

**MINUTES AND REPORT OF THE ENVIRONMENT & PLANNING COMMITTEE
HELD ON 1 JUNE 2023**

* Councillor Kiehl – Chair
* Councillor Clayton – Vice Chair

* Councillor Adam	* Councillor PS Rivers
* Councillor Crooks	* Councillor PMA Rivers
* Councillor Crowe	* Councillor Steel
* Councillor Downey	* Councillor Taylor
* Councillor Follows	* Councillor Thomson
* Councillor Heagin	* Councillor Weightman
0 Councillor Holliday	* Councillor Williams
0 Councillor Martin	

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

75. MINUTES

The Minutes of the Meeting held on 25 May 2023 were signed by the Chair as a correct record.

76. APOLOGIES FOR ABSENCE

Apologies for absence were received and recorded as above.

77. DISCLOSABLE PECUNIARY INTERESTS AND OTHER REGISTERABLE 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 Crowe
Councillor Follows
Councillor PMA Rivers
Councillor PS Rivers
Councillor Williams

78. 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.

79. QUESTIONS BY MEMBERS

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

80. BROADWATER PARK YOUTH CENTRE DECARBONISATION

Members noted the arrangements for the decarbonisation of Broadwater Park as follows:

The Council's Capital Works Programme allowed for the installation of a PV system, a letter of authority has been provided to the selected provider to apply for a grid connection on Broadwater Park Youth Centre, GU7 3BH, for the purpose of connecting a PV project to the local electricity distribution network. It is expected that it will take up to 6 weeks for the application to be processed. Once authorisation has been received an installation date can be scheduled, and it should take two to three days for the installation to be completed.

Additionally, following an amendment to the Capital Works Programme agreed on 20 April, a heat loss engineer has been engaged to calculate the heating and hot water requirements for Broadwater Park Youth Centre. The outcome of the site visit and calculations is that, following some upgrades to the existing radiators, a two x 12KW heat pump system will be required to provide for the heating and hot water requirements of the youth centre. The system will be able to provide heating at 21 degrees 24/7 during the heating season. The system will provide a 45% saving in running costs in comparison to the existing gas-powered heating system (without allowing that a percentage of the required electricity will be self-generated via the PV system and therefore a greater saving) with a carbon saving of 4788 kg/p/a.

The two-heat pump system would require back up heating if the outside temperature fell below -3.6.

Planning permission will be sought for the heat-pump system and the Town Clerk will seek to submit an application once the design details have been confirmed.

81. PLANNING APPLICATIONS – CONSULTATION

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

82. EASHING CEMETERY COMMUNITY ORCHARD & GARDEN REPORT – MAY 2023

Members noted that the Community project has been running for approximately 18 months since the Orchard launch and the garden is approaching its first birthday in July 2023. All spring planting is now in place.

Spring Planting Update

Volunteers and contractors have successfully planted most species in the planned Group 1 and Group 2 phase around the copper beech. Unfortunately, we were unable to source the Myrtle from Group 1 nor the Cytisus from Group 3. The Erica proved difficult to source but 12 2Lt pots were purchased from a nursery near Wisley. 15 Ligustrum were discarded from a WBC property in Haslemere and replanted.

Losses

Out of the 200+ plants bedded over the previous year, only 2 of the 10 of the Aster frikartii Monch have taken, 2 Sarcococca were lost, possibly due to becoming waterlogged in pots whilst waiting to be planted. 4 of the 5 replacement Viburnums may not survive, several of the Ajuga reptans seem not to have survived the winter and 2 of the most recent batch of Vinca major Gertrude Jekyll have been lost. Although disappointing, considering the extremely hot summer and the wet winter that followed the losses are at the lower end of expectation.

Volunteers

There are now 10 volunteers ready to join the WhatsApp group, this will form the core communication from now on although the Facebook page and banner will be updated. We are committed to every Tuesday 4.30 to 6pm and Thursdays 9.15am to 10.30am from 8 June.

In addition to the work of individual volunteers, there have been 6 school/uniform group events and 1 work party on site. A Spring Orchard Day was organised by COPSE to mulch and weed all trees and the local brownies/guide groups donated a birdbath for the garden. Skillway has produced name plates for the various tree species in the orchard and a bench seat for the garden.

