

**MINUTES AND REPORT OF THE ENVIRONMENT & PLANNING COMMITTEE
HELD ON 11 JANUARY 2024**

- * Councillor Kiehl – Chair
- * Councillor Clayton – Vice Chair

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

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

434. MINUTES

The Minutes of the Meeting held on 14 December 2023 were signed by the Chair as a correct record.

435. APOLOGIES FOR ABSENCE

Apologies for absence were received and recorded as above.

436. DISCLOSABLE PECUNIARY INTERESTS AND OTHER REGISTERABLE INTERESTS

Councillor Adams declared an other registerable interest in Agenda Item 7 on the grounds that his wife and son are members of Farncombe Cricket Club and remained the Chamber while that 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 Crowe, Councillor Martin, Councillor PMA Rivers

437. 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.

438. QUESTIONS BY MEMBERS

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

439. RESPONSE REGARDING WATER OUTAGE NOVEMBER 2023

Members noted the response from Thames Water received on the 15 December 2023 that has previously been distributed to Members and is tabled at this meeting.

Members also noted the response from Matthew Furniss on behalf of Surrey County Council relating to an invitation to speak to the committee on Highway issues.

Members expressed disappointment in the responses from both organisations.

On the proposal of Councillor Heagin, seconded by Councillor Weightman, it was agreed to establish a Resilience Task & Finish Group. The following Members to form this Task & Finish Group:

- Councillor Heagin
- Councillor Weightman
- Councillor Crowe
- Councillor Williams

The full terms of reference of this Task & Finish group to be agreed at a future meeting.

440. NEIGHBOURHOOD CIL FUNDING APPLICATION FROM FARNCOMBE CRICKET CLUB

Members received a presentation from Graham Ekins, Chair of Farncombe Cricket Club (FCC) and Rosie Holcombe, Ladies Captain, on the application.

The Environment & Planning Committee considered the Neighbourhood CIL application for the Farncombe Cricket Club Improvement Project and resolved to recommend the application to Full Council for the awarding of £35,000 Neighbourhood CIL funding in support of the Farncombe Cricket Club Improvement Project.

FCC is home to one of the largest, if not the largest, cricket club in Godalming. The Club is a grass roots club based within the community, providing recreational activities for approximately 300 playing and social members, including 130 boys and 60 girls aged between 5 and 18 years.

FCC has seen significant growth over the last few years, which has mainly come about via the Juniors' engagement with local state schools. FCC is active in Godalming Junior School, Busbridge Junior School and Loseley Fields where it provides curriculum cricket lessons to every child in year 3 and above. In addition, Broadwater School has coaching time given to the school in the form of an after-school club provided in the spring term.

The Club Improvement Project will enable an internal refurbishment and enlargement of the existing changing facilities that will provide umpire changing facilities and improved changing facilities suitable for the female teams, as well as much needed storage space for the growing junior sections' training and playing equipment.

These refurbishments would support the club's ambition of becoming more sustainable in terms of energy use, as well as increasing the pavilion's appeal as a hired-out venue.

The club has secured planning consent along with estimates for the required work. The aim is to start work at the end of the 2024 season to be ready for the start of the 2025 season. The cost of the works is estimated at £85,000 of which £45,000 is sought through grant support including this application with the balance to be self-funded by FCC (including via an ECB loan repayable at £6,000pa over 5 years).

441. PLANNING APPLICATIONS – CONSULTATION

The Committee considered the following application(s) raised for discussion by committee members; the full schedule of planning applications received from the Local Planning Authority since the previous Environment & Planning Committee is attached to record minutes.

Members considered the following applications:

WA/2023/027276 - Croft Road

LAND CENTRED COORDINATES 496978 143736 CROFT ROAD GODALMING

Change of use from ancillary building to provide an independent dwelling with alterations to elevations.

Members had no objection to the change of use from ancillary building to provide an independent dwelling, nor any objections to the proposed changes to the elevation of the existing structure. However, Godalming Town Council would wish that any boundary screen should be no higher than 1.83 metre (6ft) from ground level and would prefer a walled boundary as opposed to a wooden fence.

Godalming Town Council would also wish planning officers to seek confirmation from Surrey Highways that the erection of a 1.83m boundary screen at this location would not impair the line of sight for traffic approaching the pedestrian crossing.

WA/2023/02664 – 61-65 ST JOHNS STREET FARNCOMBE GODALMING GU7 3EH

Erection of a detached laundry kiosk.

