

**MINUTES AND REPORT OF THE ENVIRONMENT & PLANNING COMMITTEE  
HELD ON 30 JANUARY 2025**

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

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

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

429. MINUTES

Members resolved to approve the Chair sign the Minutes of the Meeting held on 9 January 2025 as a correct record.

430. APOLOGIES FOR ABSENCE

Apologies for absence were received and recorded as above.

431. 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

432. 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.

433. QUESTIONS BY MEMBERS

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

434. 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/2025/00045** – Lesslands Cottage, 26a Busbridge Lane, Godalming GU7 1PU. Erection of an outbuilding to provide habitable accommodation and associated landscaping following demolition of detached garage/store.

Members **objected** to planning application WA/2025/00045 for the following reasons:

The proposed development is out of keeping with the existing Arts & Crafts style of the main property, Lesslands Cottage and adjacent properties such as Lesslands Lodge.

When permission was granted for earlier development on this site WA93/0599, in the interest of visual amenity, permission was conditional on the external materials of the development matching those of the existing buildings. This was re-emphasised in the decision notice of WA/99/1893 when later permission was granted for the construction of the existing dwelling known as Lesslands Cottage, 26a Busbridge Lane.

The importance given to the visual amenity provided by the Arts & Craft vernacular was also highlighted by the current applicant in their letter to the Planning Authority published on 12 January 2022 relating to WA/2021/03154, when they objected to proposals for “*modern uniform boxes with no recommended traditional characteristics*”.

Whilst the existing garage has little to recommend it, the fact remains this proposal wishes to replace an existing building whose location pre-dated Lesslands Cottage and which was clearly ancillary to Lesslands Lodge and whose location and style was of little impact within a larger overall setting. As highlighted above, the Arts & Crafts style of Lesslands Lodge and the facsimile style of Lesslands Cottage is considered an important characteristic. As such, Godalming Town Council does not agree with the applicant’s planning statement that the proposed development would be compliant with Policy God5 of the Godalming & Farncombe Neighbourhood Plan.

Section B, subsection c, of this policy states that: *development should be in keeping with the form of development of properties in the immediate surrounding area.*

Godalming Town Council believes that as this is an habitable property it should be in keeping with Policy God5, and therefore the design of any proposed development within the site boundary should reflect the previously highlighted and stated importance of the Arts & Craft movement.

Godalming Town Council also considers that the proposed development would cause a loss of amenity by way of loss of privacy due to the size and location of windows looking directly towards bedrooms and bathrooms of neighbouring properties.

If the Planning Authority were minded to approve this application, Godalming Town Council would wish the following planning condition to be applied:

Condition: The use of the building shall remain at all times ancillary to the dwelling known as Lesslands Cottage, 26a Busbridge Lane, GU7 1PU and shall not at any time be occupied as a separate independent dwelling or used or let for any commercial purposes.

Reason: In the interests of the character and amenity of the area in accordance with Policy TD1 and DM1 of the Local Plan.

#### 435. PLANNING APPLICATIONS – SUBJECTED TO AMENDMENT

Members considered planning applications previously considered by this committee for which subsequent amendments had been submitted.

Members were informed by the Chair that the applicant has withdrawn application WA/2024/02415 – Land opposite Latimer Road, Brighton Road, Godalming, which this committee had considered on 9 January 2025 and for which it had submitted observations objecting to the proposed development.

436. CLIMATE & NATURE ACTION PLANS FOR PARISHES

Members were updated by Cllr Weightman of the Biodiversity Duty Task & Finish Group's work in undertaking work to create a practical Climate & Nature Action Plan for Godalming Town Council.

437. COMMUNICATIONS ARISING FROM THIS MEETING

Members identified no items from this meeting to be publicised.

438. DATE OF NEXT MEETING

The next meeting of the Environment & Planning Committee is scheduled to take place in the Council Chamber on Thursday, 20 February 2025 at 6.30pm.

439. ANNOUNCEMENTS

There were no announcements.

**GODALMING TOWN COUNCIL**

**ENVIRONMENT & PLANNING – SCHEDULE OF PLANNING APPLICATIONS – 31 DECEMBER 2024 – 20 JANUARY 2025**

<u>Ref</u>	<u>Ward</u>	<u>Proposal</u>	<u>Site Address</u>	<u>GTC Observations</u>
<b>WBC Weekly List 25/01</b>				
WA/2025/00014	Godalming Holloway	Erection of a single storey extension.	24 High Ridge Godalming GU7 1YE	No observation
CA/2024/02471		CROWNPITS CONSERVATION AREA REMOVAL OF TREE	120 Brighton Road Godalming GU7 1PL	No observation
CA/2025/00015		GODALMING CONSERVATION AREA WORKS TO TREES	The Tannery Station Approach Godalming GU7 1FW	No observation
<b>WBC Weekly List 25/02</b>				
WA/2025/00033	Godalming Binscombe & Charterhouse	Erection of extensions and associated work following demolition of existing extension and detached garage.	Stepping Stones 104 Binscombe Godalming GU7 3QJ	No observation
WA/2025/00055	Godalming Binscombe & Charterhouse	Cross boundary application with Guildford Borough Council to provide vehicle access from Mark Way to proposed new dwelling at Land West of Bavins.	Land opposite Beech Knoll, Mark Way Godalming GU7 2BW	No observation
WA/2025/00029	Godalming Central & Ockford	Alterations to elevation and fenestrations .	Collingridge House Angel Court High Street Godalming GU7 1DT	No observation