Infrastructure

Eashing Cemetery is served by a scheduled bus service which is used by visitors to the cemetery and residents alike. Unfortunately, although the bus stop is directly outside the cemetery gates the pavement is too narrow to accommodate a shelter for those waiting for the bus. As part of wider community support, the community garden was planned to accommodate alterations to the boundary of the cemetery facing on to Franklyn Road to enable the installation of a bus shelter. Discussions have taken place with the SCC 'bus team' and as the shelter would be located on GTC land and off the public pavement, they are supportive of the idea. As the number of properties on Ockford Ridge has increased or is shortly to increase by a third since 2017, Officers believe the works required to accommodate a bus shelter would meet the criteria for Neighbourhood CIL and would wish to submit an application to the CIL Validation panel for consideration to bring to a future meeting.

83. COMMUNICATIONS ARISING FROM THIS MEETING

Members identified no matters, discussed at the meeting, requiring additional publicity.

84. DATE OF NEXT MEETING

The next meeting of the Environment & Planning Committee is scheduled to take place in the Council Chamber on Thursday, 29 June 2023 at 6.30pm.

85. ANNOUNCEMENTS

Gertrude Jekyll's home, Munstead Wood, has been purchased by the National Trust which may have implications for Godalming Museum in terms of potential collaborations and collection items. It will also have transport and parking implications.

Members requested that the Town Clerk inform the Railway Partnership as it may be a tourist attraction worth highlighting in their promotional material.

GODALMING TOWN COUNCIL

ENVIRONMENT & PLANNING - SCHEDULE OF PLANNING APPLICATIONS – 9 MAY 2023 – 22 MAY 2023

<u>Ref</u>	<u>Ward</u>	<u>Proposal</u>	<u>Site Address</u>	<u>GTC Observations</u>
WBC Weekly List 23/18				
TM/2023/00998	Godalming Binscombe	APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 05/17	Land Adjacent to 88 Furze Lane Farncombe Godalming GU7 3NP	No observation
WA/2023/00986	Godalming Charterhouse	Listed building consent for the replacement of existing asphalt mastic on flat roofs; Installation of bird netting to east window.	Memorial Chapel Charterhouse Hurtmore Road Godalming	No observation
WBC Weekly List 23/19				
WA/2023/01053	Godalming Central & Ockford	Certificate of Lawfulness under Section 192 for dormer extension and alterations to roof space including installation of rooflights to provide habitable accommodation.	42 Coopers Rise Godalming GU7 2NJ	No observation
WA/2023/01048	Godalming Central & Ockford	Erection of a building comprising of 12 flats together with associated parking, bicycle store and bin store.	Woodside Park Catteshall Lane Godalming	Objection – See below
<p>WA/2023/01048 Objection. Outline consent approved for WA/2018/1416 included the retention of the existing building for commercial use with the lower floor acting as a nursery and upper floors providing office accommodation. This site is a mixed-use site, which includes residential and employment. The change of use of this building from commercial to residential without alternative commercial provision would undermine the principle of the site being a mixed site under the Local Plan (Part 1) 2018 Policy SS8. The Policy required a Strategic Mixed-Use site for approx 100 homes, community and employment uses. Policy GOD2 of the Godalming & Farncombe Neighbourhood Plan supports Woodside Park as a contributor towards start-up space.</p> <p>Godalming Town Council has previously expressed concern at the loss of employment space, which the loss of this commercial building would further contribute towards. Godalming Town Council objects to this application based on loss of employment premises and D1 facility.</p> <p>The Market Report provided with this application updated 20 April 2023 appears to be using out-of-date information. A brief search of planning applications and occupancy checks indicate that several of the stated available office spaces are either occupied or no longer Class of Use for Office Space, see PRA/2021/01125, CR/2018/0021, PRA 2023/00489.</p> <p>Similarly, the stated Alternative Use Market (Including Retail, Leisure & Light Industrial) Availability section of the report states that “As seen below availability has increased from approximately 4,133 sq m (44,500 sq ft) in October 2022 to 5,309 sq m (57,149 sq ft) in March 2023”. This also appears not to be correct.</p>				

