

MINUTES AND REPORT OF THE ENVIRONMENT & PLANNING COMMITTEE HELD ON 18 SEPTEMBER 2025

- * Councillor Kiehl – Chair
- * Councillor Williams – Vice Chair

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

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

277. MINUTES

The Minutes of the Meeting held on 28 August 2025 were signed by the Chair as a correct record.

278. APOLOGIES FOR ABSENCE

Apologies for absence were received and recorded as above.

279. 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

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

The following question had been received from a member of the public in advance of the meeting, in accordance with Standing Order No 4.

From Ann Gooding – A resident of Godalming.

I am unable to attend the council meeting on the 18 September, and will be away when the agenda is published, so my comments may not fully hit the mark, however I do want to express my concerns regarding proposed changes to the availability of the allotments on Peperharow Road.

Many years ago I wanted to apply for an allotment on the road, but was told that there was a 10 year waiting list, and I know that my neighbours waited many years to get one - unhappily one became vacant just before they moved out of the area. Consequently, they did not take the plot on, and I took on an allotment some distance away in Compton. As I am now the Treasurer of the Compton allotments, I know that there are a number of people living on Peperharow Road, or adjacent roads, who have an allotment at Compton.

I now understand that the waiting list for the PHR allotment has been closed. This seems foolish when there is clearly a desire for local allotments.

A couple of years ago I was speaking to allotment holders at the Burys Fields who expressed their concern that the allotments were not fully utilised or cared for - in part because they had been told the waiting list was closed and poor management by the council meant that some current plot holders were leaving their plots untended and running wild. I approached the council with my concerns and am delighted to see that the allotments there are now much more vibrant and look cared for and used on a regular basis by both allotment holders and toddlers as part of their daily activity.

In both cases the lack of active management of the allotments, and the apparent closure of the waiting lists has had a detrimental effect on the current plot holders, and those who would like to take on a plot.

Allotments can be an important part of the community, bringing people from all backgrounds together, both to grow their own food & flowers, and to work together on a wide variety of group projects to benefit the local community (like community orchards, hosting harvest festivals and play/discovery areas for toddlers etc...). There is also an increasing awareness even within conventional medicine, that daily contact with nature and the soil has a measurable impact on both mental and physical wellbeing. In fact, nature-based activities are now being prescribed as a treatment for anxiety and depression.

I understand that there is a submission that these allotments will cease to be maintained as allotments but will be left to revert to their "natural" state (which will still need input to prevent hedges and boundary trees adversely affecting neighbouring properties). However, with proper management, biodiversity can be maintained/increased without losing this valuable asset as an allotment, and I hope that this will be the case here.

Response from the Chair:

Thank you, Mrs Gooding, for your submission.

Godalming Town Council values allotments as vital for sustainability, wellbeing and community spirit. At Peperharow Road there are just three plots — two are currently occupied and the other one is being maintained until Members can consider the site's future.

The land, gifted in 1948 with a covenant against building, has always been very limited, serving only a small number of residents while costing more to maintain than rental income provides.

The waiting list for Peperharow Road is not closed but held inactive while options are considered. By contrast, The Burys site remains fully let and vibrant, following a period when turnover caused decline.

Since 2013, the Council has been working to secure new allotment land, and through the Community Asset Transfer process more plots should become available soon. At that point Members may consider whether Peperharow Road could evolve to provide a wider community benefit, while ensuring allotment provision continues elsewhere.

Residents can apply for plots either through the Farncombe & District Allotment Association or directly with the Council for The Burys.

The Council remains committed to allotment provision for the town, while balancing its responsibilities with modern community needs."

Residents present at the Meeting asked the following questions:

Charles Tillett asked why there had been no community consultation on the future of the Peperharow Road site and what it costs to run.

The Chair invited the CEO to respond. The CEO explained that there has not yet been a consultation because Members have not considered any future options for the site on which to consult. Currently, only three plots remain available, all on the upper level. One recently vacated plot had been used by the same family since the 1950s, and another by one family for over 20 years. While there may be alternative or complementary uses of the site which could provide wider community benefit, Members have not yet had the opportunity to consider such matters. Once they have done so, community engagement and consultation will take place.

Regarding costs, the CEO confirmed that expenditure has for many years far exceeded the rental income received from the three plots. Water supply alone costs more than the rental income, and further costs arise from hedge trimming, grass cutting, tree inspections, and any required arboricultural works.

Mr Tillett kindly offered his support with site maintenance.

Frances Pickering asked whether residents would have an opportunity to contribute ideas for the site's future.

The CEO responded that the usual process would be for Members to first consider options, after which residents would be invited to share ideas. These would be assessed for feasibility, and residents would then be consulted again on the most practical and viable suggestions.

Philip Howsley asked whether the issue concerned only the three remaining plots.

The CEO replied that the issue is not limited to the plots themselves. While only three households currently benefit, Members must consider whether the wider site could be used to provide greater benefit to more residents.

Mr Howsley further asked if the Council would commit that the land would not be built upon.

The CEO responded that no administration can bind future administrations or fetter their ability to meet the community's future needs. However, the site is currently subject to a restrictive covenant, which the present administration is honouring.

281. **QUESTIONS BY MEMBERS**

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." ?

