

GODALMING TOWN COUNCIL

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12 September 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, 18 SEPTEMBER 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 28 August 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.

The following Question was received from Cllr Holliday:

Noting that Godalming Town Council's (GTC) own climate and nature toolkit states that:

"Encouraging community gardens or allotments reduces the need for imported goods, lowering emissions associated with transportation and industrial agriculture..."

Will the chair reaffirm GTC's commitment to continue operating all its existing allotment sites and that provision will continue to be made for residents looking to become new allotment holders at the site in Peperharow Road? In addition, managing the site in accordance with covenants its predecessor authority agreed, during the appropriation of the land in the early 1950's for use by "... residents who were ready to cultivate these allotments." ?

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, no application has been identified for consideration by Members.

7. PLANNING APPLICATIONS – SUBJECTED TO AMENDMENT

Members to consider planning applications previously considered by this committee for which subsequent amendments have been submitted.

8. UNSTEAD COMMUNITY ENERGY PROJECT – FOLLOW-UP TO PRESENTATION OF 17 JULY 2025

Summary

This report updates Members on the proposed Unstead Community Energy project following the presentation received on 17 July 2025 (Min No 131-25 refers). At that meeting the Committee resolved to support the concept of a hydro-based community energy scheme at Unstead Weir **in principle only**, subject to the receipt of further evidence from the project promoters regarding landowner/regulatory/community engagement. The project is located outside Godalming parish, within Shalford Parish.

The project promoter has since provided copies of correspondence with the Environment Agency, National Trust, Natural England and Community Energy South, together with an outline project timeline and draft Expression of Interest (EOI) template for the Great British Energy Community Fund.

Background

- The scheme proposes a community-owned hydroelectric installation at Unstead Weir on the River Wey.
- The site is split between the Environment Agency (EA) and National Trust (NT) as landowners/managers of the weir structures.
- EA correspondence (2019–2025) confirms that any hydropower development is secondary to the provision of a fish pass, and would require environmental screening, and multiple regulatory consents.
- Community Energy South has advised that projects of this nature normally require a Community Benefit Society (CBS), Community Interest Company (CIC), or similar entity as the applicant body, and significant feasibility expenditure (£30–40k) before viability can be determined.
- The project's promoter has requested that Godalming Town Council be named as the "lead applicant" on an EOI to the Community Energy Fund to seek to access funds for a feasibility assessment.

Considerations

• **Parish Boundaries**

The proposed development is outside Godalming parish and lies within Shalford parish. It is appropriate that Shalford Parish Council is approached as the primary local council stakeholder.

• **Stage of Development**

The scheme is at a conceptual stage only; no feasibility study has been undertaken, no legal entity formed, and no community governance structures established.

• **Risk and Commitment**

To allow GTC's name to be used as "lead applicant" in an EOI would risk implying formal sponsorship or liability for a project outside its jurisdiction, contrary to the resolution of 17 July.

• **Community Benefit**

While the project could deliver renewable energy and community benefit if viable, the promoter has not yet demonstrated:

- structured local community engagement;
- confirmed offtake users for generated power; or
- a mechanism for revenue distribution.

• **Next Steps**

The promoters are scheduled to present to Shalford Parish Council in September 2025. It is logical that Shalford PC takes the lead role in determining whether to co-sponsor feasibility work.

Options for GTC

- a. **Endorse EOI lead role** – Not recommended, given risks, parish boundaries and lack of feasibility evidence.
- b. **Continue "support in principle"** – Maintain GTC's current position: encourage promoters to work with Shalford PC and return with evidence of feasibility, governance, and necessary consents.
- c. **Withdraw all support** – A stronger stance but would be inconsistent with GTC's general support for community sustainability initiatives.

Recommendation

It is recommended that the Committee:

- a. **Reaffirm Min No 131-25** – GTC supports the principle of exploring a hydro-based community energy project at Unstead Weir but will not commit to any legal or financial involvement at this stage.

- b. **Decline the request to be named as “lead applicant”** in any Expression of Interest or funding application. Instead, GTC may be referenced as an interested council which has noted the project in principle and awaits further evidence.
- c. **Encourage the promoters to secure the formal support of Shalford Parish Council** as the host parish and to provide:
 - confirmation of EA/NT agreement in principle;
 - details of intended governance arrangements (CBS, CIC etc.); and
 - evidence of wider community engagement.
- d. **Request that Officers monitor the outcome of Shalford Parish Council’s deliberations** in September 2025 and bring a further report back to Members should substantive progress be demonstrated.

9. COMMUNICATIONS ARISING FROM THIS MEETING

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

10. DATE OF NEXT MEETING

The next meeting of the Environment & Planning Committee is scheduled to take place in the Council Chamber on Thursday, 9 October 2025 at 6.30pm.