Ref	Ward	Proposal	Site Address	GTC Observations
<p>The table in this section of the report provides a Schedule detailing alternative use (Class E) availability within Godalming. However, a brief review of the schedule found that 5,291sq ft of the quoted space is occupied, 1,087sq ft is no longer class E use (WA/2022/02918) and 2,928 indicated as being “Recently available freehold industrial unit set within Godalming town centre”, is not located within the town centre area (it is in Harrow Lane, Farncombe) and is currently under offer as updated on 1 March on https://www.novaloca.com/industrial-unit/for-sale/godalming/harrow-lane/227191 and also indicated on the agent’s website https://clareandcompany.co.uk/available-properties/</p> <p>Additionally, 27,816 sq ft shown as a purpose-built Data Centre was granted permission in September 2022 for Class Use B8 (self-storage) https://www.novaloca.com/industrial-unit/to-let/godalming/aegis-one-data-centre/69367 is showing this property as no longer available.</p> <p>The above account for 37,122 sq ft or 65% of the Alternative Use Market properties shown in the report, which would seem to suggest that instead of an increase from 44,500sq ft to 57,149 sq ft between Oct 22 and March 23, there available space has reduced to 20, 027 sq ft which is contrary to the alternative use summary which states “The above table shows that there has also been a substantial increase (almost 30%) in the number of available units over the last 6 months alone. Furthermore, the majority of premises being marketed back in April 2022 remain on the market and unoccupied. Given this increase, and the current lack of demand for units in Godalming we would consider there to be no need for extra supply for alternative use properties.”</p> <p>Godalming Town Council does not agree with the conclusions of the report that “there is, already ample office and alternative (Class E) use properties in Godalming very suitable for occupiers’ requirements”.</p> <p>It is considered a newly available, fully refurbished D1 facility would be an attraction for potential users and the D1 use of the ground floor as set out in the original application would offer significant community benefit for activities other than the single option set out by the applicant (nursery) and believe the D1 provision set out in this site’s original planning permission should remain.</p>				
WA/2023/01057	Godalming Charterhouse	Erection of a porch extension.	16 Woodstock Grove Godalming GU7 2AX	No observation
WA/2023/01043	Godalming Charterhouse	Erection of a porch.	The Little House 18 Chalk Road Godalming GU7 3AP	No observation
WA/2023/01038	Godalming Charterhouse	Change of use of land to residential curtilage and erection of a 1.8m high fence.	Land Adjacent to 8 Twycross Road Godalming GU7 2HH	Members objected to this application (WA/2023/01038) on the grounds that it was not in keeping with Godalming & Farncombe Neighbourhood Plan Policy GOD5 (B)(c) in that the proposed development is not in keeping with the street scene and enclosure of this area would reduce to openness and vista of the area. Members would encourage WBC to consider registering this piece of land.
WA/2023/01040	Godalming Farncombe and Catteshall	Erection of extensions and alterations following demolition of existing attached garage and additions.	5 Rowbury Farncombe Godalming GU7 3BQ	No observation

<u>Ref</u>	<u>Ward</u>	<u>Proposal</u>	<u>Site Address</u>	<u>GTC Observations</u>
WA/2023/01058	Godalming Holloway	Certificate of Lawfulness under Section 192 for installation of french doors to replace existing window.	7 Blewfield Godalming GU7 1TR	No observation
WA/2023/01056	Godalming Holloway	Certificate of Lawfulness under Section 192 for hip to gable and dormer extensions and installation of rooflights with alterations to roof space to provide habitable accommodation.	38a Croft Road Godalming GU7 1DD	No observation
WA/2023/01041	Godalming Holloway	Erection of outbuilding for use incidental to the main dwelling with associated works following demolition of existing detached garage (revision of WA/2022/01440).	24 Chestnut Way Godalming GU7 1TS	No observation
WA/2023/01036	Godalming Holloway	Erection of a single storey extension and porch.	Blake House Greenhill Close Godalming GU7 1SD	No observation
WA/2023/01035	Godalming Holloway	Erection of a single storey extension and alterations to elevation following demolition of existing conservatory.	Rondel 3a Quartermile Road Godalming GU7 1TG	No observation
WBC Weekly List 23/20				
NMA/2023/01070	Godalming Central and Ockford	Amendment to WA/2022/01638 - Change the current specified window manufacturer and specification to be installed.	1, 2 & 3 Moss Lane & 84a, 84b & 86 High Street, Godalming	No observation
WBC Weekly List 23/21				
PRA/2023/01114	Godalming Binscombe & Charterhouse	Demolition notification: G.P.D.O. Schedule 2, Part 11, Class B: Demolition of covered walkway outside Hodgsonites boarding house.	Hodgsonites Charterhouse Queens Drive Godalming	No observation
WA/2023/01141	Godalming Central and Ockford	Application under Section 19 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to vary Conditions 1 & 2 of WA/2022/01639 (approved plans & supplier and window specification) to allow for alternative supplier and window specification.	1, 2 & 3 Moss Lane & 84a, 84b & 86 High Street Godalming GU7 1EF	No observation
WA/2023/01135	Godalming Holloway	Erection of an ancillary residential outbuilding with associated works.	59 Minster Road Godalming GU7 1SR	No observation