

**MINUTES AND REPORT OF THE ENVIRONMENT & PLANNING COMMITTEE
HELD ON 20 FEBRUARY 2025**

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

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

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

498. MINUTES

The Minutes of the Meeting held on 30 January 2025 were signed by the Chair as a correct record.

499. APOLOGIES FOR ABSENCE

Apologies for absence were received and recorded as above.

500. DISCLOSABLE PECUNIARY INTERESTS AND OTHER REGISTERABLE INTERESTS

Councillor Williams declared an other registerable interest in Agenda Item 6 Planning Application WA/2025/00197 and left the Chamber when that agenda item was debated.

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

501. 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.

502. QUESTIONS BY MEMBERS

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

503. 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/2025/00197 - 10 MAPLEHATCH CLOSE GODALMING GU7 1TQ

Erection of ground and first floor extensions and alterations including partial alteration of attached garage to provide habitable accommodation; installation of solar panels to roof.

A Motion of no objection to WA/2025/00197, proposed by Cllr Martin, seconded by Cllr Holliday was not carried.

On a Motion for objection to WA/2025/00197 proposed by Cllr Heagin, seconded by Cllr Follows was carried.

Godalming Town Council **objects** to this application for the following reasons:

- This development is considered to be overbearing and detrimental to the amenities of neighbouring occupiers by reason of visual intrusion and outlook.
- The first-floor extension is out of keeping with the street scene and does not accord with Policy GOD5 of the Godalming & Farncombe Neighbourhood Plan (2019), which seeks to ensure that new development will not significantly adversely impact the character and amenity of the area.
- Likewise, Godalming Town Council considers the proposed flat roof portico/porch to be out of keeping with the street scene and does not accord with Policy GOD5 of the Godalming & Farncombe Neighbourhood Plan (2019), which seeks to ensure that new development will not significantly adversely impact the character and amenity of the area.

Additionally, Godalming Town Council does not consider the installation of woodburning stoves/heating systems to be beneficial, sustainable or meeting climate change goals and that the planning authority should not consider the installation of woodburning stoves or similar appliances as a mitigating factor when considering the environmental impact of a development.

Godalming Town Council wishes to see the planning authority taking a consistent approach to any application which contains proposals to install a woodburning stove or similar appliance and suggests that the information and advice provided by the Waverley Borough Council Environmental Health Officer in comments to previous applications containing a woodburning appliance should be taken as the starting point. The Waverley EHO stated:

“This type of potentially polluting form of heating is not encouraged due to the likely release of particulate matter and a number of gases which contribute to poor health and air quality. The installation of a woodburning stove will introduce a new point source of air pollution”.

However, if an application with a woodburning appliance is granted, Godalming Town Council requests that the information from Waverley EHO is included in the decision letter.

“Environmental Health typically receives complaints regarding smoke and smell from woodburning stoves that impact negatively on the neighbourhood. Investigations into smoke/smell from woodburning stoves can result in enforcement action so careful selection of equipment and its siting should be considered carefully if going ahead. For further information, the applicant should read and take advice from the following link [Waverley Borough Council - Air Quality Action Plan and Clean Air Strategy](#) and pay particular attention to the At Home section of the following link where there is information and guidance on the use of woodburning stoves and Eco Design. [Waverley Borough Council - How you can help improve air quality](#)”

WA/2025/00243 - 8 MAPLEHATCH CLOSE GODALMING GU7 1TQ
Erection of single and two storey extensions and alterations.

Godalming Town Council **objects** to this application for the following reasons:

- This development is considered to an overdevelopment by way of scale and mass contrary to Policy DM4 – Local Plan (Part 2) 2023 and Policy GOD5 of the Godalming & Farncombe Neighbourhood Plan (2019).

- The design is out of keeping with the street scene and does not accord with Policy GOD5 of the Godalming & Farncombe Neighbourhood Plan (2019), which seeks to ensure that new development will not significantly adversely impact the character and amenity of the area.

WA/2025/00162 AND WA/2025/00163 – 128-130 HIGH STREET, GODALMING, GU7 1AB (The Old Post Office) – Change of use of part of the ground floor from business use (use class e) to a single independent flat (use class c3) with the retention of flexible business space (use class e) on part of the ground floor together with minor internal alterations.

Listed building consent for internal alterations to provide a single independent flat and retention of flexible business space on part of the ground floor.

