

**MINUTES AND REPORT OF THE ENVIRONMENT & PLANNING COMMITTEE
HELD ON 3 APRIL 2025**

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

- | | |
|-----------------------|-------------------------|
| * Councillor Adam | * Councillor Holliday |
| 0 Councillor Clayton | * Councillor Martin |
| 0 Councillor Crowe | * Councillor PMA Rivers |
| 0 Councillor C Downey | * Councillor Steel |
| * 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

556. MINUTES

The Minutes of the Meeting held on 13 March 2025 were signed by the Chair as a correct record.

557. APOLOGIES FOR ABSENCE

Apologies for absence were received and recorded as above.

558. 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

559. 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.

560. QUESTIONS BY MEMBERS

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

561. 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/2025/00398 LAND AT REAR OF 27 PEPPERHAROW ROAD GODALMING
Erection of 2 semi-detached dwellings with garden sheds/cycle store associated parking and landscaping following demolition of 2 existing outbuildings.

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

Surface Water Drainage and Flood Risk (NPPF 2024, para 182; Local Plan Policy DM1)

The application site lies within Flood Zone 2, indicating medium flood risk. Although the submitted Flood Risk Assessment acknowledges this designation, no surface water drainage strategy has been submitted, despite the site's location near Hell Ditch and the River Wey.

The Lead Local Flood Authority (LLFA) has issued a formal objection stating:

"The Applicant has not considered the surface water flood risk to and from the site and has not suggested appropriate mitigation measures..." (LLFA Ref: WA-25-0276-NS, 14/03/2025).

This omission is contrary to paragraph 182 of the NPPF, which requires the integration of sustainable drainage systems (SuDS) in all major developments, particularly those in flood-prone areas.

Council Position: The Council objects due to the absence of a surface water drainage strategy and inadequate assessment of flood risk mitigation, contrary to both national and local policy.

Biodiversity and Net Gain (Environment Act 2021; Local Plan Policy NE1)

Although an Ecological Impact Assessment was provided, the accompanying Biodiversity Net Gain (BNG) Assessment demonstrates a net loss of biodiversity units. The applicant proposes to meet the statutory 10% requirement through off-site credits, rather than on-site enhancements.

This is a missed opportunity to deliver genuine biodiversity benefits on a site adjacent to woodland and green corridors.

Council Position: The Council objects to the reliance on off-site credits and recommends that biodiversity net gain be achieved through on-site enhancements in accordance with Policy NE1 and the Environment Act 2021.

Overdevelopment and Local Character (NPPF Section 12; Local Plan Policy TD1; Neighbourhood Plan Policy GOD5(a))

This application constitutes backland development, introducing two dwellings in a location behind the main frontage of Peperharow Road. Access is restricted and shared with existing dwellings, and the proposal introduces built form into a currently open plot.

The development does not align with Policy GOD5(a) of the Godalming & Farncombe Neighbourhood Plan, which states:

"All development shall not significantly adversely impact on the amenity of neighbours, and shall be sympathetic to the scale, mass, height and form of the neighbouring properties".

The proposal adversely impacts on the amenity of neighbouring property by way of the bulk, scale and mass of the development and also fails to preserve the linear Edwardian and Victorian character of the street and represents a form of intensification that is out of keeping with its immediate surroundings.

Council Position: The Council objects on the basis that the proposal fails to respect the local character and conflicts with **Neighbourhood Plan Policy GOD5(a)**.

Residential Amenity (Local Plan Policy DM5)

The proposed dwellings are situated in close proximity to existing residential properties. No detailed analysis has been submitted regarding potential overlooking, overshadowing, or loss of privacy.

Given the constrained nature of the site, and the backland location, this raises concerns about harm to residential amenity.

Council Position: The Council objects to the proposal due to potential adverse impacts on residential amenity, which have not been properly assessed or mitigated.

Climate and Sustainability (Local Plan Policies CC1–CC3)

While a Sustainability Statement has been submitted, it lacks specific commitments to renewable energy generation, rainwater harvesting, or SuDS. In light of Waverley’s adopted Climate Change and Sustainability SPD, this application does not demonstrate a sufficient standard of low-carbon or climate-resilient design.

