

**MINUTES AND REPORT OF THE ENVIRONMENT & PLANNING COMMITTEE
HELD ON 21 MARCH 2024**

0 Councillor Kiehl – Chair
0 Councillor Clayton – Vice Chair

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

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

542. ELECTION OF A CHAIR

In the absence of both the Chair and Vice Chair of the committee, The Mayor of Godalming, Cllr Adam Duce chaired the meeting.

543. MINUTES

The Minutes of the Meeting held on 22 February 2024 were signed by the Chair as a correct record.

544. APOLOGIES FOR ABSENCE

Apologies for absence were received and recorded as above.

545. DISCLOSABLE PECUNIARY INTERESTS AND OTHER REGISTERABLE INTERESTS

Councillor Follows declared an other registerable interest in Agenda Item 6 and with the permission of the Chair acted in his capacity as Leader of Waverley Borough Council as a member of the presentation team for the duration of that item.

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 Martin, Councillor PMA Rivers

546. 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.

547. QUESTIONS BY MEMBERS

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

548. 69 HIGH STREET – CONSULTATION

IN PURSUANCE OF THE PUBLIC BODIES (ADMISSION TO MEETINGS) ACT 1960 S.1(2), THE COMMITTEE RESOLVED TO EXCLUDE THE PUBLIC AND PRESS FROM THE MEETING AT

THIS POINT PRIOR TO CONSIDERATION OF AGENDA ITEM 6 BY REASON OF THE CONFIDENTIAL NATURE OF THE BUSINESS TO BE TRANSACTED I.E COMMERCIAL-IN CONFIDENCE/LEGALLY PRIVILEGED INFORMATION.

Members received a presentation by Debbie Smith, Judith Horvath and Cllr Paul Follows from Waverley Borough Council regarding 69 High Street, Godalming.

Members were informed that post local elections WBC would be engaging in further public consultation and that further briefings would be provided to GTC.

549. FOOTPATHS & ALLEYWAYS

Members noted that as part of discussions regarding Public Rights of Way at the Environment & Planning Committee meeting of 22 February, the upkeep of some footpaths and alleyways within the town was highlighted. Members were informed that the responsibility for upkeep of these areas lies with either SCC Highways, SCC Countryside Access or Waverley Borough Council depending on the designation of the footpath/alleyway. Each of these authorities is meeting its maintenance obligations. However, Members noted that the level of maintenance undertaken is towards the minimum level and that they would wish to see an increase in maintenance visits provided for the benefit of residents, citing examples of overgrown hedges and slippery surfaces caused by wet leaves.

Whilst not relinquishing other authorities of their responsibilities to maintain footpaths and alleyways within the town, especially the maintenance of the surface structure, Members were informed that the Grounds Team believes it is able to enhance the maintenance provision for the benefit of residents and to support and encourage active travel.

Members resolved to approve the list of Footpaths & Alleyways for the GTC trial for additional maintenance visits presented in the agenda paper. Additionally, Members agreed that the section of Footpath 27 between Godalming College and Ashstead Lane should be added to the list. The full list is shown below. Members also requested an update towards the end of the year on the actual level of work undertaken.

Footpath 9	(River Walk Thackery Way to Peperharow Road)
Footpath 11	(Deanery Road – Chalk Road)
Footpath 12	(Deanery Road to Shadyhanger)
Footpath 15	(Farncombe Street – George Road)
Footpath 13	(Upper Manor Road – Ballfield Road)
Footpath 17	(Fern Road – Meadow)
Footpath 26 & 27	(Croft Road – Summerhouse Road, incl St Edmund's Steps)
Footpath 27	(Godalming College to Ashstead Lane)
Footpath 42	(Perrior Road – Tudor Circle – More Road)
Steps	from Cliffe Rise – Coopers Rise
Footpath	from Eashing Lane – Ockford Ridge

550. NEIGHBOURHOOD COMMUNITY INFRASTRUCTURE LEVY

Members considered the proposal contained within the New Initiatives Assessment Form for the provision of bus shelters on Franklyn Road and Eashing Lane (form attached to record minutes). In considering the form, Members were asked to agree an amendment to the proposed recommendation to increase the Neighbourhood CIL contribution from up to £28,600 to up to £33,000, which would allow for the re-siting of the Eashing Lane bus stop from its current position to one set back further from the road, thus improving the sightline for vehicles exiting the junction from Aaron Hill onto Eashing Lane.

