

**MINUTES AND REPORT OF THE ENVIRONMENT & PLANNING COMMITTEE
HELD ON 25 APRIL 2024**

* Councillor Kiehl – Chair
L Councillor Clayton – Vice Chair

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

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

601. MINUTES

The Minutes of the Meeting held on 21 March 2024 were signed by the Chair as a correct record.

602. APOLOGIES FOR ABSENCE

Apologies for absence were received and recorded as above.

603. DISCLOSABLE PECUNIARY INTERESTS AND OTHER REGISTERABLE INTERESTS

Councillor Steel declared a disclosable pecuniary interest in Agenda Item 6 as his home is close to the applicant site and left the chamber.

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

604. 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.

605. QUESTIONS BY MEMBERS

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

606. PLANNING APPLICATIONS – CONSULTATION

The Committee considered the following application 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/2024/00644 - 5 ANGEL COURT, HIGH STREET, GODALMING GU7 1DT
Erection of first and second floor extensions to existing commercial building to provide 12 residential dwellings with bin and cycle stores.

As indicated by the Surrey County Council Flood Risk, Planning, and Consenting Team, this application has not met the requirements of Paragraph 175 of NPPF and therefore Godalming Town Council objects to this application.

Irrespective of whether or not the objections raised by the Flood Risk, Planning and Consenting Team are satisfied, Godalming Town Council's objection to this application would remain for the following reasons:

Godalming Town Council considers the application to be an overdevelopment of the site and considers the design to be out of keeping with the street scene and detrimental to the character of the Godalming Conservation Area, due to the bulk, scale and mass of the development, deprivation of amenity through loss of privacy by overlooking of neighbouring property, especially the neighbouring historic school. Godalming Town Council is also concerned about the potential/possibility for conflict between new residents affected by the activities of existing businesses, especially hospitality businesses in the vicinity.

Whilst it is recognised that Policy ST1 of the Local Plan (Part 1) acknowledges that solutions and measures will vary between locations and that provision for car parking should have regard to the type of development and its location. Godalming Town Council does not consider that the Residential Travel Plan Statement nor the submitted Travel Plan mitigate the applicant's failure to meet the 2013 Waverley Parking Guideline or the minimum parking requirements contained within the Godalming & Farncombe Neighbourhood Plan Policy GOD 6 and is totally and unrealistically reliant upon the hope that future residents of the development act in accord with the lifestyle and active travel aspirations indicated within the residential travel statement.

Godalming Town Council is also disappointed that the proposed development lacks any affordable housing, be it rental or ownership. Godalming Town Council considers developments in such town centre locations are ideally suited for affordable accommodation and would wish any viability statement justifying the non-provision of any affordable housing on this site robustly challenged and if such viability statement were to be accepted, it should be conditional on if profit generated by the site is found to be above that indicated in the viability statement, any increase should be counted towards a contribution for offsite affordable housing.

Godalming Town Council wishes it to be noted that it is not opposed to the principle of development of the site and would welcome an appropriate development plan that satisfies the issues raised above.

607. COMMUNICATIONS ARISING FROM THIS MEETING

Members identified no items from this meeting to be publicised.

608. DATE OF NEXT MEETING

The next meeting of the Environment & Planning Committee is scheduled to take place in the Council Chamber on Thursday, 23 May 2024 at 6.30pm.

609. ANNOUNCEMENTS

There were no announcements.

GODALMING TOWN COUNCIL

ENVIRONMENT & PLANNING - SCHEDULE OF PLANNING APPLICATIONS – 25 MARCH TO 15 APRIL 2024

<u>Ref</u>	<u>Ward</u>	<u>Proposal</u>	<u>Site Address</u>	<u>GTC Observations</u>
WBC Weekly List 24/12				
WA/2024/00523	Godalming Binscombe & Charterhouse	Erection of single storey extensions and alterations to roofspace to provide habitable accommodation including a dormer window.	76 Silo Drive Farncombe Godalming GU7 3NZ	No Observation
TM/2024/00536	Godalming Binscombe & Charterhouse	APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 06/17	8 Greensand Place Farncombe Godalming GU7 3FH	No Observation
WA/2024/00526	Godalming Central & Ockford	Listed Building Consent for internal and external alterations including creation of a roof terrace on existing flat roof.	6a Church Street Godalming GU7 1EH	No Observation
WA/2024/00525	Godalming Central & Ockford	Alterations to elevations and fenestrations together with alterations to existing flat roof to create roof terrace with glass balustrade.	6a Church Street Godalming GU7 1EH	No Observation
WA/2024/00559	Godalming Central & Ockford	Certificate of Lawfulness under Section 192 for erection of a conservatory.	1 Lone Ash Road Godalming GU7 2FS	No Observation
WA/2024/00529	Godalming Farncombe & Catteshall	Erection of extensions and alterations	105 George Road Farncombe Godalming GU7 3LX	No Observation
TM/2024/00547	Godalming Holloway	APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 02/03	Sloane House Busbridge Lane Godalming GU7 1PU	No Observation
CA/2024/00538		CROWNPITS CONSERVATION AREA WORKS TO TREE	123 Brighton Road Godalming GU7 1PW	No Observation
WBC Weekly List 24/13 – No List Provided				
WBC Weekly List 24/14				
WA/2024/00595	Godalming Binscombe & Charterhouse	Erection of extensions and alterations.	Corner House 52 Nightingale Road Godalming GU7 2HP	No Observation