Council Position: The Council objects on the grounds that the proposal does not meet local climate and sustainability expectations, and should be revised to incorporate active measures for energy efficiency, surface water management, and low-impact design.

Conclusion

Godalming Town Council **objects** to this application on the following grounds:

Issue	Reason for Objection
Flood Risk and Drainage	No drainage strategy submitted; LLFA objection; site in Flood Zone 2.
Biodiversity	Reliance on off-site credits for BNG; lack of on-site ecological enhancement.
Local Character	Incompatible with Neighbourhood Plan Policy GOD5(a); backland intensification.
Residential Amenity	Overlooking and privacy impacts unassessed.
Climate and Sustainability	Failure to meet local expectations for low-carbon, resilient development.

Unless and until these substantive matters are addressed through revised plans and additional information, the Council recommends that **Waverley Borough Council refuses this application.**

WA/2025/00413 FRANCISCAN CENTRE, LADYWELL CONVENT, ASHTEAD LANE, GODALMING, GU7 1ST
Installation of 2 no. Tipis and associated toilet block on a permanent base.

No observation made

CA/2025/00534 MAGNA RIVERSIDE, FLAMBARD WAY, GODALMING
CA Notification Magna Riverside, Flambard Way, Godalming regarding the proposed tree works at Magna Riverside within the Godalming Conservation Area.

Godalming Town Council **objects to the above application (WA/2025/00534)** for tree works in the Godalming Conservation Area, based on the following material planning considerations:

Impact on the Conservation Area

The proposed removal of a mature tree within the Godalming Conservation Area fails to demonstrate how the special character or appearance of the area will be preserved or enhanced. The application provides no visual or landscape assessment to justify the loss of this tree, contrary to the expectations set out under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Lack of Arboricultural Justification

No arboricultural report, tree condition survey or professional assessment has been provided to support the removal. In the absence of evidence indicating disease, structural instability or safety risk, the proposal appears to represent an unjustified loss of established canopy within a sensitive area.

No Proposed Replanting or Mitigation

The application does not propose a replacement tree or compensatory planting. This is contrary to the National Planning Policy Framework (NPPF, paragraph 131), which encourages local planning authorities to seek opportunities for tree planting and greening in urban areas.

Potential Loss of Biodiversity

The tree may offer habitat for local wildlife, including nesting birds and insects. No consideration is given to the biodiversity impacts, contrary to the duties outlined under the Environment Act 2021, which promotes net biodiversity gain and ecological resilience.

Adverse Effect on Public Amenity

Trees within this location contribute significantly to public amenity, both visually and environmentally. Their removal without sufficient justification or mitigation undermines the quality and sustainability of the townscape, particularly in areas adjacent to the public realm.

Request for Site Visit and Further Information

Godalming Town Council respectfully requests that the Waverley Borough Council Tree Officer conducts a site inspection to assess the condition of the tree and its significance to the wider conservation area. Should the tree be found to be structurally sound, we recommend the application be refused

Conclusion:

Godalming Town Council strongly urges the Local Planning Authority to refuse this application in its current form. The removal of the tree is not supported by sufficient evidence, offers no ecological or visual mitigation, and fails to comply with national and local planning guidance concerning conservation areas, tree protection, and sustainable development.

562. PLANNING APPLICATIONS – SUBJECTED TO AMENDMENT

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

563. UPDATE ON GODALMING GATEWAY

Members received an update on the Godalming Gateway project from Mr Thomas Lankester Sustainable Transport Projects Officer, Waverley Borough Council. Members thanked Mr Lankester for a very useful and informative presentation. Members highlighted that the communication around the projects could be clearer. Whilst it is appreciated that this project is being done in phases, without an overall picture of the completed scheme, residents are questioning the benefit of individual phases that are currently standing in isolation. Additionally, Members expressed concern about the apparent lack or very short notice regarding works along the A3100 and requested that the amount of notice is increased. Mr Lankester agreed to feed this back to the WBC & SCC communications teams.

