

GODALMING TOWN COUNCIL

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Godalming
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GU7 1AQ

1 August 2025

I HEREBY SUMMON YOU to attend the **ENVIRONMENT & PLANNING COMMITTEE** Meeting to be held in the Council Chamber, Waverley Borough Council, The Burys, Godalming on THURSDAY, 7 AUGUST 2025 at 6.30pm.

Andy Jeffery

Andy Jeffery
Chief Executive Officer

If you wish to speak at this meeting please contact Godalming Town Council on 01483 523575 or email office@godalming-tc.gov.uk

| | |
|---------------------|--|
| Committee Members: | Councillor Kiehl – Chair Councillor Williams – Vice Chair |
| Councillor Adam | Councillor Holliday |
| Councillor Clayton | Councillor Martin |
| Councillor Crowe | Councillor PMA Rivers |
| Councillor C Downey | Councillor PS Rivers |
| Councillor S Downey | Councillor Steel |
| Councillor Duce | Councillor Thomson |
| Councillor Follows | Councillor Weightman |
| Councillor Heagin | |

A G E N D A

1. **MINUTES**

To approve as a correct record the minutes of the meeting of the Committee held on the 17 July 2025, a copy of which has been circulated previously.

2. **APOLOGIES FOR ABSENCE**

3. **DISCLOSABLE PECUNIARY INTERESTS AND OTHER REGISTERABLE INTERESTS**

To receive from Members any declarations of interests in relation to any items included on the agenda for this meeting 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 are preliminary ones prior to consideration at Borough Council level and are based on the evidence and representations to the Town Council.

Councillor PMA Rivers

4. **PETITIONS/STATEMENTS/QUESTIONS FROM MEMBERS OF THE PUBLIC**

The Chair to invite members of the public to make representations, ask or answer questions and give evidence in respect of the business on the agenda or other matters not on the agenda. This forum to be conducted in accordance with Standing Order 5:

- the period of time designated for public participation at a meeting for a maximum of three minutes per person or 15 minutes overall, unless otherwise directed by the Chair of the meeting;
- a question shall not require a response at the meeting nor start a debate on the question. The Chair of the meeting may direct that a written or oral response be given. If a matter raised is one for principal councils or other authorities, the person making representations will be informed of the appropriate contact details.

5. QUESTIONS BY MEMBERS

To consider any questions from Councillors in accordance with Standing Order 6.

6. PLANNING APPLICATIONS – CONSULTATION

The full schedule of planning applications received from the Local Planning Authority since the last meeting is attached for the information of Members along with the Planning Application Summary Report.

7. PLANNING APPLICATIONS – SUBJECTED TO AMENDMENT

Members to consider planning application **WA/2024/02005 - Creation of Shared Pedestrian and Cycle Route through Phillips Memorial Park**, for which amendments have been submitted. Full application can be viewed in the [Waverley Planning Portal](#). Members to note that E&P did not consider the original application as the meeting when it would have come up (7th November) was cancelled.

Recommendation: Members to consider the application in full, weigh public responses, and determine GTC's formal position with recommendations. An Officers report is attached for Members consideration with the following draft recommendations:

Godalming Town Council:

- i. **Recognises** the value of improving active travel infrastructure and supporting climate-resilient mobility.
- ii. **Notes** the significant strength of local objections and ecological concerns, especially those relating to:
 - Floodplain mitigation via meadow excavation;
 - Proximity of route to the Bandstand;
 - Potential risks to biodiversity.
- iii. **Proposes** that consideration should be given to viable alternative designs that:
 - (a) mitigates against the loss of a flood plain,
 - (b) protects against the loss of habitats, damage to land and biodiversity, and
 - (c) supports the continued public safety and enjoyment of the area for non-cyclists.
- iv. **Offers** to host collaborative engagement sessions with residents, the applicant and statutory bodies as appropriate, to seek to co-develop a solution that reflects both technical viability and public acceptance.

8. COMMUNICATIONS ARISING FROM THIS MEETING

Members to identify which matters (if any), discussed at this meeting, are to be publicised.

9. DATE OF NEXT MEETING

The next meeting of the Environment & Planning Committee is scheduled to take place in the Council Chamber on Thursday, 28 August 2025 at 6.30pm.

10. ANNOUNCEMENTS

Brought forward by permission of the Chair. Requests to be submitted prior to commencement of the meeting.