<u>Ref</u>	<u>Ward</u>	<u>Proposal</u>	<u>Site Address</u>	<u>GTC Observations</u>
WA/2025/00045	Godalming Holloway	Erection of an outbuilding to provide habitable accommodation and associated landscaping following demolition of detached garage/store.	Lesslands Cottage 26a Busbridge Lane Godalming GU7 1PU	See Below
<p>WA/2025/00045 – Lesslands Cottage, 26a Busbridge Lane, Godalming GU7 1PU. Erection of an outbuilding to provide habitable accommodation and associated landscaping following demolition of detached garage/store.</p> <p>Members objected to planning application WA/2025/00045 for the following reasons:</p> <p>The proposed development is out of keeping with the existing Arts &amp; Crafts style of the main property, Lesslands Cottage and adjacent properties such as Lesslands Lodge.</p> <p>When permission was granted for earlier development on this site WA93/0599, in the interest of visual amenity permission was conditional on the external materials of the development matching those of the existing buildings. This was re-emphasised in the decision notice of WA/99/1893 when later permission was granted for the construction of the existing dwelling known as Lesslands Cottage, 26a Busbridge Lane.</p> <p>The importance given to the visual amenity provided by the Arts &amp; Craft vernacular was also highlighted by the current applicant in their letter to the Planning Authority published on 12 January 2022 relating to WA/2021/03154, when they objected to proposals for “modern uniform boxes with no recommended traditional characteristics”.</p> <p>Whilst the existing garage has little to recommend it, the fact remains this proposal wishes to replace an existing building whose location pre-dated Lesslands Cottage and which was clearly ancillary to Lesslands Lodge and whose location and style was of little impact within a larger overall setting. As highlighted above, the Arts &amp; Crafts style of Lesslands Lodge and the facsimile style of Lesslands Cottage is considered an important characteristic. As such, Godalming Town Council does not agree with the applicant’s planning statement that the proposed development would be compliant with Policy God5 of the Godalming &amp; Farncombe Neighbourhood Plan.</p> <p>Section B, subsection c, of this policy states that: development should be in keeping with the form of development of properties in the immediate surrounding area.</p> <p>Godalming Town Council believes that as this is an habitable property it should be in keeping with Policy God5, and therefore the design of any proposed development within the site boundary should reflect the previously highlighted and stated importance of the Arts &amp; Craft movement.</p> <p>Godalming Town Council also considers that the proposed development would cause a loss of amenity by way of loss of privacy due to the size and location of windows of looking directly towards bedrooms and bathrooms of neighbouring properties.</p> <p>If the Planning Authority were minded to approve this application, Godalming Town Council would wish the following planning condition to be applied:</p> <p>Condition: The use of the building shall remain at all times ancillary to the dwelling known as Lesslands Cottage, 26a Busbridge Lane, GU7 1PU and shall not at any time be occupied as a separate independent dwelling or used or let for any commercial purposes.</p> <p>Reason: In the interests of the character and amenity of the area in accordance with Policy TD1 and DM1 of the Local Plan.</p>				
WA/2025/00061	Godalming Holloway	Alterations to elevations.	7 Quatermile Road Godalming GU7 1TG	No observation

<u>Ref</u>	<u>Ward</u>	<u>Proposal</u>	<u>Site Address</u>	<u>GTC Observations</u>
<b>WBC Weekly List 25/03</b>				
WA/2025/00097	Godalming Binscombe & Charterhouse	Erection of extensions and alterations together with basement extension.	Chimneys 24 Farncombe Hill Godalming GU7 2AU	No observation
WA/2025/00062	Godalming Binscombe & Charterhouse	Application under Section 73 to vary Conditions 2 (approved plans), 9 (materials) and 16 (obscure glazing) of WA/2022/00608 allowed under appeal APP/R3650/W/23/3334023 to alter position of garage; change to ground floor extension roof from pitched to flat; changes to elevations, cladding, fenestrations, soffits and heat pump location; alterations to chimney and installation of additional rooflight; replace obscure glazing with clear glazing.	21 Woodmancourt Godalming GU7 2BT	No observation
PRA/2025/00082	Godalming Central & Ockford	Erection of single storey rear extension which would extend beyond the rear wall of the original house by 4m, for which the height would be 4m, and for which the height of the eaves would be 3m.	Little Primrose Portsmouth Road Godalming GU7 2JT	No observation
WA/2025/00086	Godalming Holloway	Erection of a single storey extension.	4 Stockman Barns Ashstead Lane Godalming GU7 1SU	No observation