Godalming Town Council made **no objection** to this application

504. PLANNING APPLICATIONS – SUBJECTED TO AMENDMENT

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

505. COMMUNICATIONS ARISING FROM THIS MEETING

Members identified no items from this meeting to be publicised.

506. DATE OF NEXT MEETING

The next meeting of the Environment & Planning Committee is scheduled to take place in the Council Chamber on Thursday, 13 March 2025 at 6.30pm.

507. ANNOUNCEMENTS

The Chair reminded Members that he was attending the National Association of Local Councils Star Awards on Tuesday, 25 February at the House of Lords, for which Godalming Town Council has been nominated as a finalist in the Climate Response of the Year award.

GODALMING TOWN COUNCIL
ENVIRONMENT & PLANNING – SCHEDULE OF PLANNING APPLICATIONS – 21 JANUARY – 10 FEBRUARY 2025

<u>Ref</u>	<u>Ward</u>	<u>Proposal</u>	<u>Site Address</u>	<u>GTC Observations</u>
WBC Weekly List 25/04				
WA/2025/00130	Godalming Binscombe & Charterhouse	Alterations to elevations including installation of insulating cladding, replacement balcony balustrades and walkway hand-rails.	Taliesin Heights Frith Hill Road Godalming GU7 2EE	No observation
WA/2025/00143	Godalming Central & Ockford	Listed Building Consent for repairs to an existing garden wall, including the construction of two brick piers to stabilise the wall.	The Meath Westbrook Road Godalming GU7 2QH	No observation
WA/2025/00111	Godalming Central & Ockford	Certificate of Lawfulness under Section 192 for the erection of an extension and alterations to elevations including 2 roof windows.	Little Primrose Portsmouth Road Godalming GU7 2JT	No observation
WA/2025/00108	Godalming Central & Ockford	Application under Section 73 to remove Condition 17 (restriction on use of mezzanine floor) and vary Condition 18 (approved plans) of WA/2022/00912 to allow for mezzanine floor to be used for self-storage.	Space Station Godalming Surrey Data Park Catteshall Lane Godalming GU7 1LB	No observation
WA/2025/00142	Godalming Holloway	Application under Section 73A to vary Conditions 1 (approved plans) and 2 (materials) of WA/2023/01573 to allow for alterations to design including adding an entrance porch and installing tile hung finish at first floor level.	Glennie Ramsden Road Godalming GU7 1QE	No observation
WA/2025/00139	Godalming Holloway	Erection of two storey extension, extend existing front dormer and alterations to existing garage to from habitable accommodation.	18 Heathfield Close Godalming GU7 1SL	No observation
TM/2025/00122	Godalming Holloway	APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 42/99	St Edmunds Catholic Primary School The Drive Godalming GU7 1PF	No observation

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TM/2025/00117	Godalming Holloway	APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 02/03	Lynwode Summerhouse Road Godalming GU7 1PY	No observation
TM/2025/00101	Godalming Holloway	APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 08/12	The Spinney Ashstead Lane Godalming GU7 1SX	No observation
NMA/2025/00134	Godalming Holloway	Amendment to WA/2024/00364 The original plan submitted with our planning application included a small window above the two-storey bay window on the left-hand side of the front elevation. We would like to change this window to a triangle-shaped window in the same position. We believe a triangular-shaped window will be more in keeping with the existing bay on the right-hand side of the front elevation and incorporate an original feature included in the house's design when it was built.	Heathfield House Tuesley Lane Godalming GU7 1SJ	No observation
NMA/2025/00126	Godalming Holloway	Amendment to WA/2024/01418 - change extension size, change of roof type	Langdale Tuesley Lane Godalming GU7 1SJ	No observation
WBC Weekly List 25/05				
TM/2025/00166	Godalming Binscombe & Charterhouse	APPLICATION FOR THE REMOVAL OF TREE SUBJECT OF TREE PRESERVATION ORDER WA125	Arcady 1 Mcalmont Ridge Godalming GU7 2AR	No observation
WA/2025/00163	Godalming Central & Ockford	Listed Building Consent for internal alterations to provide a single independent flat and retention of flexible business space on part of the ground floor.	128-130 High Street Godalming GU7 1AB	No objection
WA/2025/00162	Godalming Central & Ockford	Change of use of part of the ground floor from business use (Use Class E) to a single independent flat (Use Class C3) with the retention of flexible business space (Use Class E) on part of the ground floor together with minor internal alterations.	128-130 High Street Godalming GU7 1AB	No objection