Members objected to this application on grounds of highway safety relating to concerns of increased traffic in Owen Road, which already experiences high traffic levels of vehicle movements.

WA/2023/02694 - LAND AT CATTESHALL MILL (SITE 1 THE MILL) CATTESHALL ROAD GODALMING. Erection of a building comprising 9 residential units together with car parking and associated works.

Members objected to this application on the grounds of the bulk, scale & mass of the development. Overdevelopment of the site and the development being out of keeping with both the street scene and the environmental setting i.e. an Area of Strategic Visual Importance (ASVI) which covers much of the Lammas Lands. The adjacent River Wey and Lammas Lands are also designated a Site of Nature Conservation Importance (SNCI).

Godalming Town Council considers that any reliance on the fact that the site was once occupied by an industrial mill, or on a previous grant of planning permission for a commercial unit, are spurious at best. The industrial Mill was of its time and located by necessity by a water source and any planning permission granted in 2002 would have been considered on planning issues and factors of the time. As such, GTC strongly contends that neither of these factors are relevant and that this application should be considered on its own merits based on considerations and planning policy applicable in 2024.

Members stated that local knowledge of previous flooding incidents as well as recent evidence (6-8 January 2024) show that the site is susceptible to flooding and consider that any additional development of the site would exacerbate flooding risk to other nearby properties.

Likewise, Members could not agree with the applicant's contention that "the proposal would respond positively to its immediate built context and riverside setting and would not have a materially greater impact than the previously approved office building on this part of a wider site".

Additionally, Members objected on highways safety grounds regarding increased vehicular entry and egress onto/from the site and flooding issues in relation to the site location.

WA/2023/02717 - LAMMASBANK 26 CHALK ROAD GODALMING GU7 3AP
Construction of patio and retaining walls (retrospective).

After considerable discussion, Members voted No Objection to this application.

442. CROWN COURT TOILETS

Members unanimously resolved to approve the design plans for the renovation of Crown Court public toilets.

Members approved the design plans for Crown Court public toilets, which were based on the concept design previously agreed by Members and on which funding from the Department of Levelling Up, Housing and Communities (DLUHC) was approved. The Town Clerk was authorised to submit a full planning application.

Members noted that the funding approval from the DLUHC Community Ownership Fund was provisionally approved on the 22 September 2023, with a requirement that the funded project is completed by 22 September 2024. Members received the funding agreement from the DLUHC on 14 December, which was signed and returned 15 December 2023. GTC awaits confirmation that the DLUHC have countersigned, and that funding is available to be drawn down as per the agreement.

The final funding agreement has so far taken over 3 months to be signed off. This means that GTC is conducting design work at risk using CIL funds agreed as match funding for the grant. Members agreed that GTC continue to move forward with the project by confirming the tender specification and seeking tenders in parallel with the planning process to mitigate for any further delays.

443. COMMUNICATIONS ARISING FROM THIS MEETING

Members identified no items from this meeting to be publicised.

444. DATE OF NEXT MEETING

The next meeting of the Environment & Planning Committee is scheduled to take place in the Council Chamber on Thursday, 1 February 2024 at 6.30pm.

445. ANNOUNCEMENTS

Members were delighted to offer their congratulations to Councillor Downey & Councillor Taylor on their wedding and on the birth of their first child.

Members noted the final appeal against Dunsfold drilling site was dismissed by the High Court.

The Mayor of Waverley invited Members to her quiz in support of The Meath and Skillway to be held on 9 February 2023 in the Borough Hall.

GODALMING TOWN COUNCIL**ENVIRONMENT & PLANNING - SCHEDULE OF PLANNING APPLICATIONS – 28 NOVEMBER 2023-18 DECEMBER 2023**

<u>Ref</u>	<u>Ward</u>	<u>Proposal</u>	<u>Site Address</u>	<u>GTC Observations</u>
WBC Weekly List 23/49				
TM/2023/02615	Godalming Binscombe & Charterhouse	APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 05/17	Northbourne Farncombe Godalming GU7 3SQ	No observation
WA/2023/02602	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
NMA/2023/02631	Godalming Central and Ockford	WA/2020/2123 Omission of 'Green Wall' indicated in the proposed elevations. When the original planning application was made a 'Green Wall' was acceptable under the Building Regulation at that time. 'Green Walls' are/can be a combustible material and the current Building Regulations would legislate that a 'Green Wall' is not permitted on this building façade as it is over 11m and therefore needs to be removed.	Mole Country Stores, Brighton Road, Godalming GU7 1NS	No observation
WBC Weekly List 23/50				
WA/2023/02647	Godalming Binscombe & Charterhouse	Erection of an extension.	36 Farncombe Hill Godalming GU7 2AU	No observation
WA/2023/02655	Godalming Farncombe & Catteshall	Alterations to elevations together with alterations to roof space, including installation of rooflights, to provide additional habitable accommodation.	9 Grange Close Godalming GU7 1XT	No observation
WA/2023/02664	Godalming Farncombe & Catteshall	Erection of a detached laundry kiosk.	61-65 St Johns Street Farncombe Godalming GU7 3EH	Godalming Town Council objects to this application on grounds of highway safety relating to concerns of increased traffic in Owen Road, which already experiences high traffic levels of vehicle movements.