Members resolved to agree the available S106 funding from WBC should be used for this project and to recommend that Full Council approve up to £33,000 of Neighbourhood CIL

funding for the provision of new bus stops on Franklyn Road and Eashing Lane as set out in the New Initiatives Assessment Form.

At the request of Cllr Adam, the Town Clerk explained that whilst Neighbourhood CIL applications for Council initiated projects are brought directly to Council, applications received from external bodies or organisations are first scrutinised by the CIL working group to determine whether the application meets the basic CIL criteria. The reason for this validation process is to enable the Town Clerk to inform an applicant at the earliest opportunity as to whether or not their application can be considered for CIL funding.

551. WAVERLEY LOCAL PLAN – CONSULTATION

Members were informed that Waverley Borough Council is currently considering the approach to allocating sites for housing development over the period to 2043. The National Planning Policy Framework (NPPF) para 69 requires WBC to identify specific, deliverable sites for 5 years following the intended date of adoption of the Local Plan, together with specific, developable sites or broad locations for growth for the next 5 years and, where possible for the remaining plan period.

The current LPP1 identifies the overall housing requirement and its distribution across the Borough. It allocates 'strategic' housing sites (defined as being capable of delivering 100 or more homes). LPP2 allocates additional sites (of any size) in parishes where this was not being done through non-strategic sites allocated in neighbourhood plans. The problem with this approach is that sites have not come forward at a sufficient rate to meet identified housing requirements. This is in part due to the time lag in bringing forward plans and to delays in the delivery of strategic sites. Consequently, Waverley has not been able to demonstrate a 5-year supply of housing land and has been vulnerable to speculative development proposals.

In order to tackle this, it is likely that the new Local Plan will need to identify a wide range of housing sites of all sizes to give greater certainty over delivery at the point of adoption, together with neighbourhood plans identifying additional sites where appropriate. Waverley Borough Council has stated that it wishes to work closely with the town and parish councils on this issue and recognises that a one-size-fits-all approach is unlikely to be appropriate across the borough. As such GTC Members were asked to consider and provide responses to the questions set out below:

Q1. Does your council intend to prepare a neighbourhood plan or to update an existing neighbourhood plan in the next 5 years?

A1. Yes

Q2. If yes, please provide an indication of likely work programme. If this is not available, please say if work will commence before or after the proposed adoption of the local plan at the end of 2027?

A2. GTC would not seek to finalise a review of its current Neighbourhood Plan until after the proposed adoption of the Waverley Local Plan in 2027, However, this may be reviewed in light of the progress of the Local Plan.

Q3. If you will be preparing/updating a neighbourhood plan, is it likely to allocate sites for housing or will this be left to the local plan (with input from the town or parish council)?

A3. At this time, GTC considers it likely that site allocation for housing would be dealt with by WBC as part of the Local Plan process.

Q4. Is the current LPP1 definition of strategic sites as those able to deliver 100+ dwellings still appropriate? If not, what threshold would you suggest and why?

A4. GTC does not consider it is able to form a view on the definition of a Strategic Site purely on the number of dwellings. GTC considers that other issues such as location, type/size and tenure of housing should also be factors in determining what should or should not be considered as a Strategic Site for housing.

552. 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.

PRA/2024/00389 - YOGA MILA ANGEL COURT 1 HIGH STREET GODALMING GU7 1DT
General permitted development order 2015 schedule 2-part 3 class ma - prior notification application for change of use of first floor from commercial business and service (use class e) to 1 no. Dwellinghouse (use class c3).