564. CIL APPLICATION – FARNCOMBE CRICKET CLUB

Members of the Environment & Planning Committee resolved to agree to recommend to Full Council an award of £12,000 from the Neighbourhood Community Infrastructure Levy fund to Farncombe Cricket Club in support of the refurbishment of the Cricket Nets and playing surface located at Broadwater Park.

Members considered the Neighbourhood CIL application form submitted on behalf of Farncombe Cricket Club (FCC) (attached to the record minutes) and noted that because of the growth of the club, the usage of the nets area has grown to the point that during the summer months they are used every day for extended periods. Consequently, the surface is wearing out and the nets are also breaking down through snagging and exposure to the weather elements.

Members were informed that the works to the nets and playing area, which will involve the lifting of the surface to enable the foundations to be repaired before a new surface is laid by an England & Wales Cricket Board (ECB) approved supplier, will be undertaken after the end of the 2025 season. The cost of the works is estimated at £19,917. The improved practice facilities will enable the club to continue to provide high quality sports facilities to the local community.

Members also noted that as a forward-looking, ambitious community sports club, in addition to improvements to the practice facilities, over the next 24 months FCC is hoping to build upon the recent work to improve and expand the changing facilities. This will involve updating and improving the pavilion to make it a more welcoming environment. FCC is working with the ECB to secure a of grant £10K alongside £20K interest free loan (repayable over 5 years) towards the pavilion improvement project that is expected to be in the region of £43K.

565. MUNSTEAD WOOD

Members agreed that Cllr Williams should accompany the Town Clerk to meet with representatives of Munstead Wood and the Winkworth Arboretum in order to explore options around the questions of access and transport from Godalming to Munstead Wood and Winkworth Arboretum with the aim of finding a workable outcome that could benefit the Godalming-wide Jekyll associations, encouraging footfall to the Town and support active travel options.

566. GREAT BIG GREEN WEEK 2025

Members expressed support for the national 'Great Big Green Week 2025' which is being held between 7-15 June 2025. In doing so Members noted that this week falls between two significant town events, the Town Show (7 June) and ChoirBLAST (14 June) and that whilst there may not be a single large-scale event in Godalming, there will be a number of smaller, focussed events in the town, and the wider Waverley area during the Great Big Green Week.

Additionally, Members noted that Waverley Borough Council aims to provide a co-ordinated focus on events and activities across the borough and that GTC's Community & Communications Officer will be attending a meeting with WBC and other interested parties and will report back to this committee on how or to what level GTC might be able to promote and/or support Great Big Green Week Events in the Godalming area.

567. COMMUNICATIONS ARISING FROM THIS MEETING

Members identified no items from this meeting to be publicised.

568. DATE OF NEXT MEETING

The next meeting of the Environment & Planning Committee is scheduled to take place in the Council Chamber on Thursday, 24 April 2025 at 6.30pm.

569. ANNOUNCEMENTS

There were no announcements.

GODALMING TOWN COUNCIL

ENVIRONMENT & PLANNING – SCHEDULE OF PLANNING APPLICATIONS – 4 MARCH 2025-24 MARCH 2025

<u>Ref</u>	<u>Ward</u>	<u>Proposal</u>	<u>Site Address</u>	<u>GTC Observations</u>
WBC Weekly List 25/10				
WA/2025/00402	Godalming Binscombe & Charterhouse	Erection of extensions and alterations including dormer extension to provide additional habitable accommodation in roof space.	57 Furze Lane Farncombe Godalming GU7 3NP	No Observation
WA/2025/00398	Godalming Binscombe & Charterhouse	Erection of 2 semi-detached dwellings with garden sheds/cycle store, associated parking and landscaping following demolition of 2 existing outbuildings.	Land at Rear of 27 Peperharow Road Godalming	See observation below

Godalming Town Council **Objects** (WA/2025/00398) to this application for the following reasons:

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The application site lies within Flood Zone 2, indicating medium flood risk. Although the submitted Flood Risk Assessment acknowledges this designation, no surface water drainage strategy has been submitted, despite the site’s location near Hell Ditch and the River Wey.

The Lead Local Flood Authority (LLFA) has issued a formal objection stating:

“The Applicant has not considered the surface water flood risk to and from the site and has not suggested appropriate mitigation measures...” (LLFA Ref: WA-25-0276-NS, 14/03/2025).

