

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

- * Councillor Kiehl – Chair
- * Councillor Crooks – Vice Chair

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

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

109. MINUTES

The Minutes of the Meeting held on 13 June 2024 were signed by the Chair as a correct record.

110. APOLOGIES FOR ABSENCE

Apologies for absence were received and recorded as above.

111. 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 PMA Rivers

112. 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.

113. QUESTIONS BY MEMBERS

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

114. 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/2024/01056 – The Old Mill, Mill Lane, Godalming GU7 1EY
Change of use from offices (use class E) to 6 dwellings (use class C3) and associated works.

WA/2024/01057 – The Old Mill, Mill Lane, Godalming GU7 1EY
Listed Building Consent for repositioning of internal stairwells and internal alterations, replacement and new windows and rooflights; new tiled roofing on part of the building.

Godalming Town Council **Objects** to applications **WA/2024/01056** and **WA/2024/01057** on the grounds of overdevelopment of the site. The Planning Design and Access Statement accompanying the application states at section 8.2 that:

“8.2. The units would provide a good standard of accommodation. The size and layout of all units (except for flat 2, this is under by 1sqm) would either comply or exceed the minimum technical standards.”

The Technical Housing Standards – Nationally Described Space Standard sets out the requirements for the Gross Internal (floor) Area of new dwellings at a defined level of occupancy as well as floor areas and dimensions for key parts of the home, notably bedrooms, storage, and floor to ceiling height applicable to all tenures. Table 1 of the standards indicates that the minimum gross floor level of a 2b/3p single storey dwelling is 61sqm. Within the applicant’s proposal, Flat 2, which is proposed as a 2b/3p unit fails to meet the minimum standard.

It is irrelevant of what percentage below the Minimum Technical Standards any proposed dwellings lie, they are still below the standard. Godalming Town Council considers that no application should be approved that falls below the stated minimum standard, to do so removes objectivity and creates uncertainty within the planning system, a standard should be applied and applied as stated.

115. NIGHTINGALE CEMETERY RAILINGS

Members considered a report from the Town Clerk relating to future maintenance of Nightingale Cemetery railings and gates and resolved to agree:

- a. Maintenance works to Nightingale Cemetery Grade II listed railings and gates up to a cost of £30,000, subject to agreement of Full Council for use of Land & Property Maintenance reserve in support of the revenue account.
- b. To recommend to Full Council the allocation of up to £30,000 from the Land & Property Maintenance reserve for use in respect of maintenance works to Nightingale Cemetery Grade II listed railings and gates to be undertaken within the 2024/25 financial year.

116. HERITAGE FEATURES

In March 2020 Waverley’s Executive approved a review of Heritage Features (HFs) which are recorded on two local heritage lists; Buildings of Local Merit (BLMs) and HFs. Under the National Planning Policy Framework (NPPF), both lists come under ‘non-designated heritage asset’. This means that whilst the titles given to them are different, the level of protection is the same.

The first phase of the review sought to identify all the HFs which have been lost, protected by another designation, or cannot be protected under this designation, and remove them from the HFs list.

Having received the reviewed list from Waverley, the proposal is that of the 140 HFs within Godalming, 94 will be removed with the remaining 46 retained and consolidated with the existing Buildings of Local Merit list to become Local Heritage Assets. This consolidated list

will aim to reduce confusion and provide a consistent approach to the consideration of these important heritage features.

WBC Heritage Officers appreciate that the number of HFs being removed is large but believe that the number of items that are currently on the list, which should not be, are devaluing the list as a whole.

Members considered the document explaining the different reasons for an HF removal and agreed to review the Heritage Feature list and to provide the Town Clerk with any corrections or notes by 1 August so that a consolidated response can be approved by this committee at its meeting of 15 August before forwarding it to WBC.

At the request of Cllr Heagin it was agreed that the Town Clerk would email the list in spreadsheet format, that is searchable by Council wards. It was felt this would assist Members to more easily find HFs located within their wards. Cllr Follows requested that what3words /// also be added to ease identification of location.

Members were informed that there will be an opportunity to nominate new heritage assets at a future phase.

117. COMMUNICATIONS ARISING FROM THIS MEETING

Members identified no items discussed at the meeting requiring additional publicity.

118. DATE OF NEXT MEETING

The next meeting of the Environment & Planning Committee is scheduled to take place in the Council Chamber on Thursday, 25 July 2024 at 7.00pm or at the conclusion of the preceding Full Council meeting, whichever is later.

119. ANNOUNCEMENTS

There were no announcements.