Members wished for the Planning Officer to determine whether this application is valid as a permitted development rights application due to its failure to meet the Godalming & Farncombe Neighbourhood Plan Policy GOD 6: Provision and Design of Residential Parking Section A and B(a)(i).

WA/2024/00368 - 26 THE PADDOCK GODALMING GU7 1XD. Erection of extensions and alterations following demolition of detached garage.

Godalming Town Council objects to this application due to concerns relating to the Energy Efficiency Measures stated on the Climate Change & Sustainability Checklist Household Application Form.

Godalming Town Council does not consider the provision of a Wood Burning Stove to be an energy efficiency or climate change mitigation measure. GTC would wish to see a robust demonstration of energy efficiency and climate change mitigation measures included as part of the planning application.

553. WBC CONSULTATION OF AMENDED APPLICATION

Waverley Borough Council has informed GTC that it has received an amendment/ additional information in respect of the application shown below relating to the layout and has invited additional comments from GTC.

WA/2023/02158 - OFLICK, BRIGHTON ROAD, GODALMING, GU7 1XA
Erection of 3 dwellings following demolition of existing dwelling and outbuildings together with associated works including additional vehicular access onto Appletree Close.

GTC welcomes part of the change in the amended plans dated 7 March 2024; namely that there is no longer any proposed access onto Brighton Road. This is a significant improvement on safety grounds, which was one of our two areas of concern regarding the application as originally submitted.

However, the changed access arrangements have amplified GTC's other area of concern, namely that of overdevelopment of the site.

Appletree Close is characterised by detached houses in large open plots. The length of the frontage of the application site is of similar length to the frontage of the other properties, but those sites only have a single dwelling; not three as proposed on the application site.

Although all three proposed houses are detached, their scale and proximity to each other is out of keeping with the street scene. The changed access arrangements have brought the houses on plots 1 and 2 closer together so that their relationship to each other is more akin to semi-detached houses than the well-spaced detached dwellings that characterise this road.

These changes also mean that the house on plot 2 will be built right up to the boundary with plot 3, without the 1m gap that is normally required. This will exacerbate the appearance of cramming and be to the detriment of occupiers of both plots 2 and 3.

The introduction of post and rail fencing along the frontage of the site is completely out of keeping with the street scene, where all other frontages are open to the street. The existing hedging is a marked variation to the remainder of the street. It would have been necessary at the time that Appletree Close was developed to obscure the view of an existing property that would have been out of keeping with the emerging street scene. Now that the street scene is established further development should be in keeping with it.

Overall, therefore, GTC maintains its objection to this application. It conflicts with the Godalming & Farncombe Neighbourhood Plan Policy GOD5, particularly the parts that call for:

- Sympathy with the scale mass height and form of neighbouring properties
- Avoidance of the appearance of cramming by reflecting existing plot widths within the street
- Responsiveness to the existing street scene

This application, if approved, would result in significant harm to neighbouring properties and to future occupiers of the properties themselves.

554. COMMUNICATIONS ARISING FROM THIS MEETING

Members identified that the inclusion of Footpath 27 (Godalming College to Ashted Lane) should be reported to the resident who raised the issue as a concern at the Annual Town Meeting.

555. DATE OF NEXT MEETING

The next meeting of the Environment & Planning Committee is scheduled to take place in the Council Chamber on Thursday, 4 April 2024 at 6.30pm.

556. ANNOUNCEMENTS

There were no announcements.

