

**MINUTES AND REPORT OF THE ENVIRONMENT & PLANNING COMMITTEE
HELD ON 13 MARCH 2025**

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

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

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

528. MINUTES

The Minutes of the Meeting held on 20 February 2025 were signed by the Chair as a correct record.

529. APOLOGIES FOR ABSENCE

Apologies for absence were received and recorded as above.

530. 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

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

Mr Justin Langshaw spoke in support of the Farncombe Scouts & Brownies application for Neighbourhood CIL Funding at agenda item 6.

532. QUESTIONS BY MEMBERS

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

533. CIL APPLICATION – BADEN HALL

Members considered the Neighbourhood CIL application form submitted on behalf of Farncombe Scouts & Brownies (attached to the record minutes) and noted that Scouting is a highly popular pursuit in Surrey, with most groups having a lengthy waiting list. Farncombe is no different. Over 100 children benefit from the various Scouting and Guiding sections at different age groups that are homed at Baden Hall.

Members were concerned that Baden Hall is at a turning point in its state of decline and that if some of the key issues are not soon arrested, in the medium term it is possible that it will signal the end of Scouting and Guiding in Farncombe. This would have an adverse impact on families who would benefit from this key activity of many young people's lives.

Members noted that due to development, Farncombe has suffered the loss of 3 community halls in the last 10 years and that the use of the Broadwater Youth & Community Centre is primarily restricted to weekend use.

In providing support for the refurbishment of Baden Hall, Members agreed that the hall should be made available for a variety of activities from leisure fitness to children's parties and an accessible meeting place for community groups.

The applicant also felt that the hall could be made available for community use during the following times:

Weekdays 9am – 4pm
Weekends 9am – 8pm, with the exception of camp weekends when the hall is used for processing and loading/unloading equipment.

Members noted that the cost of refurbishing Baden Hall is a significant cost that Farncombe Scouts and Brownies are unlikely ever to be able to meet alone and that is the main motivation for seeking Neighbourhood CIL funding.

Members were concerned that the indicated costs were over 6 months old and would likely be nearer to 12 months old before any works would begin. As such, having regard to construction work inflation that has previously affected GTC's own projects, Members requested that the project costs be confirmed and that the recommendation to Full Council be caveated so that Full Council may, if it feels it appropriate, revise the recommended amount to enable the project to progress with the confidence that it can be completed within the available funds.

Members of the Environment & Planning committee resolved to make the following recommendations to Full Council:

- a. **Full Council resolved to agree an award of £134,188 of Neighbourhood Community Infrastructure Levy Funds to the Farncombe Scouts & Brownies (FS&B) in support of the refurbishment of Baden Hall. The recommended level of award to be reviewed by Full Council in light of any updated costs received prior to 1 May 2025.**
- b. **Any letter of offer should include the following additional conditions:**
 - i. **The level of award will be reduced by the amount of any funding received for this project from other external sources including the Your Fund Surrey or from the Community Foundation for Surrey.**
 - ii. **Payments from Godalming Town Council (GTC) to the Baden Hall/FS&B account to be paid on receipt of the contractor's invoice. The percentage of any invoice payable by GTC to be at the same ratio of Neighbourhood CIL funding versus total project costs, up to the maximum of the CIL award.**
 - iii. **Baden Hall/FS&B are to acknowledge the funding support provided by GTC by way of a dedication plaque placed on the exterior elevation of the building facing Tottenham Road.**
 - iv. **An information board/sign is to be displayed on the exterior elevation of the building facing Tottenham Road that provides information on how to hire the Baden Hall.**

534. 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/2025/00309 – TANGLEWOOD 13 BRAEMAR CLOSE GODALMING GU7 1SA

Erection of extensions and alterations including link extension with alterations to garage/store to provide habitable accommodation; dormer extensions and installation of rooflights to provide habitable accommodation in roof space.

Members raised no objections to this application.

WA/2025/00301 - 48-56 HIGH STREET, GODALMING, GU7 1DY

Construction of second and third floor extensions to existing commercial building to provide 9 residential units with refuse and cycle storage and shared roof top amenity space; external alterations to commercial floors.

