

**MINUTES AND REPORT OF THE ENVIRONMENT & PLANNING COMMITTEE
HELD ON 15 AUGUST 2024**

* Councillor Kiehl – Chair
* Councillor Crooks – Vice Chair

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

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

170. MINUTES

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

171. APOLOGIES FOR ABSENCE

Apologies for absence were received and recorded as above.

Additionally, Members noted that in accordance with GTC's "Councillors' Parental Leave Policy" Councillor Clayton's absence is noted until the Environment & Planning Committee meeting of 5 January 2025.

172. 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.

173. PETITIONS/STATEMENTS/QUESTIONS FROM MEMBERS OF THE PUBLIC

The following question had been received from a resident in accordance with Standing Order No 4.

Question from Mr Chris Cook – resident

In committee 21 March 2024 the GTC planning Committee summarised their assessment to Planning Application WA/2023/02158 (Oflick) as:

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

Between the sitting of the GTC Planning Committee 21 March 2024 and the subsequent sitting 13 June 2024 no material changes to plans against application WA/2023/02158 were submitted (my letter of 31 July 2024 – attached - refers).

Despite no material change to plans between the two sittings, by the second sitting 13 June 2024, the objections appears to have evaporated.

My question to the Godalming Town Council Planning Committee, as per my letter of 31 July 2024 and as reflected in my letters posted to the Waverley Planning Portal on two occasions, 14 June 2024 and 24 June 2024, remains unchanged:

On the basis of the chronology above I kindly request an explanation of the determination by the GTC Planning Committee 13 June 2024.

Chair's Response

The Environment & Planning Committee is established as a standing committee of Godalming Town Council under Standing Order 93.

The functions of the Committee are set out in Standing Order 98 and include the ability to consider and comment on applications for planning permission across Godalming.

Any comments or observations agreed by the Committee at its meetings are then submitted to the relevant authority that determines whether an application is granted. In most cases the relevant authority will be Waverley Borough Council, which is entirely independent of Godalming Town Council.

It is for officials and members of the relevant authority to decide what weight (if any) to attach to any comments or observations made by Godalming Town Council's Environment & Planning Committee when considering an application. Sometimes recommendations from the Environment & Planning Committee have been taken into account when an application has been determined, sometimes they are not.

The Environment & Planning Committee observations reflect the view of the Members present at the time and observations are based on the application as it stands at a particular meeting. The observations submitted by Godalming Town Council are those of the majority view of those present, and unless specifically requested is determined by a simple majority show of hands and not by recorded vote. No recorded vote was requested for any considerations of WA/2023/02158.

The committee membership present on the 21 March 2024 was different from the membership present on the 13 June and therefore what might have been a balance of opinion at one meeting can change with a different makeup and opinion of the next. As decisions on observations were made by a show of hands it is not possible to say where any change in opinion lay. However, the changed makeup in attendees of the committee was obviously enough to alter the majority view.

174. QUESTIONS BY MEMBERS

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

175. 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/2024/01315 – Westbrook Mills, Borough Road, Godalming.

Application under Section 73 to vary condition 1 (approved plans), condition 16 (landscape and tree planting); removal of condition 18 (LEAP) and condition 15 (scheme for internal works to stairwell) of WA/2020/0682 to allow alterations to site plan, revised landscape plan to remove LEAP, scheme fully residential condition 15 not required; rewording of remaining conditions to reflect discharged conditions.

Godalming Town Council **Objects** to this application. Whilst Members noted the applicant's statement regarding potential flooding of the area in which the LEAP was originally proposed under WA/2020/0682, Paragraph 6.1 of the flood risk assessment submitted with the original application for development, that included the LEAP, stated that "The development is considered to be safe from a flood risk perspective, and will not result in an increase in flood risk off-site". GTC Members do not believe that conditions or circumstances have changed significantly from the date of the report and initial proposal to include a LEAP to warrant its omission from the development site.