This omission is contrary to paragraph 182 of the NPPF, which requires the integration of sustainable drainage systems (SuDS) in all major developments, particularly those in flood-prone areas.

Council Position: The Council objects due to the absence of a surface water drainage strategy and inadequate assessment of flood risk mitigation, contrary to both national and local policy.

Biodiversity and Net Gain (Environment Act 2021; Local Plan Policy NE1)

Although an Ecological Impact Assessment was provided, the accompanying Biodiversity Net Gain (BNG) Assessment demonstrates a net loss of biodiversity units. The applicant proposes to meet the statutory 10% requirement through off-site credits, rather than on-site enhancements.

This is a missed opportunity to deliver genuine biodiversity benefits on a site adjacent to woodland and green corridors.

<u>Ref</u>	<u>Ward</u>	<u>Proposal</u>	<u>Site Address</u>	<u>GTC Observations</u>
				<p>Council Position: The Council objects to the reliance on off-site credits and recommends that biodiversity net gain be achieved through on-site enhancements in accordance with Policy NE1 and the Environment Act 2021.</p> <p>Overdevelopment and Local Character (NPPF Section 12; Local Plan Policy TD1; Neighbourhood Plan Policy GOD5(a))</p> <p>This application constitutes backland development, introducing two dwellings in a location behind the main frontage of Peperharow Road. Access is restricted and shared with existing dwellings, and the proposal introduces built form into a currently open plot.</p> <p>The development does not align with Policy GOD5(a) of the Godalming and Farncombe Neighbourhood Plan, which states:</p> <p>“All development shall not significantly adversely impact on the amenity of neighbours, and shall be sympathetic to the scale, mass, height and form of the neighbouring properties”.</p> <p>The proposal adversely impacts on the amenity of neighbouring property by way of the bulk, scale and mass of the development and also fails to preserve the linear Edwardian and Victorian character of the street and represents a form of intensification that is out of keeping with its immediate surroundings.</p> <p>Council Position: The Council objects on the basis that the proposal fails to respect the local character and conflicts with Neighbourhood Plan Policy GOD5(a).</p> <p>Residential Amenity (Local Plan Policy DM5)</p> <p>The proposed dwellings are situated in close proximity to existing residential properties. No detailed analysis has been submitted regarding potential overlooking, overshadowing, or loss of privacy.</p> <p>Given the constrained nature of the site, and the backland location, this raises concerns about harm to residential amenity.</p> <p>Council Position: The Council objects to the proposal due to potential adverse impacts on residential amenity, which have not been properly assessed or mitigated.</p> <p>Climate and Sustainability (Local Plan Policies CC1–CC3)</p> <p>While a Sustainability Statement has been submitted, it lacks specific commitments to renewable energy generation, rainwater harvesting, or SuDS. In light of Waverley’s adopted Climate Change and Sustainability SPD, this application does not demonstrate a sufficient standard of low-carbon or climate-resilient design.</p> <p>Council Position: The Council objects on the grounds that the proposal does not meet local climate and sustainability expectations and should be revised to incorporate active measures for energy efficiency, surface water management, and low-impact design.</p>

<u>Ref</u>	<u>Ward</u>	<u>Proposal</u>	<u>Site Address</u>	<u>GTC Observations</u>
Conclusion				
Godalming Town Council objects to this application on the following grounds:				
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Local Character	Incompatible with Neighbourhood Plan Policy GOD5(a); backland intensification.			
Residential Amenity	Overlooking and privacy impacts unassessed.			
Climate and Sustainability	Failure to meet local expectations for low-carbon, resilient development.			
Unless and until these substantive matters are addressed through revised plans and additional information, the Council recommends that Waverley Borough Council refuses this application.				
TM/2025/00438	Godalming Binscombe & Charterhouse	APPLICATION FOR WORKS TO AND REMOVAL OF TREES SUBJECT OF TREE PRESERVATION ORDER 33/06	Cariad Knoll Road Godalming GU7 2EL	No Observation
WA/2025/00434	Godalming Central & Ockford	Certificate of Lawfulness under Section 192 for dormer extension and installation of roof lights to provide habitable accommodation in roof space; installation of first floor window to south elevation.	27 Coopers Rise Godalming GU7 2NH	No Observation
WA/2025/00441	Godalming Central & Ockford	Erection of retaining wall and boundary fencing together with installation of vehicle and pedestrian entrance gates and associated works.	Langham Park Catteshall Lane Godalming	No Observation
WA/2025/00416	Godalming Central & Ockford	Erection of extensions and alterations.	18 Franklyn Road Godalming GU7 2LD	No Observation
WA/2025/00421	Godalming Farncombe & Catteshall	Erection of a side extension following demolition of conservatory.	14 Brocks Close Godalming GU7 1NA	No Observation