<u>Ref</u>	<u>Ward</u>	<u>Proposal</u>	<u>Site Address</u>	<u>GTC Observations</u>
WA/2025/00197	Godalming Holloway	Erection of ground and first floor extensions and alterations including partial alteration of attached garage to provide habitable accommodation; installation of solar panels to roof.	10 Maplehatch Close Godalming GU7 1TQ	Objection – see below
<p>Godalming Town Council objects to this application for the following reasons:</p> <ul style="list-style-type: none"> • This development is considered to be overbearing and detrimental to the amenities of neighbouring occupiers by reason of visual intrusion and outlook. • The first-floor extension is out of keeping with the street scene and does not accord with Policy GOD5 of the Godalming & Farncombe Neighbourhood Plan (2019), which seeks to ensure that new development will not significantly adversely impact the character and amenity of the area. • Likewise, Godalming Town Council considers the proposed flat roof portico/porch to be out of keeping with the street scene and does not accord with Policy GOD5 of the Godalming & Farncombe Neighbourhood Plan (2019), which seeks to ensure that new development will not significantly adversely impact the character and amenity of the area. <p>Additionally, Godalming Town Council does not consider the installation of woodburning stoves/heating systems to be beneficial, sustainable or meeting climate change goals and that the planning authority should not consider the installation of woodburning stoves or similar appliances as a mitigating factor when considering the environmental impact of a development.</p> <p>Godalming Town Council wishes to see the planning authority taking a consistent approach to any application which contains proposals to install a woodburning stove or similar appliance and suggests that the information and advice provided by the Waverley Borough Council Environmental Health Officer in comments to previous applications containing a woodburning appliance should be taken as the starting point. The Waverley EHO stated:</p> <p>“This type of potentially polluting form of heating is not encouraged due to the likely release of particulate matter and a number of gases which contribute to poor health and air quality. The installation of a woodburning stove will introduce a new point source of air pollution”.</p> <p>However, if an application with a woodburning appliance is granted, Godalming Town Council requests that the information from Waverley EHO is included in the decision letter.</p> <p>“Environmental Health typically receives complaints regarding smoke and smell from woodburning stoves that impact negatively on the neighbourhood. Investigations into smoke/smell from woodburning stoves can result in enforcement action so careful selection of equipment and its siting should be considered carefully if going ahead. For further information, the applicant should read and take advice from the following link Waverley Borough Council - Air Quality Action Plan and Clean Air Strategy and pay particular attention to the At Home section of the following link where there is information and guidance on the use of woodburning stoves and Eco Design. Waverley Borough Council - How you can help improve air quality”</p>				

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WA/2025/00193	Godalming Holloway	Extensions and alterations to existing chalet bungalow to provide a two-storey dwelling.	25 Crownpits Lane Godalming GU7 1PB	No observation
WBC Weekly List 25/06				
TM/2025/00225	Godalming Binscombe & Charterhouse	APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 07/07	Orchard House Mark Way Godalming GU7 2BE	No observation
WA/2025/00215	Godalming Farncombe & Catteshall	Erection of a single storey extension and alterations.	45 George Road Farncombe Godalming GU7 3LS	No observation
WA/2025/00243	Godalming Holloway	Erection of single and two storey extensions and alterations.	8 Maplehatch Close Godalming GU7 1TQ	Objection – see below
	<p>Godalming Town Council objects to this application for the following reasons:</p> <ul style="list-style-type: none"> • This development is considered to an overdevelopment by way of scale and mass contrary to Policy DM4 – Local Plan (Part 2) 2023 and Policy GOD5 of the Godalming & Farncombe Neighbourhood Plan (2019). • The design is out of keeping with the street scene and does not accord with Policy GOD5 of the Godalming & Farncombe Neighbourhood Plan (2019), which seeks to ensure that new development will not significantly adversely impact the character and amenity of the area. 			
WA/2025/00237	Godalming Holloway	Erection of a two-storey extension including porch with alterations to elevations following demolition of existing garage.	2 Parkfield Godalming GU7 1TP	No observation
TM/2025/00209	Godalming Holloway	APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 07/03	The Gunyah Ramsden Road Godalming GU7 1QE	No observation