11. 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 – 19 AUGUST – 8 SEPTEMBER 2025

| <u>Ref</u> | <u>Ward</u> | <u>Proposal</u> | <u>Site Address</u> | <u>GTC Observations</u> |
|------------------------------|------------------------------------|--|--|-------------------------|
| WBC Weekly List 25/34 | | | | |
| WA/2025/01585 | Godalming Binscombe & Charterhouse | Erection of a detached office and reception for commercial garage. | Southern Autos Charterhouse Road Godalming GU7 2AH | |
| TM/2025/01606 | Godalming Binscombe & Charterhouse | APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 02/04 | 9 Dormers Close Godalming GU7 2QX | |
| WA/2025/01612 | Godalming Central & Ockford | Application for Advertisement Consent to display non illuminated signage consisting of fascia signs, window vinyl signs and two projecting signs. | Fatface 54-56 High Street Godalming GU7 1DY | |
| WA/2025/01611 | Godalming Central & Ockford | Repair and refurbishment of shop front and new signage. | Fatface 54-56 High Street Godalming GU7 1DY | |
| WA/2025/01597 | Godalming Holloway | Erection of extensions and alterations together with increase in roof ridge height, installation of dormers and associated works to provide habitable accommodation following demolition of existing garage. | 75 Minster Road Godalming GU7 1SR | |
| TM/2025/01621 | Godalming Holloway | APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 09/12 | Land Behind 5 Alvernia Close Godalming GU7 1YJ | |
| WBC Weekly List 25/35 | | | | |
| WA/2025/01636 | Godalming Holloway | Certificate of Lawfulness under Section 192 for installation of new garage side window and replacement of existing garage door with a window; installation of a rooflight (north-facing roof slope). | 38 Chestnut Way Godalming GU7 1TS | |
| NMA/2025/01660 | Godalming Farncombe & Catteshall | Amendment to WA/2024/01438 - Elevations alterations and corrections. and addition of solar photovoltaic panels to the roof. | 15 Owen Road 21 Farncombe Street Godalming | |

| <u>Ref</u> | <u>Ward</u> | <u>Proposal</u> | <u>Site Address</u> | <u>GTC Observations</u> |
|------------------------------|------------------------------------|---|---|--------------------------------|
| PRA/2025/01654 | Godalming Binscombe & Charterhouse | The erection of a single storey rear extension which would extend beyond the rear wall of the original house by 4.00 m, for which the height would be 3.70 m, and for which the height of the eaves would be 2.50 m. | 13 Binscombe Crescent Farncombe Godalming GU7 3RA | |
| NMA/2025/01625 | Godalming Central & Ockford | Amendment of WA/2021/0122 the design of two patio doors on Flat Block A to reflect technical design requirements. | Site C, Regeneration Area Ockford Ridge Godalming GU7 2NQ | |
| NMA/2025/01624 | Godalming Binscombe & Charterhouse | Amendment to WA/2021/02275 Adjustment of Bin Pick-up Area for the Greenmantle development is to the rear of Plot 4. There is currently an existing hard-standing surface to the base of T5 which will be utilised as part of the bin collection area. | Green Mantle Charterhouse Road Godalming GU7 2AQ | |
| WA/2025/01636 | Godalming Holloway | Certificate of Lawfulness under Section 192 for installation of new garage side window and replacement of existing garage door with a window; installation of a rooflight (north-facing roof slope). | 38 Chestnut Way Godalming GU7 1TS | |
| NMA/2025/01660 | Godalming Farncombe & Catteshall | Amendment to WA/2024/01438 - Elevations alterations and corrections. and addition of solar photovoltaic panels to the roof. | 15 Owen Road 21 Farncombe Street Godalming | |
| PRA/2025/01654 | Godalming Binscombe & Charterhouse | The erection of a single storey rear extension which would extend beyond the rear wall of the original house by 4.00 m, for which the height would be 3.70 m, and for which the height of the eaves would be 2.50 m. | 13 Binscombe Crescent Farncombe Godalming GU7 3RA | |
| WBC Weekly List 25/35 | | | | |
| TM/2025/01685 | Godalming Binscombe & Charterhouse | APPLICATION FOR WORKS TO AND REMOVAL OF TREES SUBJECT OF TREE PRESERVATION ORDER 41/99 | 6 Hillside Way Godalming GU7 2HN | |
| WA/2025/01680 | Godalming Central & Ockford | Installation of entrance door to upper units and replacement door to ground floor unit with associated works. | 87 High Street Godalming GU7 1AP | |

| <u>Ref</u> | <u>Ward</u> | <u>Proposal</u> | <u>Site Address</u> | <u>GTC Observations</u> |
|-------------------|--------------------|---|---|--------------------------------|
| WA/2025/01664 | Godalming Holloway | Erection of a single storey extension together with alterations to roofspace including dormer to provide additional habitable accommodation; erection of an outbuilding and external staircase. | 56 Town End Street Godalming GU7 1BH | |
| TM/2025/01675 | Godalming Holloway | APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 14/06 | 31 College Hill Godalming GU7 1YA | |
| WA/2025/01691 | Godalming Holloway | Erection of a two storey extension with covered walkway and erection of a porch following demolition of existing garage. | Galway The Avenue Godalming GU7 1PE | |
| CA/2025/01669 | | MUNSTEAD CONSERVATION AREA WORKS TO TREES | Munstead Wood Hut Brighton Road Godalming GU7 1XA | |

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.