The proposed agreement for £35,000 of funding towards the upkeep of the nearest play area, located within the Phillips Memorial Park is considered to be inappropriate and inadequate. As any resident who uses the Phillips Memorial Park will state, the existing playground is prone to flooding resulting in part of the playground being unusable, mainly during the winter period, therefore there would be no benefit to the potential users of the Westbrook Mills LEAP in its removal and reprovisioning at the Phillips Memorial Park, as it is more than likely that, if the Westbrook Mill LEAP is unusable due to flooding, so will the Phillips Memorial Park playground. However, what would result is the loss of the Westbrook LEAP during the majority of the year when it could be used.

Godalming Town Council also considered the sum of £35,000 to be totally inadequate compensation for the loss of the Westbrook Mill LEAP. Whilst this sum would enable the replacement of some play equipment, it would be a one-off payment that would have no impact on the quality of play in 5 years' time, whereas the provision of a LEAP at Westbrook Mills and its continued upkeep by the development's management company would have provided a longer lasting benefit to the community.

Godalming Town Council noted the landscaping proposal for trees to be planted on the approach road to the development. Godalming Town Council would support this and would suggest that such planting is conducted on completion of the construction of the on-site LEAP.

Godalming Town Council would also wish the Planning Authority to note that it believes that as the site is now occupied, the hoarding fronting onto Borough Road should be removed and requests that the Planning Authority instructs the developer to remove the hoarding.

WA/2024/01470 – Robert Dyas, 21-23 High Street, Godalming GU7 1AU
Application for advertisement consent to display 2 non-illuminated replacement fascia signs and 1 non-illuminated replacement projecting sign.

Godalming Town Council supports the installation of new signage by Robert Dyas and welcomes it as an indication of the company's commitment to Godalming High Street. However, it is not clear from the application when it states that the new signage is to be installed on existing facias, whether that means that it is intended to replace the dilapidated fascia boards or not. If the intention is to completely replace the existing dilapidated fascia boards, GTC fully supports this application. However, if the intention is to affix the new vinyls over the existing dilapidated fascia boards, Godalming Town Council strongly objects and would wish WBC to ensure that property within the conservation area is maintained to an acceptable standard, which includes repairs to the rainwater down pipes that appear to have caused the dilapidation of the existing facias.

WA/2024/01438 –15 Owen Road, Farncombe, Godalming
Erection of 6 dwellings in 2 blocks with associated parking and landscaping following demolition of existing building.

Whilst Godalming Town Council acknowledges that the application site is a sustainable site for development, it **Objects** to this application on the grounds of significant overdevelopment by way of bulk mass and crowding of the site. Additionally, GTC considers the design to be

out of keeping with the street scene and is concerned that the design would lead to significant future maintenance challenges, which would be exacerbated by the site's location.

GTC also considered the overdevelopment of the site provides for minimal outside amenities appropriate for the size of the properties and is also concerned by the inadequacy of the parking provision. Whilst it is acknowledged that the development is in close proximity to the railway station, that in itself does not mitigate the failure to meet the minimum parking guidance set out by WBC and also within the Godalming & Farncombe Neighbourhood Plan. The lived reality of those living around the Farncombe Station area is already one of insufficient on-road parking provision and therefore new developments should meet the minimum parking provision guidelines.

176. PLANNING APPLICATIONS – SUBJECTED TO AMENDMENT

There are no planning applications previously considered by this committee for which subsequent amendments have been submitted.

177. GTC CARBON AUDIT 2023/24

Members received the Godalming Town Council (GTC) Carbon Audit Report for the period 1 April 2023 - 31 March 2024 (report attached to record minutes).

Increased activity and heating requirements over 2023/24 saw a noticeable increase in energy requirements compared to the previous year. 2023/24 was also the first year of the cemeteries energy and fuel requirements falling within GTC's carbon footprint calculations. However, GTC's carbon footprint in 2023/24 was still 28% less than its datum year 2018/19. It is expected that a marked and permanent decrease in Source 1 energy use will be achieved once the decarbonisation of Broadwater Youth Centre and the Pepperpot is completed. GTC should also see the benefits that will be gained from the removal of diesel vans used by GTC maintenance staff and from the solar power generated at Broadwater Youth Centre.