GODALMING TOWN COUNCIL
ENVIRONMENT & PLANNING – SCHEDULE OF PLANNING APPLICATIONS – 8 JULY – 28 JULY 2025

| <u>Ref</u> | <u>Ward</u> | <u>Proposal</u> | <u>Site Address</u> | <u>GTC Observations</u> |
|------------------------------|------------------------------------|--|---|-------------------------|
| WBC Weekly List 25/28 | | | | |
| WA/2025/01360 | Godalming Binscombe & Charterhouse | Application under Section 73 to vary WA/2023/02483 Condition 1 (approved plans) to allow design changes. | 27 Nightingale Road Godalming GU7 2HP | |
| WA/2025/01348 | Godalming Binscombe & Charterhouse | Erection of a single storey extension and alterations to existing garage to provide habitable accommodation. | 12 Robin Hill Godalming GU7 2HL | |
| WA/2025/01343 | Godalming Farncombe & Catteshall | Certificate of Lawfulness under Section 192 to integrate 2 dwellings into a single dwelling. | 2 & 4 Field Place Farncombe Godalming GU7 3LR | |
| WA/2025/01328 | Godalming Farncombe & Catteshall | Erection of a detached garage. | 22 The Oval Farncombe Godalming GU7 3JL | |
| WA/2025/01361 | Godalming Holloway | Erection of a garden gazebo. | Coombe House Ramsden Road Godalming GU7 1QE | |
| WBC Weekly List 25/29 | | | | |
| WA/2025/01389 | Godalming Binscombe & Charterhouse | Erection of single storey extension with raised decking together with creation of vehicular crossover and associated hardstanding. | 27 MANOR GARDENS GODALMING GU7 3LL | |
| WA/2025/01392 | Godalming Central & Ockford | Certificate of Lawfulness under Section 192 for alterations to attached garage to provide habitable accommodation together with installation of bifold doors on eastern elevation. | 21 HOLLY LANE GODALMING GU7 2LP | |

| <u>Ref</u> | <u>Ward</u> | <u>Proposal</u> | <u>Site Address</u> | <u>GTC Observations</u> |
|------------------------------|------------------------------------|---|--|-------------------------|
| WA/2025/01391 | Godalming Farncombe & Catteshall | Certificate of lawfulness under section 192 for alterations to roofspace to provide habitable accommodation including installation of rooflights. | 20 LAMMAS ROAD GODALMING GU7 1YL | |
| WA/2025/01371 | Godalming Holloway | Certificate of lawfulness under section 192 for use of residential outbuilding for purposes ancillary to the host dwelling (annexe used by family member). | 65 MINSTER ROAD GODALMING GU7 1SR | |
| WA/2025/01394 | Godalming Holloway | Installation of balcony with guardrail. | 11 HIGHFIELD HOUSE CROFT ROAD GODALMING GU7 1DL | |
| WA/2025/01393 | Godalming Holloway | Installation of balcony with guardrail. | 10 HIGHFIELD HOUSE CROFT ROAD GODALMING GU7 1DL | |
| WBC Weekly List 25/30 | | | | |
| WA/2025/01407 | Godalming Binscombe & Charterhouse | Certificate of Lawfulness under Section 192 for a single storey rear extension and alteration to elevation together with erection of a front porch; erection of an outbuilding. | 28 SPRING GROVE FARNCOMBE GODALMING GU7 3SS | |
| WA/2025/01452 | Godalming Farncombe & Catteshall | Certificate of Lawfulness under Section 192 for the erection of single storey extensions following demolition of existing conservatory. | 20 LAMMAS ROAD GODALMING GU7 1YL | |
| TM/2025/01438 | Godalming Holloway | APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER GOD16A | TWIN OAKS HAMBLEDON ROAD GODALMING GU7 1PJ | |
| NMA/2025/01454 | Godalming Holloway | Amendment to WA/2024/02026 to add a new side window to the garage gable wall and a rooflight to the front roof slope. | 38 CHESTNUT WAY GODALMING GU7 1TS | |

E&P COMMITTEE REPORT - WA/2024/02005

Proposal: Creation of Shared Pedestrian and Cycle Route through Phillips Memorial Park
Location: Phillips Memorial Park, The Burys, Godalming

Purpose: To consider the application, originally submitted on 16th October 2024. E&P did not consider the original application as the meeting when it would have come up (7th November) was cancelled. Members are requested to consider the application in full, weigh public responses, and determine GTC's formal position with recommendations.

1. Overview of the Proposal

The application proposes a new shared pedestrian and cycle path connecting The Burys and Borough Road to Catteshall Lane, routed through Phillips Memorial Park. The project forms part of Waverley Borough Council's Local Cycling and Walking Infrastructure Plan (LCWIP), seeking to promote sustainable, inclusive travel and includes:

- A new 3m-wide dedicated cycle path from The Burys to the existing mixed-use path.
- Upgrading the existing shared pedestrian/cycle path to a 4m width using cellweb construction to protect tree roots.
- Alignment with the broader aspiration of promoting active travel and sustainable transport.

The proposal passes close to the Bandstand, Bowling Club, and traverses land known to fall within *Flood Zone 3*, presenting both opportunities and environmental challenges.