Members of the Environment & Planning Committee object to this application on the following grounds:

- a. Overdevelopment by way of the bulk, scale and mass that is overbearing and harmful to the character of the conservation area.
- b. Lack of amenity by way of natural light within habitable rooms
- c. Not in accord with the Godalming & Farncombe Neighbourhood Plan Policy GOD6 for the provision of residential parking for development within the Town Centre area.

535. PLANNING APPLICATIONS – SUBJECTED TO AMENDMENT

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

536. FARNCOMBE LOCAL STREET IMPROVEMENT EARLY ENGAGEMENT

Members noted the Farncombe Local Street Improvement Early Engagement Report from Surrey County Council, which analysed early engagement findings and suggested potential solutions for the Farncombe Local Street Improvements (FLSI) scheme.

Members welcomed the report's main suggestions for the implementation of 20mph zones, pedestrian crossings, and enhanced road safety, along with associated traffic calming measures and public realm improvements.

Additionally, Members of the Environment & Planning Committee believed that GTC should be monitoring the progress of this project over the next two years whilst SCC remains responsible for delivery. Members also felt that GTC should be prepared to advocate for the continuation of funding and delivery of this project to the 'Shadow Unitary Authority' that, as current proposals suggest, will be elected for the Godalming and Farncombe area in May 2026.

In doing so, Members acknowledged that whilst the make-up of the future Unitary is yet to be agreed, it is likely that the 'Shadow Authority' will inherit the majority of the outstanding projects from SCC and the former Borough/District Councils of the new Unitary Authority. Members considered that an important role for Godalming Town Council during the transition from County and Borough to Unitary and potentially Strategic governance arrangements, is to be the strong voice for Godalming and Farncombe to ensure such projects do not get lost, cut or defunded during the transition.

As such, Members recommended that the Local Government Reorganisation (LGR) Task & Finish Group should be asked to establish a 'risk register' of known SCC and WBC infrastructure projects for the Godalming & Farncombe area that could be affected by the reorganisation of those councils.

537. COMMUNICATIONS ARISING FROM THIS MEETING

Members identified no items from this meeting to be publicised.

538. DATE OF NEXT MEETING

The next meeting of the Environment & Planning Committee is scheduled to take place in the Council Chamber on Thursday, 3 April 2025 at 6.30pm.

539. ANNOUNCEMENTS

The Committee Chair informed Members that he had represented Godalming Town Council at the NALC Star Awards presentation at the House of Lords on the 25 February, and whilst the nomination of GTC as a finalist in the Climate Response of the Year category highlighted the exemplary work of this council, it was not GTC's year and congratulations need to go to Exmouth Town Council who were announced as the winner of this year's award. The Chair noted that of the five finalists, GTC was the only one without a dedicated climate response officer.

GODALMING TOWN COUNCIL

ENVIRONMENT & PLANNING – SCHEDULE OF PLANNING APPLICATIONS – 11 FEBRUARY 2025-3 MARCH 2025

<u>Ref</u>	<u>Ward</u>	<u>Proposal</u>	<u>Site Address</u>	<u>GTC Observations</u>
WBC Weekly List 25/07				
WA/2025/00282	Godalming Central & Ockford	Application under Section 73 to vary condition 19 of WA/2023/01048 (limits the noise levels from air source heat pumps) to allow an increase of noise level details.	Woodside Park Catteshall Lane Godalming	No observation
WA/2025/00263	Godalming Central & Ockford	Certificate of Lawfulness under Section 192 for dormer extension, installation of roof lights and alterations to fenestrations on South-West and North West elevations.	42 Ockford Ridge Godalming GU7 2NR	No observation
WA/2025/00279	Godalming Central & Ockford	Erection of two storey building for mixed residential and commercial use following demolition of existing single storey commercial building.	Workshop Bridge Mews Bridge Street Godalming	No observation
WA/2025/00273	Godalming Central & Ockford	Construction of a dropped kerb and associated works.	27 Portsmouth Road Godalming GU7 2JU	No observation
WA/2025/00266	Godalming Holloway	Erection of an outbuilding following demolition of existing outbuilding.	Whitfell 85 Busbridge Lane Godalming GU7 1QQ	No observation
CA/2025/00250		MUNSTEAD CONSERVATION AREA WORKS TO TREES	Munstead Wick Heath Lane Godalming GU7 1UN	No observation
CA/2025/00275		OCKFORD ROAD CONSERVATION AREA REMOVAL OF TREE	110 Ockford Road Godalming GU7 1RG	No observation
WBC Weekly List 25/08				
TM/2025/00323	Godalming Binscombe & Charterhouse	APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 07/07	8 Mark Way Godalming GU7 2BE	No observation