178. HERITAGE FEATURES

On 11 July 2024, Members considered documents provided by Waverley Borough Council explaining the different reasons why an Heritage Feature (HF) would be removed from the HF list and agreed to review the Heritage Feature list for Godalming 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 (Min No 116-24 refers).

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. The spreadsheet, that was created by work experience pupils from Broadwater School was distributed on Monday, 15 July. Whilst the spreadsheet with ///what3words was created using the grid references provided, it would appear that a number of the grid references are incorrect. Where the office has been informed of potential errors these have been investigated and comment provided so that the master list at WBC can be amended.

Members have been exploring their wards to identify HF's on the list, noting the challenge of incorrect grid references, the majority of HF's have been located, either by correct grid references, ///what3words or utilising the physical description. Comments from Members have been noted and will be passed to WBC. However, it would appear the reasons identified in the spreadsheet for removal from the HF list are mostly correct and at present Members have identified no HFs whose removal from the HF list should be challenged.

179. COMMUNICATIONS ARISING FROM THIS MEETING

Subject to the determination of the replacement of facias, Robert Dyas are to be congratulated on improving the visual appearance of the High Street and it is hoped that other retailers will also consider GTC's earlier request to help keep the High Street looking attractive.

180. DATE OF NEXT MEETING

The next meeting of the Environment & Planning Committee is scheduled to take place in the Council Chamber on Thursday, 5 September 2024 at 7.00pm or at the conclusion of the preceding Full Council, whichever is later.

181. ANNOUNCEMENTS

Members were informed that the next Farncombe Market will be held on Saturday, 14 September.

GODALMING TOWN COUNCIL
ENVIRONMENT & PLANNING – SCHEDULE OF PLANNING APPLICATIONS – 16 JULY-5 AUGUST 2024

<u>Ref</u>	<u>Ward</u>	<u>Proposal</u>	<u>Site Address</u>	<u>GTC Observations</u>
WBC Weekly List 24/29				
WA/2024/01335	Godalming Binscombe & Charterhouse	Certificate of Lawfulness under Section 192 for installation of french windows to replace existing ground floor window.	2 Quiet Corner Godalming GU7 2FE	No observation
WA/2024/01334	Godalming Binscombe & Charterhouse	Installation of ground floor window.	2 Quiet Corner Godalming GU7 2FE	No observation
WA/2024/01315	Godalming Binscombe & Charterhouse	Application under Section 73 to vary condition 1 (approved plans), condition 16 (landscape and tree planting); removal of condition 18 (LEAP) and condition 15 (scheme for internal works to stairwell) of WA/2020/0682 to allow alterations to site plan, revised landscape plan to remove LEAP, scheme fully residential condition 15 not required; rewording of remaining conditions to reflect discharged conditions.	Westbrook Mills Borough Road Godalming	See observation below

Objection - whilst Members noted the applicant's statement regarding potential flooding of the area in which the LEAP was originally proposed under WA/2020/0682, Paragraph 6.1 of the flood risk assessment submitted with the original application for development, that included the LEAP, stated that "The development is considered to be safe from a flood risk perspective, and will not result in an increase in flood risk off-site". GTC Members do not believe that conditions or circumstances have changed significantly from the date of the report and initial proposal to include a LEAP to warrant its omission from the development site.

The proposed agreement for £35,000 of funding towards the upkeep of the nearest play area, located within the Phillips Memorial Park is considered to be inappropriate and inadequate. As any resident who uses the Phillips Memorial Park will state, the existing playground is prone to flooding resulting in part of the playground being unusable, mainly during the winter period, therefore there would be no benefit to the potential users of the Westbrook Mills LEAP in its removal and reprovisioning at the Phillips Memorial Park, as it is more than likely that, if the Westbrook Mill LEAP is unusable due to flooding, so will the Phillips Memorial Park playground. However, what would result is the loss of the Westbrook LEAP during the majority of the year when it could be used.