The Committee Chair provided the following response to Councillor Holliday's question.

Godalming Town Council fully recognises the importance of allotments in supporting sustainability, reducing food miles, and strengthening community wellbeing. The Council currently supports over 200 allotments through the Farncombe & District Allotment Association and directly manages 14 plots between The Burys and Peperharow Road. Additionally, the Farncombe & District Allotment Association also manages private allotments and in recent years the Farncombe Community Garden has provided opportunities for residents to grow their own vegetables.

The land at Peperharow Road was not appropriated, but rather gifted to the former Borough of Godalming in 1948, subject to a covenant that prohibits any building, huts or bedsteads on the land. The Council continues to adhere to this covenant. At present, two plots are occupied, with the recently vacated plot being maintained by our Grounds Team until Members can consider future options for the site.

It is true that the site has only ever served a very small number of residents, and the cost of utilities and maintenance has long exceeded any rental income. Since 2013, the Council has been seeking new land as expanded/alternative allotment provision, and it is hoped that through the Community Asset Transfer process additional plots will soon become available. At that point, subject to the covenant and respecting the existing tenants, Members may wish to explore whether Peperharow Road site could evolve to provide a greater community benefit for example as a community wild open space and nature-based playground, which could provide a community benefit to a greater number of residents.

In the meantime, residents wishing to apply for an allotment are encouraged to register with the Farncombe & District Allotment Association for sites in Farncombe, Aarons Hill or Busbridge and/or with the Town Council for its site at The Burys.

The Council remains committed to maintaining allotment provision for the town, while ensuring we balance historical obligations with the wider needs of the community.”

With a number of Members wishing to contribute to the Chair’s statement the Chair clarified that although questions from Members cannot lead to a debate or decision, because of the number of residents who have made the effort to attend the meeting he would allow a short period for members to make personal statements. The Chair reiterated that such statements are not decisions of the council and that this matter will come back to a future meeting for formal consideration.

282. PLANNING APPLICATIONS – CONSULTATION

The Committee considered the applications listed on the attached schedule and commented on them as shown in the fifth column.

283. PLANNING APPLICATIONS – SUBJECTED TO AMENDMENT

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

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

Members received a report updating the Committee on the proposed Unstead Community Energy Project following the presentation given on 17 July 2025 (Min No 131-25 refers). The report set out the correspondence received from statutory bodies and stakeholders, together with details of the proposed next steps.

Members noted that the project site lies outside the parish of Godalming and within Shalford parish. The Committee agreed that it is therefore appropriate for Shalford Parish Council to be the lead local council stakeholder.

Members RESOLVED:

- a. That the Committee reaffirmed Min No 131-25, namely that Godalming Town Council supports in principle the exploration of a hydro-based community energy project at Unstead Weir, but will not commit to any legal or financial involvement at this stage.
- b. That the request for GTC to be named as “lead applicant” in any Expression of Interest or funding application be declined, although the Council may be referenced as an interested body which has noted the project in principle and awaits further evidence.
- c. That the promoters be encouraged to secure the formal support of Shalford Parish Council as the host parish, and to provide further evidence of landowner agreement, governance arrangements, and wider community engagement.
- d. That Officers monitor the outcome of Shalford Parish Council’s deliberations in September 2025 and report back should substantive progress be made.

In resolving the above, Members made clear that no further consideration of the matter should be undertaken by GTC until Shalford Parish Council’s position is known.

285. COMMUNICATIONS ARISING FROM THIS MEETING

Members identified no items from this meeting to be publicised.

286. 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.

287. ANNOUNCEMENTS

Members were informed that:

Following the resignation of Nina Clayton from the Council, a casual vacancy exists for the Farncombe & Catteshall Ward and that the Waverley Electoral Services have issued the vacancy notice.

Members wishing to support the Poppy Appeal collection at Sainsbury’s on 8 November are requested to register their support with the CEO.

The Chair informed Members that GTC had been approached about providing feedback on a proposal for the Lammas Lands to become a designated nature reserve. Members were informed that this does not provide much greater protection but does provide for greater community consultation for any future use and how they are managed. Members indicated that they wished the CEO to indicate GTC’s support for the designation.

The Chair also informed that GTC has been advised that there will shortly be a period of consultation regarding Ockford Park Phase II and that although this is in Guildford, not Godalming, as an adjoining authority, it is expected we will be given an opportunity to comment on any application.

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	No observation
TM/2025/01606	Godalming Binscombe & Charterhouse	APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 02/04	9 Dormers Close Godalming GU7 2QX	No observation
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	No observation
WA/2025/01611	Godalming Central & Ockford	Repair and refurbishment of shop front and new signage.	Fatface 54-56 High Street Godalming GU7 1DY	No observation
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	No observation
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	No observation
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	No observation
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	No observation

<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	No observation
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	No observation
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	No observation
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	No observation
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	No observation
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	No observation
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	No observation
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	No observation

<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	No observation
TM/2025/01675	Godalming Holloway	APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 14/06	31 College Hill Godalming GU7 1YA	No observation
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	No observation
CA/2025/01669		MUNSTEAD CONSERVATION AREA WORKS TO TREES	Munstead Wood Hut Brighton Road Godalming GU7 1XA	No observation