

**MINUTES AND REPORT OF THE ENVIRONMENT & PLANNING COMMITTEE
HELD ON 23 MAY 2024**

0 Councillor Kiehl – Chair
* Councillor Crooks – Vice Chair

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

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

26. ELECTION OF CHAIR

On the proposition of Councillor Follows, seconded by Councillor Williams, Councillor Kiehl was nominated to be elected as the committee Chair; there being no other nominations it was resolved unanimously that Councillor Kiehl be elected as Chair of the Environment & Planning Committee for the local government year 2024/25.

27. ELECTION OF A VICE-CHAIR

On the proposition of Councillor Follows, seconded by Councillor Weightman, Councillor Crooks was nominated to be elected as the committee Vice-Chair; there being no other nominations it was resolved unanimously that Councillor Crooks be elected as Vice-Chair of the Environment & Planning Committee for the local government year 2024/25.

28. MINUTES

The Minutes of the Meeting held on 25 April 2024 were signed by the Chair as a correct record.

29. APOLOGIES FOR ABSENCE

Apologies for absence were received and recorded as above.

30. 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 Councillors who are Members of the Waverley Borough Council Planning Committee 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

31. 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.

32. QUESTIONS BY MEMBERS

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

33. 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.

WA/2024/00813 – FIRST FLOOR & SECOND FLOOR 106-108 HIGH STREET GODALMING GU7 1DW

Change of use of first and second floor of 106-108 High Street Godalming (use class e) to house in multiple occupation HMO (use class sul generis) for occupation by more than 6 persons.

Members **objected** to this application for the following reasons:

Godalming Town Council believes that this application should be considered as an 8-bedroom dwelling with occupancy for 16 bedspaces (persons) 8b16p and should be tested on this basis against The National Technical Space Standards. Godalming Town Council considers the meagre sanitary provision ie. toilet and showering facilities, is totally inadequate for the number of bedspaces, likewise the scanty kitchen facilities, with no provision for seating to eat other than within the bedrooms, is detrimental to the well-being and amenity of the occupants.

Additionally, Godalming Town Council is concerned that the means of escape from the premises is inadequate for not only the proposed type of dwelling, but also for the number of occupants and would wish to see the safe means of escape clearly demonstrated and robustly tested against regulatory requirements.

Likewise, for the well-being and amenity of both occupants and adjoining/adjacent properties, clear proposals on how the development would satisfy the requirements for the resistance to the passage of sound, in all parts of the development, ie. protection against sound from other parts of the building and adjoining buildings, protections against sound within the dwelling-house etc and reverberation in the common internal parts of the buildings containing rooms for residential purposes, should be demonstrated and tested against regulatory requirement.

34. COMMUNICATIONS ARISING FROM THIS MEETING

Members identified no items from this meeting to be publicised.

35. DATE OF NEXT MEETING

The next meeting of the Environment & Planning Committee is scheduled to take place in the Council Chamber on Thursday, 13 June 2024 at 6.30pm, Members also agreed that the date of the following meeting should be rescheduled from Thursday, 4 July to Thursday, 11 July.

36. ANNOUNCEMENTS

Members were informed that so far in 2024 Broadwater Park Youth Centre has self-generated 66% of its electricity needs and from 1 May to 23 May 92% of its electricity requirements had come from the solar panels.