Godalming Town Council also considered the sum of £35,000 to be totally inadequate compensation for the loss of the Westbrook Mill LEAP. Whilst this sum would enable the replacement of some play equipment, it would be a one-off payment that would have no impact on the quality of play in 5 years' time, whereas the provision of a LEAP at Westbrook Mills and its continued upkeep by the development's management company would have provided a longer lasting benefit to the community.

Godalming Town Council noted the landscaping proposal for trees to be planted on the approach road to the development. Godalming Town Council would support this and would suggest that such planting is conducted on completion of the construction of the on-site LEAP.

<u>Ref</u>	<u>Ward</u>	<u>Proposal</u>	<u>Site Address</u>	<u>GTC Observations</u>
Godalming Town Council would also wish the Planning Authority to note that it believes that as the site is now occupied, the hoarding fronting onto Borough Road should be removed and requests that the Planning Authority instructs the developer to remove the hoarding.				
WA/2024/01321	Godalming Binscombe & Charterhouse	Application under S73 to vary Conditions 1 (approved plans) and 2 (materials) of WA/2015/1391 to allow for alterations to design.	Binscombe Church Loseley Road Farncombe Godalming GU7 3RF	No observation
NMA/2024/01348	Godalming Binscombe & Charterhouse	Amendment to APP/R3650/W/22/3295025 - Relocation of x2 Visitors Parking Bays on Newstead Close and adjustment of Bin Pick-up area.	Green Mantle Charterhouse Road Godalming GU7 2AQ	No observation
WA/2024/01316	Godalming Central & Ockford	Display of 3 illuminated projection signs.	Cotswold Co Country Interiors The Old Church Bridge Street Godalming GU7 1HY	No observation
NMA/2024/01314		WA/2023/02602 Remove pitched facade from flat roof of side/ rear extension and replace with a parapet.	99 Busbridge Lane Godalming GU7 1QH	No observation
WBC Weekly List 24/30				
WA/2024/01378	Godalming Binscombe & Charterhouse	Change of use from use commercial services (Class E) to hot food takeaway (Sui Generis) and installation of an extraction unit.	97 Long Gore Farncombe Godalming GU7 3TW	No observation
WA/2024/01387	Godalming Binscombe & Charterhouse	Erection of single storey extension including covered porch and alterations to integral garage to form habitable accommodation following demolition of existing conservatory.	3 Woodland View Farncombe Godalming GU7 3TG	No observation
WA/2024/01411	Godalming Central & Ockford	Application under Section 19 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to vary condition 1 (approved plans) of WA/2021/02362 to allow alterations to design and layout of extensions.	Numbers 61 63 65 & 65A High Street Godalming	No observation
WA/2024/01410	Godalming Central & Ockford	Application under Section 73 to vary condition 1 (approved plans) of WA/2021/02348 to allow alterations to design and layout of extensions.	Numbers 61 63 65 & 65A High Street Godalming	No observation

<u>Ref</u>	<u>Ward</u>	<u>Proposal</u>	<u>Site Address</u>	<u>GTC Observations</u>
NMA/2024/01416	Godalming Central & Ockford	Amendment to WA/2022/00048 - to vary the wording of Planning Condition no.2, pursuant to full planning permission: WA/2022/00048. This replicates Condition no.2 on the 'original' planning permission (WA/2018/1239)	Land at Site Entrance Aarons Hill Godalming GU7 2LG	No observation
WA/2024/01397	Godalming Central and Ockford	Application under section 73a to vary condition 1 (approved plans) of WA/2023/00447 to allow for changes to approved extractor vent dimension.	145 High Street Godalming GU7 1AF	No observation
WA/2024/01386	Godalming Farncombe & Catteshall	Erection of single storey extensions and alterations together with alterations to integral garage to provide habitable accommodation.	71 Summers Road Farncombe Godalming GU7 3BE	No observation
WA/2024/01418	Godalming Holloway	Erection of extensions and alterations including alterations to roof to provide habitable accommodation in roof space following demolition of single storey elements and detached garage; widening of existing vehicle access and associated works.	Langdale Tuesley Lane Godalming GU7 1SJ	No observation
WBC Weekly List 24/31				
WA/2024/01484	Godalming Binscombe & Charterhouse	Erection of extensions and alterations including dormer extension to create additional habitable accommodation.	18 Tudor Road Farncombe Godalming GU7 3QB	No observation
WA/2024/01456	Godalming Binscombe & Charterhouse	Certificate of Lawfulness under Section 191 for construction of a dormer roof extension.	15 Green Lane Farncombe Godalming GU7 3SN	No observation
WA/2024/01440	Godalming Binscombe & Charterhouse	Erection of extension and alterations.	13 Green Lane Farncombe Godalming GU7 3SN	No observation
WA/2024/01483	Godalming Central & Ockford	Erection of single and two storey extensions and alterations to elevations following demolition of existing sunroom.	42 Ockford Ridge Godalming GU7 2NR	No observation