<u>Ref</u>	<u>Ward</u>	<u>Proposal</u>	<u>Site Address</u>	<u>GTC Observations</u>
WA/2025/00301	Godalming Central & Ockford	Construction of second and third floor extensions to existing commercial building to provide 9 residential units with refuse and cycle storage and shared roof top amenity space; external alterations to commercial floors.	48-56 High Street Godalming GU7 1DY	See below
		Godalming Town Council objects to this application on the following grounds: <ul style="list-style-type: none"> Overdevelopment by way of the bulk, scale and mass that is overbearing and harmful to the character of the conservation area. Lack of amenity by way of natural light within habitable rooms Not in accord with the Godalming & Farncombe Neighbourhood Plan Policy GOD6 for the provision of residential parking for development within the Town Centre area. 		
WA/2025/00294	Godalming Central and Ockford	Application under S73 to vary condition 18 (approved plans) of WA/2022/00912 to allow alterations to elevations and parking arrangements.	Former Ingram & Glass Ltd Catteshall Lane Godalming GU7 1LB	No observation
WA/2025/00320	Godalming Holloway	Certificate of Lawfulness under Section 192 for erection of a single storey extension and demolition of existing conservatory.	60 Fox Dene Godalming GU7 1YQ	No observation
WA/2025/00309	Godalming Holloway	Erection of extensions and alterations including link extension with alterations to garage/store to provide habitable accommodation; dormer extensions and installation of roof lights to provide habitable accommodation in roof space.	Tanglewood 13 Braemar Close Godalming GU7 1SA	No Objection
CA/2025/00330		OCKFORD ROAD CONSERVATION AREA REMOVAL OF TREE	Ashbrook 102a Ockford Road Godalming GU7 1RG	No observation
WBC Weekly List 25/09				
WA/2025/00390	Godalming Binscombe & Charterhouse	Certificate of Lawfulness under Section 192 for alterations to roof space to provide habitable accommodation including dormer and roof lights.	28 Farncombe Hill Godalming GU7 2AU	No observation
WA/2025/00366	Godalming Binscombe & Charterhouse	Alterations to detached garage to provide additional habitable accommodation.	54 Silo Drive Farncombe Godalming GU7 3NX	No observation

Ref	Ward	Proposal	Site Address	GTC Observations
PRA/2025/00343	Godalming Binscombe & Charterhouse	Erection of a single storey rear extension which would extend 4m beyond the rear wall of the original house for which the height would be 2.91m and for which the height of the eaves would be 2.46m.	54 Silo Drive Farncombe Godalming GU7 3NX	No observation
WA/2025/00372	Godalming Central & Ockford	Listed Building Consent for replacement of existing roof.	Nos 61 63 65 & 65A High Street Godalming	No observation
WA/2025/00344	Godalming Central & Ockford	Application under Section 73 to vary Condition 1 (approved plans) of WA/2022/00924 to allow for changes to fenestration on ground floor South elevation, retention of existing bay window and erection of a porch.	9 Scizdons Climb Godalming GU7 1NL	No observation
TM/2025/00336	Godalming Central & Ockford	APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 25/07	Headley Lodge Ockford Road Godalming GU7 1QP	No observation
WA/2025/00374	Godalming Farncombe & Catteshall	Erection of an orangery.	7 Bramswell Road Farncombe Godalming GU7 3JH	No observation
WA/2025/00350	Godalming Farncombe & Catteshall	Erection of two semi-detached dwellings with parking and amenity space and solar PV array on roofs; demolition of existing mixed use commercial building.	23A Bourne Road Farncombe Godalming GU7 3NL	No observation
CA/2025/00335		OCKFORD ROAD CONSERVATION AREA WORKS TO TREE	Headley Lodge Ockford Road Godalming GU7 1QP	No observation