<u>Ref</u>	<u>Ward</u>	<u>Proposal</u>	<u>Site Address</u>	<u>GTC Observations</u>
WA/2024/00605	Godalming Binscombe & Charterhouse	Erection of pitched roof to existing garage with dormer window to provide loft storage and alterations to elevations.	Fyfield, Mark Way Godalming GU7 2BJ	No Observation
WA/2024/00647	Godalming Binscombe & Charterhouse	Certificate of Lawfulness under Section 192 for hip to gable and dormer extensions to provide habitable accommodation in roof space.	17 More Road Farncombe Godalming GU7 3PT	No Observation
WA/2024/00644	Godalming Central & Ockford	Erection of first and second floor extensions to existing commercial building to provide 12 residential dwellings with bin and cycle stores.	5 Angel Court High Street Godalming GU7 1DT	OBJECTION – See Below
		<p>As indicated by the Surrey County Council Flood Risk, Planning, and Consenting Team, this application has not met the requirements of Paragraph 175 of NPPF and therefore Godalming Town Council objects to this application.</p> <p>Irrespective of whether the objections raised by the Flood Risk, Planning and Consenting Team are satisfied, Godalming Town Council's objection to this application would remain for the following reasons:</p> <p>Godalming Town Council considers the application to be an overdevelopment of the site and considers the design to be out of keeping with the street scene and detrimental to the character of the Godalming Conservation Area, due to the bulk, scale and mass of the development, deprivation of amenity through loss of privacy by overlooking of neighbouring property, especially the neighbouring historic school. Godalming Town Council is also concerned about the potential/possibility for conflict between new residents affected by the activities of existing businesses, especially hospitality businesses in the vicinity.</p> <p>Whilst it is recognised that Policy ST1 of the Local Plan (Part 1) acknowledges that solutions and measures will vary between locations and that provision for car parking should have regard to the type of development and its location. Godalming Town Council does not consider that the Residential Travel Plan Statement nor the submitted Travel Plan mitigate the applicant's failure to meet the 2013 Waverley Parking Guideline or the minimum parking requirements contained within the Godalming & Farncombe Neighbourhood Plan Policy GOD 6 and is totally and unrealistically reliant upon the hope that future residents of the development act in accord with the lifestyle and active travel aspirations indicated within the residential travel statement.</p> <p>Godalming Town Council is also disappointed that the proposed development lacks any affordable housing, be it rental or ownership. Godalming Town Council considers developments in such town centre locations are ideally suited for affordable accommodation and would wish any viability statement justifying the non-provision of any affordable housing on this site robustly challenged and if such viability statement were to be accepted, it should be conditional on if profit generated by the site is found to be above that indicated in the viability statement, any increase should be counted towards a contribution for offsite affordable housing.</p> <p>Godalming Town Council wishes it to be noted that it is not opposed to the principle of development of the site and would welcome an appropriate development plan that satisfies the issues raised above.</p>		

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WA/2024/00623	Godalming Holloway	Erection of extensions and alterations including porch, dormer window and rooflights.	Sundown 36 Minster Road Godalming GU7 1SR	No Observation
WA/2024/00589	Godalming Holloway	Application under Section 73 to vary conditions 1 and 2 of WA/2023/00011 (approved plans) (matching materials) to allow render at first floor and alterations to windows.	21 Mary Vale Godalming GU7 1SW	No Observation
TM/2024/00652	Godalming Holloway	APPLICATION FOR REMOVAL OF TREE SUBJECT OF TREE PRESERVATION ORDER GOD13	19 Mary Vale Godalming GU7 1SW	No Observation