GODALMING TOWN COUNCIL

ENVIRONMENT & PLANNING - SCHEDULE OF PLANNING APPLICATIONS – 13 FEBRUARY TO 10 MARCH 2024

<u>Ref</u>	<u>Ward</u>	<u>Proposal</u>	<u>Site Address</u>	<u>GTC Observations</u>
WBC Weekly List 24/07				
WA/2024/00331	Godalming Binscombe & Charterhouse	Listed Building consent for installation of replacement windows and internal alterations.	Verites Charterhouse Hurtmore Road Godalming GU7 2DG	No observation
PRA/2024/00316	Godalming Binscombe & Charterhouse	General Permitted Development Order 2015, Schedule 2 Part 14 Class J - Prior Approval for installation of 98 PV solar panels with a maximum output of 39.69 kWp on flat roof of the school building.	Surrey County Council Loseley Fields Primary School Green Lane Godalming GU7 3TB	No observation
WA/2024/00280	Godalming Central & Ockford	Alterations to elevations and refurbishment of public convenience.	Godalming Town Council Public Convenience Crown Court High Street Godalming	No observation
PRA/2024/00282	Godalming Farncombe & Catteshall	Application for Prior Approval under Part 18 of the Town and Country Planning Act (General Permitted Development) for minor realignment of footway to the north of the crossing on Station Road to increase the width of the footway and installation of a drop kerb and regraded footway to the north of the crossing.	Farncombe West Level Crossing Farncombe Street Godalming	No observation
WA/2024/00338	Godalming Holloway	Erection of an outbuilding with associated works following demolition of existing garage.	Red Acre Ramsden Road Godalming GU7 1QE	No observation
NMA/2024/00295	Godalming Binscombe	WA/2015/1391 - Relocation of double doors, addition of double doors in south-west elevation and addition of photo voltaic panels on the rear flat roof	Binscombe Church, Loseley Road, Farncombe GU7 3RF	No observation

<u>Ref</u>	<u>Ward</u>	<u>Proposal</u>	<u>Site Address</u>	<u>GTC Observations</u>
NMA/2024/00279	Godalming Holloway	Amendment to WA/2023/01228 for the addition of a wall on the first storey extension and add a white render finish.	15 The Paddock Godalming GU7 1XD	No observation
WBC Weekly List 24/08				
WA/2024/00374	Godalming Central & Ockford	Erection of single storey and two storey extensions and alterations following removal of chimney stack and demolition of existing conservatory.	6 Ockford Ridge Godalming GU7 2NP	No observation
PRA/2024/00389	Godalming Central & Ockford	General Permitted Development Order 2015, Schedule 2 Part 3 Class MA - Prior Notification application for change of use of first floor from commercial, business and service (Use Class E) to 1 No. dwellinghouse (Use Class C3).	Yoga Mila Angel Court 1 High Street Godalming GU7 1DT	Godalming Town Council wishes for the Planning Officer to determine whether this application is valid as a permitted development rights application due to its failure to meet the Godalming & Farncombe Neighbourhood Plan Policy GOD 6: Provision and Design of Residential Parking Section A and B(a)(i).
WA/2024/00368	Godalming Holloway	Erection of extensions and alterations following demolition of detached garage.	26 The Paddock Godalming GU7 1XD	Godalming Town Council objects to this application due to concerns relating to the Energy Efficiency Measures stated on the Climate Change & Sustainability Checklist Household Application Form. Godalming Town Council does not consider the provision of a Wood Burning Stove to be an energy efficiency or climate change mitigation measure. GTC would wish to see a robust demonstration of energy efficiency and climate change mitigation measures included as part of the planning application.
WA/2024/00364	Godalming Holloway	Erection of a single storey attached garage; erection of porch and two storey bay window with alterations to elevations; alterations to roof and integral garage to create additional habitable accommodation following demolition of existing conservatory.	Heathfield House (formerly Littleworth) Tuesley Lane Godalming GU7 1SJ	No observation

<u>Ref</u>	<u>Ward</u>	<u>Proposal</u>	<u>Site Address</u>	<u>GTC Observations</u>
WBC Weekly List 24/09				
TM/2024/00409	Godalming Binscombe & Charterhouse	APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 02/04	15 The Brambles Godalming GU7 2QY	No observation
WA/2024/00397	Godalming Central & Ockford	Erection of a first floor extension including alterations to entrance and elevations; construction of a raised terrace and associated works.	Headley Lodge Ockford Road Godalming GU7 1QP	No observation
WA/2024/00422	Godalming Farncombe & Catteshall	Erection of two storey extension and alterations to parking area to create an additional parking space.	57e Summers Road Farncombe Godalming GU7 3BE	No observation