<u>Ref</u>	<u>Ward</u>	<u>Proposal</u>	<u>Site Address</u>	<u>GTC Observations</u>
WA/2025/00445	Godalming Farncombe & Catteshall	Erection of two storey extensions and alterations and erection of a detached garage.	Fircot Catteshall Road Godalming GU7 1LR	No Observation
WA/2025/00442	Godalming Farncombe & Catteshall	Certificate of Lawfulness under Section 192 for hip to gable and dormer extensions with installation of roof lights to provide habitable accommodation in roof space	Ashleigh Villa 32 George Road Farncombe Godalming GU7 3LS	No Observation
WA/2025/00410	Godalming Holloway	Erection of extensions and alterations including alterations to attached garage to provide habitable accommodation.	29 Maplehatch Close Godalming GU7 1TQ	No Observation
WA/2025/00413	Godalming Holloway	Erection of toilet block and 2 linked tips on decked area.	Ladywell Convent Ashstead Lane Godalming GU7 1ST	No Observation
WBC Weekly List 25/11				
WA/2025/00471	Godalming Binscombe & Charterhouse	Erection of extension and alterations including reconfiguration of cycle and parking spaces and provision of an external play area in association with consented use as a nursery.	Guardian House Borough Road Godalming GU7 2AE	No Observation
WA/2025/00488	Godalming Binscombe & Charterhouse	Certificate of Lawfulness under Section 192 for erection of dormer roof extension.	Dibon Lodge Knoll Road Godalming GU7 2EP	No Observation
WA/2025/00487	Godalming Binscombe & Charterhouse	Erection of an extension and alterations including installation of solar panels and alterations to porch following removal of chimney.	20 Binscombe Lane Farncombe Godalming GU7 3PN	No Observation
WA/2025/00452	Godalming Holloway	Certificate of Lawfulness under Section 192 for alterations to chimney stack.	Little Normanhurst Summerhouse Road Godalming GU7 1PY	No Observation
WA/2025/00461	Godalming Holloway	Erection of extensions and alterations including alterations to roof to provide habitable accommodation in roof space; demolition of single storey elements and detached garage.	Langdale Tuesley Lane Godalming GU7 1SJ	No Observation
NMA/2025/00477	Godalming Holloway	Amendment to WA/2024/01574 to change the windows and the cladding and to keep the existing front door where it resides instead of moving it as per submitted plans.	6 Rectory Close Godalming GU7 1TT	No Observation