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WA/2023/02681	Godalming Farncombe & Catteshall	Erection of a single storey extension and alterations to elevations.	Rippledene Warramill Road Godalming GU7 1LT	No observation
TM/2023/02668	Godalming Farncombe & Catteshall	APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 26/02	9 Lammas Close Godalming GU7 1YZ	No observation
WA/2023/02652	Godalming Holloway	Erection of an extension and alterations following demolition of extension.	18 Pound Lane Godalming GU7 1BT	No observation
WBC Weekly List 23/51				
WA/2023/02708	Godalming Binscombe & Charterhouse	Erection of 1 two storey dwelling with associated works, (revision of WA/2023/01674).	Land Between 66 & 67 Silo Drive Farncombe Godalming	No observation
WA/2023/02695	Godalming Binscombe & Charterhouse	Erection of extensions and alterations to bungalow to form a chalet bungalow including dormer windows, rooflight and Juliet balcony following demolition of existing conservatory.	35 Birch Road Farncombe Godalming GU7 3NT	No observation
WA/2023/02717	Godalming Binscombe & Charterhouse	Construction of patio and retaining walls (retrospective).	Lammas Bank 26 Chalk Road Godalming GU7 3AP	No objection
TM/2023/02718	Godalming Binscombe & Charterhouse	APPLICATION FOR WORKS TO AND REMOVAL OF TREES SUBJECT OF TREE PRESERVATION ORDER 12/19	Holm Court Twycross Road Godalming GU7 2QT	No observation
WA/2023/02694	Godalming Farncombe & Catteshall	Erection of a building comprising 9 residential units together with car parking and associated works.	Land at Catteshall Mill Catteshall Road Godalming	Members objected to this application on the grounds of the bulk, scale & mass of the development. Overdevelopment of the site and the development being out of keeping with both the street scene and the environmental setting i.e. an Area of Strategic Visual Importance (ASVI) which covers much of the Lammas Lands. The adjacent River Wey and Lammas Lands are also designated a

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				<p>Site of Nature Conservation Importance (SNCI).</p> <p>Godalming Town Council considers that any reliance on the fact that the site was once occupied by an industrial mill, or on a previous grant of planning permission for a commercial unit, are spurious at best. The industrial mill was of its time and located by necessity by a water source and any planning permission granted in 2002 would have been considered on planning issues and factors of the time. As such, GTC strongly contends that neither of these factors are relevant and that this application should be considered on its own merits based on considerations and planning policy applicable in 2024, not those of some 22 years prior to the fact.</p> <p>Members stated that local knowledge of previous flooding incidents as well as recent evidence (6-8 January 2024) show that the site is susceptible to flooding and considers that any additional development of the site would exacerbate flooding risk to other nearby properties.</p> <p>Likewise, Members could not agree with the applicant’s contention that “the proposal would respond positively to its immediate built context and riverside setting and would not have a materially greater impact than the</p>

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				<p>previously approved office building on this part of a wider site”.</p> <p>Additionally, Members objected on highways safety grounds regarding increased vehicular entry and egress onto/from the site and flooding issues in relation to the site location.</p>
WA/2023/02726	Godalming Holloway	Change of use from ancillary building to provide an independent dwelling with alterations to elevations.	Land Centred Coordinates 496978 143736 Croft Road Godalming	<p>Members had no objection to the change of use from ancillary building to provide an independent dwelling, nor any objections to the proposed changes to the elevation of the existing structure. However, Godalming Town Council would wish that any boundary screen should be no higher than 1.83 metre (6ft) from ground level and would prefer a walled boundary as opposed to a wooden fence.</p> <p>Godalming Town Council would also wish planning officers to seek confirmation from Surrey Highways that the erection of a 1.83m boundary screen at this location would not impair the line of sight for traffic approaching the pedestrian crossing.</p>