GODALMING TOWN COUNCIL
ENVIRONMENT & PLANNING - SCHEDULE OF PLANNING APPLICATIONS – 10 JUNE – 1 JULY 2024

<u>Ref</u>	<u>Ward</u>	<u>Proposal</u>	<u>Site Address</u>	<u>GTC Observations</u>
WBC Weekly List 24/23				
WA/2024/01057	Godalming Central & Ockford	Listed Building Consent for repositioning of internal stairwells and internal alterations, replacement and new windows and rooflights; new tiled roofing on part of the building.	The Old Mill Mill Lane Godalming GU7 1EY	Object – see detail below
WA/2024/01056	Godalming Central & Ockford	Change of use from offices (use class E) to 6 dwellings (use class C3) and associated works.	The Old Mill Mill Lane Godalming GU7 1EY	Object – see detail below
		<p>Godalming Town Council Objects to applications WA/2024/01056 and WA/2024/01057 on the grounds of overdevelopment of the site. The Planning Design and Access Statement accompanying the application states at section 8.2 that:</p> <p>“8.2. The units would provide a good standard of accommodation. The size and layout of all units (except for flat 2, this is under by 1sqm) would either comply or exceed the minimum technical standards.”</p> <p>The Technical Housing Standards – Nationally Described Space Standard sets out the requirements for the Gross Internal (floor) Area of new dwellings at a defined level of occupancy as well as floor areas and dimensions for key parts of the home, notably bedrooms, storage, and floor to ceiling height applicable to all tenures. Table 1 of the standards indicates that the minimum gross floor level of a 2b/3p single storey dwelling is 61sqm. Within the applicant’s proposal, Flat 2, which is proposed as a 2b/3p unit fails to meet the minimum standard.</p> <p>It is irrelevant what percentage below the Minimum Technical Standards any proposed dwellings lie, they are still below the standard. Godalming Town Council considers that no application should be approved that falls below the stated minimum standard, to do so removes objectivity and creates uncertainty within the planning system, a standard should be applied and applied as stated.</p>		
WA/2024/01054	Godalming Farncombe & Catteshall	Erection of single storey rear extension, new pitched roof and partial alteration to integral garage to form habitable accommodation.	Frithmere Catteshall Lane Godalming GU7 1LJ	No observation
WA/2024/01061	Godalming Farncombe & Catteshall	Installation of air source heat pump.	2 Waterbrook Place Godalming GU7 1GH	No observation

<u>Ref</u>	<u>Ward</u>	<u>Proposal</u>	<u>Site Address</u>	<u>GTC Observations</u>
WA/2024/01037		Erection of extension together with creation of vehicular crossover and associated landscaping.	27 Manor Gardens Godalming GU7 3LL	No observation
WBC Weekly List 24/24				
TM/2024/01084	Godalming Binscombe & Charterhouse	APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 02/04	10 Briar Patch Godalming GU7 2JB	No observation
TM/2024/01103	Godalming Binscombe & Charterhouse	APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 02/04	8 Dormers Close Godalming GU7 2QX	No observation
WA/2024/01110	Godalming Farncombe & Catteshall	Certificate of lawfulness under section 191 for alterations to roof space to provide habitable accommodation including hip to gable extension, 2 No. side dormers and 2 No. side facing windows.	84 George Road Farncombe Godalming GU7 3LX	No observation
WA/2024/01112	Godalming Holloway	Erection of a detached outbuilding together with associated landscaping and decking following demolition of existing outbuilding.	20 The Paddock Godalming GU7 1XD	No observation
TM/2024/01101	Godalming Holloway	APPLICATION FOR WORKS TO AND REMOVAL OF TREES SUBJECT OF TREE PRESERVATION ORDER 10/06	11 Braemar Close Godalming GU7 1SA	No observation
CA/2024/01104		CROWN PITS CONSERVATION AREA WORKS TO AND REMOVAL OF TREES	117 Brighton Road Godalming GU7 1PW	No observation
WBC Weekly List 24/25				
WA/2024/01146	Godalming Binscombe & Charterhouse	Erection of extensions and alterations.	8 Albury Mews Charterhouse Road Godalming GU7 2AT	No observation
WA/2024/01140	Godalming Farncombe & Catteshall	Erection of extensions following demolition of existing conservatory.	The New House Grays Road Farncombe Godalming GU7 3LT	No observation

<u>Ref</u>	<u>Ward</u>	<u>Proposal</u>	<u>Site Address</u>	<u>GTC Observations</u>
WA/2024/01137	Godalming Holloway	Certificate of Lawfulness under Section 192 for hip to gable and dormer extensions with installation of front facing rooflights to provide habitable accommodation in roof space.	28 Upper Queen Street Godalming GU7 1DQ	No observation
WBC Weekly List 24/26				
TM/2024/01189	Godalming Binscombe & Charterhouse	APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 07/07	High Orchard Mark Way Godalming GU7 2BB	No observation
WA/2024/01184	Godalming Holloway	Erection of a two storey front extension.	14 Heathfield Close Godalming GU7 1SL	No observation
WA/2024/01186	Godalming Holloway	Erection of a two storey extension, part garage conversion and alterations.	8 Windy Wood Godalming GU7 1XX	No observation
TM/2024/01189	Godalming Binscombe & Charterhouse	APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 07/07	High Orchard Mark Way Godalming GU7 2BB	No observation