducing the current access to light and sun in the spring and autumn. It will also be visible from adjacent properties and will have a negative impact on their amenity. The upper storey and balcony overlook neighbouring properties removing existing privacy. 3. Trees: There is no tree survey in support of this application, GTC believes a number of trees which could well be impacted as well as existing hedges and is particularly concerned for trees subject to TPOs. 4. Protection of Godalming Hillside: The protection of the views of the wooded hillside is an important objective in the Local Plan, see Policy RE3 section v of the Local Plan Part 1, which includes the Frith Hill Area of Special Environmental Quality. It states that 'Development will not be acceptable on the Godalming Hillsides...unless the Council is satisfied that the development would not diminish the wooded appearance of the hillside and result in loss of tree cover to the detriment of the area and the character and setting of the town. 5. Reference should also be made to Policy GOD13 of the Godalming & Farncombe Neighbourhood Plan: As part of the protection of the Godalming Hillsides, and their importance to the character and setting of Godalming and Farncombe, development is expected to ensure that it retains the skyline, as created by the natural features, at the highest points along the Hillsides. Development should avoid being at a height that is prominent on the skyline and must ensure that if it is visible, then it can clearly be demonstrated how this enhances the character and setting of the area. 				
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	Objection - Godalming Town Council objects to this application on the grounds that the change of use of these properties is undesirable because of the location of the properties and the impact the change of use would have on the sustainability of the key shopping area of Farncombe Village. General Permitted Development Order 2015, Schedule 2, Part 3 Class M, Conditions M.2 (1) (d)(ii)
WA/2022/02907	Godalming Farncombe and Catteshall	Alterations to elevations.	8-8A Farncombe Street, Godalming GU7 3AY	
WA/2022/02901	Godalming Farncombe and Catteshall	Erection of a porch.	26 Summers Road Farncombe Godalming GU7 3BB	No observation

Ref	Ward	Proposal	Site Address	GTC Observations
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	No observation
WA/2022/02892	Godalming Holloway	Alterations to existing dwelling to divide into 2 dwellings.	Lesslands Lodge 26 Busbridge Lane Godalming GU7 1PU	Having previously objected to an application for the erection of 4 dwellings on this site following the demolition of the existing dwelling, GTC has no objections to this revised application which it considers more appropriate to the setting.
WA/2022/02852	Godalming Holloway	Erection of extensions.	Bankside, The Close Godalming GU7 1PQ	No observation
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	No observation
CA/2022/02833		MUNSTEAD CONSERVATION AREA WORKS TO TREE	The Old Rectory Old Rectory Gardens Godalming GU7 1XB	Godalming Town Council were unable to comment on this application due to no information being posted on the WBC planning portal.
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	No observation
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	Godalming Town Council wishes to re-iterate its concern regarding the loss of employment and commercial space through PDR change of use to residential.
WA/2022/02965	Godalming Charterhouse	Erection of a garage and porch following demolition of existing.	13 Tottenham Road Godalming GU7 2HT	No observation
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	No observation

<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	No observation
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	No observation
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	No observation
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	Objection: Godalming Town Council objects to this development on the grounds of overdevelopment due to scale & mass The proposed development is very close to the boundary lines of neighbouring properties. Godalming & Farncombe Neighbourhood Plan (GOD5A) (GOD 5B.b) Godalming Town Council would wish the Planning authority to determine whether there is an issue of overlooking and loss of privacy. The Town Council would also request the Planning authority states what is considered an acceptable db level of noise created by an air source heat pump at the nearest point of a noise sensitive property i.e at a neighbouring property.
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	No observation
WA/2022/02987	Godalming Farncombe and Catteshall	Erection of extensions and alterations following demolition of existing extension.	20 Grange Close Godalming GU7 1XT	No observation