2. Summary of Representations

| Response Type | Number of Representations | Key Points Raised |
|---------------|---------------------------|--|
| Objections | Over 60 | Concerns include flood risk, loss of habitat, pedestrian safety, heritage impact, lack of consultation, and cycling near the Bandstand. |
| Support | Over 20 | Supporters cite improved connectivity, encouragement of active travel, environmental benefit of reduced car use, and improved accessibility. |

3. Key Planning Considerations

- a. Flood Risk & Environment Agency Guidance
- The site lies in *Flood Zone 3*, indicating a high probability of fluvial flooding.
 - The Bailey Partnership Flood Risk Assessment (Rev 03, July 2025) confirms that the development may remove 71.63m³ of active floodplain storage due to raised path construction.
 - The consultant proposes excavation within a nearby meadow to offset this loss (FRA, section 4.17), creating compensatory storage.

Concern: While the mitigation may address hydraulic loss of flood storage, local objectors and ecological assessments have raised alarm over:

- Potential damage to habitat and biodiversity.
- Lack of clarity on whether the EA formally *accepts* this solution without qualification.

The claims that the EA “has no objection” should be interpreted cautiously. The agency's *requirement for mitigation* does not imply unconditional support. This area remains sensitive and requires further engagement with ecological consultees and Natural England.

b. Heritage and Landscape Impact

- The route passes near the Godalming Bandstand with objections citing conflict with park users.
- The path's widening and material changes may visually impact the park's character, despite efforts to mitigate surface treatment through no-dig construction.

c. Ecology and Biodiversity

- Although cellweb construction is designed to protect tree roots, objectors raise concerns about:
 - Indirect damage to root systems and ground compaction.
 - Biodiversity loss through proposed meadow excavation.
 - Conflict with the area's biodiversity net gain targets.

Supporting documents propose a *temporary removal and re-laying of turf* in the meadow area; however, this still carries risk and uncertainty in practical ecological restoration.

d. User Conflict and Safety

- The proposed shared-use path along the Bandstand and the central pathway has generated significant public concern, particularly among older residents and those with mobility needs.
- GTC recognises the importance of public safety and balanced recreational use of open space.

4. GTC Alternative Proposal

Godalming Town Council believes an alternative route should be explored that would:

- Avoid cycle traffic *from using the park's central pathway, especially at the Bandstand end of the path.*
- Introduce physical barriers to discourage inappropriate cycling behaviour in sensitive pedestrian areas.
- Retain permeability while addressing public safety, biodiversity, and heritage concerns.

GTC believes that a workable alternative should be found that:

- (a) mitigates against floodplain loss without excavating the meadow,
- (b) protect biodiversity and ecological integrity,
- (c) support public enjoyment and active travel safely.

5. Community Engagement

GTC acknowledges the polarised strength of public feeling. In recognition of this:

- GTC would support and would host and facilitate open meetings with:
 - Local community groups,
 - Statutory consultees,
 - The applicant team.

This seeks to explain the aim of the project, highlight constraints and concerns, and seek to *co-design a solution* that is genuinely inclusive and responsive to the evidence, local voice, and policy compliance.

6. Recommendation

Godalming Town Council:

1. **Recognises the value of improving active travel infrastructure and supporting climate-resilient mobility.**
2. **Notes the significant strength of local objections and ecological concerns, especially those relating to:**
 - **Floodplain mitigation via meadow excavation;**
 - **Proximity of route to the Bandstand;**
 - **Potential risks to biodiversity.**
3. **Proposes that consideration should be given to viable alternative designs that:**
 - **(a) mitigates against the loss of a flood plain,**

- **(b) protects against the loss of habitats, damage to land and biodiversity, and**
 - **(c) supports the continued public safety and enjoyment of the area for non-cyclists.**
- 4. Offers to host collaborative engagement sessions with residents, the applicant and statutory bodies as appropriate to seek to co-develop a solution that reflects both technical viability and public acceptance.**

GODALMING TOWN COUNCIL

Disclosure by a Member¹ of a disclosable pecuniary interest or other registerable interest (non-pecuniary interest) in a matter under consideration at a meeting (S.31 (4) Localism Act 2011 and the adopted Godalming Members' Code of Conduct).

As required by the Localism Act 2011 and the adopted Godalming Members' Code of Conduct, **I HEREBY DISCLOSE**, for the information of the authority that I have [a disclosable pecuniary interest]² [a registerable interest (non-pecuniary interest)]³ in the following matter:-

COMMITTEE:

DATE:

NAME OF COUNCILLOR: _____

Please use the form below to state in which agenda items you have an interest.

| Agenda No. | Subject | Disclosable Pecuniary Interests | Other Registerable Interests (Non-Pecuniary Interests) | Reason |
|------------|---------|---------------------------------|---|--------|
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Signed _____

Dated _____

¹ "Member" includes co-opted member, member of a committee, joint committee or sub-committee

² A disclosable pecuniary interest is defined by the Relevant Authorities (Disclosable Pecuniary Interests) regulations 2012/1464 and relate to employment, office, trade, profession or vocation, sponsorship, contracts, beneficial interests in land, licences to occupy land, corporate tenancies and securities

³ A registerable interest (non-pecuniary interest) is defined by Section 9 of the Godalming Members' Code of Conduct.