GODALMING TOWN COUNCIL

ENVIRONMENT & PLANNING - SCHEDULE OF PLANNING APPLICATIONS – 15 APRIL MAY TO 13 MAY 2024

| <u>Ref</u> | <u>Ward</u> | <u>Proposal</u> | <u>Site Address</u> | <u>GTC Observations</u> |
|------------------------------|--|---|---|-------------------------|
| WBC Weekly List 24/15 | | | | |
| WA/2024/00676 | Godalming Binscombe & Charterhouse | Installation of rooflights and alterations to gable to provide feature window. | 1 Deanery Road Godalming GU7 2PQ | No observation |
| WA/2024/00701 | Godalming Binscombe & Charterhouse | Application under Section 73 to vary conditions 1 (approved plans) and 2 (materials) to allow alterations to elevations. | Binscombe Church Loseley Road Farncombe Godalming GU7 3RF | No observation |
| WA/2024/00699 | Godalming Binscombe & Charterhouse | Alterations to attached garage to provide habitable accommodation; alterations to elevations and demolition of existing conservatory. | 40 Birch Road Farncombe Godalming GU7 3NT | No observation |
| TM/2024/00692 | Godalming Binscombe & Charterhouse | APPLICATION FOR REMOVAL OF TREE SUBJECT OF TREE PRESERVATION ORDER 07/07 | 30 Woodmancourt Godalming GU7 2BT | No observation |
| WA/2024/00696 | Godalming Central & Ockford | Erection of two semi-detached dwellings with associated works and relevant demolition of an unlisted building in a conservation area. | The Old Stables Wiggins Yard Bridge Street Godalming GU7 1HW | No observation |
| WA/2024/00721 | Godalming Central & Ockford | Application under Section 19 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to vary Condition 1 of WA/2021/03186 (approved plan numbers) to allow for repositioning of gate access. | Waggoners 14-18 Ockford Road Godalming GU7 1QY | No observation |
| TM/2024/00690 | Godalming Holloway | APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 09/12 | 47 High Ridge Godalming GU7 1YF | No observation |

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|------------------------------|------------------------------------|---|---|-------------------------|
| WBC Weekly List 24/16 | | | | |
| WA/2024/00738 | Godalming Binscombe & Charterhouse | Erection of detached garage with external staircase and games room over, together with replacement of concrete block retaining walls with new retaining walls and associated landscaping following demolition of existing single storey garage. | Holt House Frith Hill Road Godalming GU7 2EE | No observation |
| WA/2024/00728 | Godalming Binscombe & Charterhouse | Listed Building Consent for internal and external alterations to dwelling and erection of a boundary wall. | 128 Binscombe Godalming GU7 3QL | No observation |
| WA/2024/00727 | Godalming Binscombe & Charterhouse | Erection of extensions and alterations and erection of a boundary wall. | 128 Binscombe Godalming GU7 3QL | No observation |
| WA/2024/00748 | Godalming Binscombe & Charterhouse | Erection of a two storey extension. | 42 Birch Road Farncombe Godalming GU7 3NT | No observation |
| TM/2024/00762 | Godalming Binscombe & Charterhouse | APPLICATION FOR REMOVAL OF TREE SUBJECT OF TREE PRESERVATION ORDER 09/24 | Drumlin Ballfield Road Godalming GU7 2EZ | No observation |
| TM/2024/00771 | Godalming Binscombe & Charterhouse | APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 02/04 | 7 Dormers Close Godalming GU7 2QX | No observation |
| WA/2024/00743 | Godalming Central & Ockford | Erection of a single storey extension and alterations to side elevation. | Mulberry Lodge 1b Ockford Ridge Godalming GU7 2NP | No observation |
| WA/2024/00725 | Godalming Central & Ockford | Listed Building consent for the removal of an internal wall. | 22 Mint Street Godalming GU7 1HD | No observation |
| WA/2024/00749 | Godalming Holloway | Certificate of Lawfulness under Section 192 for erection of an outbuilding. | 7 Town End Street Godalming GU7 1BQ | No observation |
| WA/2024/00757 | Godalming Holloway | Erection of extensions and alterations including covered porch. | Craven Lodge Grosvenor Road Godalming GU7 1PA | No observation |

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|------------------------------|--|---|--|-------------------------|
| CA/2024/00755 | | OCKFORD ROAD CONSERVATION AREA WORKS TO AND REMOVAL OF TREES | Ashbrook 102 Ockford Road Godalming GU7 1RG | No observation |
| WBC Weekly List 24/17 | | | | |
| TM/2024/00798 | Godalming Binscombe & Charterhouse | APPLICATION FOR WORKS TO AND REMOVAL OF TREES SUBJECT OF TREE PRESERVATION ORDER 12/19 | Cliff Hanger Frith Hill Road Godalming GU7 2EE | No observation |
| NMA/2024/00817 | Godalming Binscombe & Charterhouse | Amendment to WA/2021/02275 (/APP/R3650/W/22/3295025) - removal of small dormers, removal of x1 small window on North Elevation & x2 small windows on South Elevation. Removal of x3 windows to the Side Elevations. Maintain x1 window to first & second floor. North Elevation windows will be obscured glazing, as approved. | Green Mantle Charterhouse Road Godalming GU7 2AQ | No observation |
| NMA/2024/00820 | Godalming Binscombe & Charterhouse | Amendment to WA/2021/02659 design of extension, retention of existing fireplace, beam in kitchen, layout of beam and utility room, internal kitchen layout amended and steps to access back garden. | 148 Peperharow Road Godalming GU7 2PW | No observation |