<u>Ref</u>	<u>Ward</u>	<u>Proposal</u>	<u>Site Address</u>	<u>GTC Observations</u>
WBC Weekly List 25/12				
WA/2025/00514	Godalming Binscombe & Charterhouse	Extensions and alterations to roof height and existing dormer; installation of rear dormer, Juliette balcony and PV panels.	Weybourne 20 Chalk Road Godalming GU7 3AP	No Observation
WA/2025/00508	Godalming Binscombe & Charterhouse	Certificate of Lawfulness under Section 192 for alterations to existing attached garage to provide habitable accommodation.	7 Hillside Way Godalming GU7 2HN	No Observation
WA/2025/00537	Godalming Binscombe & Charterhouse	Erection of a single storey front extension.	47 Binscombe Crescent Farncombe Godalming GU7 3RA	No Observation
TM/2025/00541	Godalming Binscombe & Charterhouse	APPLICATION FOR REMOVAL OF TREE SUBJECT TO TREE PRESERVATION ORDER WA174	Timbers North Way Charterhouse School Godalming GU7 2RS	No Observation
WA/2025/00525	Godalming Central & Ockford	Certificate of Lawfulness under Section 192 for erection of a single storey extension following demolition of existing extension.	Westacre New Way Godalming GU7 2JH	No Observation
WA/2025/00513	Godalming Central & Ockford	Display of illuminated signage.	Space Station Godalming Surrey Data Park Catteshall Lane Godalming GU7 1LB	No Observation
WA/2025/00544	Godalming Farncombe & Catteshall	Erection of a single storey rear extension following demolition of existing single storey extension.	31 Hare Lane Farncombe Godalming GU7 3EE	No Observation
WA/2025/00533	Godalming Farncombe & Catteshall	Erection of a single storey extension and alterations following demolition of existing conservatory.	18 Blackburn Way Godalming GU7 1JY	No Observation

<u>Ref</u>	<u>Ward</u>	<u>Proposal</u>	<u>Site Address</u>	<u>GTC Observations</u>
NMA/2025/00510	Godalming Holloway	Amendment to WA/2024/02026 The proposed dormer has been extended by 350mm towards the rear façade to accommodate structural requirements. We consider this change to be non-material as it does not alter the sunlight/daylight impact on No. 36 Chestnut Way (the neighbouring property).	38 Chestnut Way Godalming GU7 1TS	No Observation
WA/2025/00517	Godalming Holloway	Erection of single storey extension and alterations.	5 Heathfield Close Godalming GU7 1SL	No Observation
CA/2025/00534		GODALMING AND WEY NAVIGATIONS CONSERVATION AREA REMOVAL OF TREES	Magna Riverside Flambard Way Godalming GU7 1HH	See observation below

CA/2025/00534 MAGNA RIVERSIDE, FLAMBARD WAY, GODALMING

CA Notification Magna Riverside, Flambard Way, Godalming regarding the proposed tree works at Magna Riverside within the Godalming Conservation Area.

Godalming Town Council **objects to the above application (WA/2025/00534)** for tree works in the Godalming Conservation Area, based on the following material planning considerations:

Impact on the Conservation Area

The proposed removal of a mature tree within the Godalming Conservation Area fails to demonstrate how the special character or appearance of the area will be preserved or enhanced. The application provides no visual or landscape assessment to justify the loss of this tree, contrary to the expectations set out under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Lack of Arboricultural Justification

No arboricultural report, tree condition survey or professional assessment has been provided to support the removal. In the absence of evidence indicating disease, structural instability or safety risk, the proposal appears to represent an unjustified loss of established canopy within a sensitive area.

No Proposed Replanting or Mitigation

The application does not propose a replacement tree or compensatory planting. This is contrary to the National Planning Policy Framework (NPPF, paragraph 131), which encourages local planning authorities to seek opportunities for tree planting and greening in urban areas.

Potential Loss of Biodiversity

The tree may offer habitat for local wildlife, including nesting birds and insects. No consideration is given to the biodiversity impacts, contrary to the duties outlined under the Environment Act 2021, which promotes net biodiversity gain and ecological resilience.

<u>Ref</u>	<u>Ward</u>	<u>Proposal</u>	<u>Site Address</u>	<u>GTC Observations</u>
				<p>Adverse Effect on Public Amenity Trees within this location contribute significantly to public amenity, both visually and environmentally. Their removal without sufficient justification or mitigation undermines the quality and sustainability of the townscape, particularly in areas adjacent to the public realm.</p> <p>Request for Site Visit and Further Information Godalming Town Council respectfully requests that the Waverley Borough Council Tree Officer conducts a site inspection to assess the condition of the tree and its significance to the wider conservation area. Should the tree be found to be structurally sound, we recommend the application be refused</p> <p>Conclusion: Godalming Town Council strongly urges the Local Planning Authority to refuse this application in its current form. The removal of the tree is not supported by sufficient evidence, offers no ecological or visual mitigation, and fails to comply with national and local planning guidance concerning conservation areas, tree protection, and sustainable development.</p>