<u>Ref</u>	<u>Ward</u>	<u>Proposal</u>	<u>Site Address</u>	<u>GTC Observations</u>
WA/2024/01470	Godalming Central & Ockford	Application for advertisement consent to display 2 non-illuminated replacement fascia signs and 1 non-illuminated replacement projecting sign.	Robert Dyas 21-23 High Street Godalming GU7 1AU	See observation below
<p>Godalming Town Council supports the installation of new signage by Robert Dyas and welcomes it as a sign of the company's commitment to Godalming High Street. However, whilst it is assumed, it is not clear from the application when it states that the new signage is to be installed on existing facias whether that means that it is intended to replace the dilapidated facia boards or not. If the intention is to completely replace the existing dilapidated facia boards, GTC fully supports this application. However, if the intention is to affix the new vinyls over the existing dilapidated facia boards, Godalming Town Council strongly objects and would wish WBC to ensure that property within the conservation area is maintained to an acceptable standard, which includes repairs to the rainwater down pipes that appear to have caused the dilapidation of the existing facias.</p>				
WA/2024/01438	Godalming Farncombe & Catteshall	Erection of 6 dwellings in 2 blocks with associated parking and landscaping following demolition of existing building.	15 Owen Road Farncombe Godalming	See observation below
<p>Whilst Godalming Town Council acknowledges that the application site is a sustainable site for development, it Objects to this application on the grounds of significant overdevelopment by way of bulk mass and crowding of the site. Additionally, GTC considers the design to be out of keeping with the street scene and is concerned that the design would lead to significant future maintenance challenges, which would be exacerbated by the site's location.</p> <p>GTC also considered the overdevelopment of the site provides for minimal outside amenities appropriate for the size of the properties and is also concerned by the inadequacy of the parking provision. Whilst it is acknowledged that the development is in close proximity to the railway station, that in itself does not mitigate the failure to meet the minimum parking guidance set out by WBC and also within the Godalming & Farncombe Neighbourhood Plan. The lived reality of those living around the Farncombe Station area is already one of insufficient on-road parking provision and therefore new developments should meet the minimum parking provision guidelines.</p>				
WA/2024/01460	Godalming Holloway	Erection of outbuilding for use as garden room following demolition of existing shed (retrospective).	Osterley 24 Busbridge Lane Godalming GU7 1PU	No observation
TM/2024/01445	Godalming Holloway	APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 08/12	17 Fox Dene Godalming GU7 1YG	No observation
NMA/2024/01467	Godalming Central & Ockford	Amendment to WA/2022/00048 to alter the wording of Condition 11 to reflect an updated plan; in relation to the improvements to Public Bridleway No.6 and Public Footpath No. 577.	Land Between New Way & Aarons Hill Godalming	No observation
NMA/2024/01450	Godalming Binscombe & Charterhouse	Amendment to WA/2023/02695 for a replacement of a single roof ridge with small truncated flat ridge.	35 Birch Road Farncombe Godalming GU7 3NT	No observation