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|---------------|-----------------------------|--|--|--|
| WA/2024/00813 | Godalming Central & Ockford | Change of use of first and second floor of 106,108 High Street, Godalming (Use Class E) to house in multiple occupation HMO (Use Class Sui Generis) for occupation by more than 6 persons. | First Floor & Second Floor 106-108 High Street Godalming GU7 1DW | <p>Godalming Town Council objects to this application for the following reasons:</p> <p>Godalming Town Council believes that this application should be considered as an 8-bedroom dwelling with occupancy for 16 bedspaces (persons) 8b16p, and should be tested on this basis against The National Technical Space Standards. Godalming Town Council considers the meagre sanitary provision i.e toilet and showering facilities, is totally inadequate for the number of bedspaces, likewise the scanty kitchen facilities, with no provision for seating to eat other than within the bedrooms, is detrimental to the well-being and amenity of the occupants.</p> <p>Additionally, Godalming Town Council is concerned that the means of escape from the premises is inadequate for not only the proposed type of dwelling, but also for the number of occupants and would wish to see the safe means of escape clearly demonstrated and robustly tested against regulatory requirements.</p> <p>Likewise, for the well-being and amenity of both occupants and adjoining/adjacent properties, clear proposals on how the development would satisfy the requirements for the resistance to the passage of sound, in all parts of the development, i.e protection against sound from other parts of the building and adjoining buildings, protections against sound within the dwelling-house etc. and reverberation in the common internal parts of the buildings containing rooms for residential purposes, should be demonstrated and tested against regulatory requirement.</p> |

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|------------------------------|------------------------------------|--|---|-------------------------|
| WA/2024/00816 | Godalming Central & Ockford | Erection of a single storey extension. | 3 Old Lodge Close Godalming GU7 2LA | No observation |
| TM/2024/00797 | Godalming Farncombe & Catteshall | APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 14/01 | Kingsdowne House 69 Meadrow Godalming GU7 3DN | No observation |
| WA/2024/00791 | Godalming Farncombe & Catteshall | Listed Building Consent to replace all existing windows and enlarge front window. | 13 Meadrow Godalming GU7 3HJ | No observation |
| WA/2024/00790 | Godalming Farncombe & Catteshall | Listed Building Consent to replace all existing windows and enlarge front window. | 11 Meadrow Godalming GU7 3HJ | No observation |
| NMA/2024/00805 | Godalming Holloway | Amendment to WA/2023/02652 - reduce the approved extension width by approximately 790mm to enable side access alongside the dwelling, & to allow the existing retaining wall to remain in place & unaffected by the development. This will also result in some windows, rooflights and doors reduced in size and locations adjusted to suit the proposed envelope amendment. | 18 Pound Lane Godalming GU7 1BT | No observation |
| WA/2024/00824 | Godalming Holloway | Erection of dormer extensions to existing bungalow to provide habitable accommodation in roof space with alteration to elevation and associated works. | 14 Rectory Close Godalming GU7 1TT | No observation |
| WBC Weekly List 24/18 | | | | |
| WA/2024/00836 | Godalming Binscombe & Charterhouse | Change of use of half of Stainers from residential institution (use Class C2) to a single dwelling (Use Class C3) with associated garage and parking. | Stainers House 2 North Way Godalming GU7 2RE | No observation |
| NMA/2024/00843 | Godalming Central & Ockford | Amendment to WA/2024/00194 - Change French doors and window to bifolds and add in two roof lights around the kitchen area to bring more light into the kitchen area. | 54 Aarons Hill Godalming GU7 2LH | No observation |

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|---------------|--------------------|--|-------------------------------------|-------------------------|
| WA/2024/00837 | 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. | 36a Croft Road Godalming GU7 1DD | No observation |