

**MINUTES AND REPORT OF THE ENVIRONMENT & PLANNING COMMITTEE
HELD ON 27 NOVEMBER 2025**

L Councillor Kiehl – Chair
O Councillor Williams – Vice Chair

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

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

377. ELECTION OF A CHAIR

In the absence of the committee Chair and Vice-Chair, on the proposal of Cllr Steel and seconded by Cllr Duce, Cllr Follows was elected to chair the meeting.

378. MINUTES

The Minutes of the Meeting held on 30 October 2025 were signed by the Chair as a correct record.

379. APOLOGIES FOR ABSENCE

Apologies for absence were received and recorded as above.

380. 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 Crowe, Councillor Duce, Councillor Follows, Councillor Martin, Councillor PMA Rivers, Councillor PS Rivers.

381. 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.

382. QUESTIONS BY MEMBERS

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

383. PLANNING APPLICATIONS – CONSULTATION

The Committee considered the following application 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/2025/02162 – Land at Surrey Data Park, Langham Park, Catteshall Lane

Erection of open-sided canopy covered padel tennis courts with ancillary social and welfare facilities parking and associated works.

Godalming Town Council considered the above application and, while the Council supports physical activity and the wellbeing benefits associated with sports provision, it is unable to support this proposal. The Council objects to the application for the following reasons:

1. Inadequate On-Site Parking Provision and Failure to Meet SCC Standards

The proposal provides only 7 on-site parking spaces. Surrey County Council's Vehicular and Cycle Parking Guidance (2021) requires 4 spaces per court, giving a requirement of 20 spaces for the 5 proposed courts. This represents a 13-space shortfall.

The application fails to meet adopted county standards and provides no credible alternative strategy. The assumptions made regarding sustainable transport are not evidenced.

This is contrary to the aims of the National Planning Policy Framework (2024), Paragraph 111, which states that development should be refused where the residual cumulative impacts on the highway network are severe.

2. Reliance on Third-Party Private Car Parking and Cycle Infrastructure

To mitigate the parking shortfall, the applicant relies on:

- the adjacent Sainsbury's car park, and
- cycle racks also located on supermarket land.

There is no evidence presented with the application that an agreement exists for third party use of Sainsbury's facilities. These facilities are private, not under the control of the applicant, and provided for supermarket customers. This reliance is therefore unsustainable and cannot be considered a legitimate component of the transport strategy.

Members are also concerned that promoting the Sainsbury's car park as a parking solution for a separate commercial venture could lead to changes in current parking arrangements, restricting parking for the wider community and impacting an essential local facility.

3. Unacceptable Risk of Cumulative Impacts on the Local Highway Network

Catteshall Lane and the surrounding roads already experience significant parking and congestion pressures arising from recent residential development. The proposal risks additional overspill parking and queuing on narrow road sections, increasing the likelihood of:

- congestion and obstruction,
- unsafe manoeuvres, and
- reduced amenity for neighbouring properties.

The Council considers the cumulative impacts to be **severe**, and therefore contrary to NPPF Paragraph 111.

4. Noise Impact and Loss of Amenity to Neighbouring Properties

Although a Noise Impact Assessment has been submitted, Members consider the assessment to be insufficient. Concerns include:

- No realistic assessment of cumulative noise from multiple courts operating simultaneously.
- Evening and weekend use likely to have a substantial impact.
- The assessment relies on nearby residents having windows closed at all times, regardless of season or temperature — an unrealistic and unreasonable assumption.
- The presence of a large hard-surfaced court area is likely to create noise propagation beyond that acknowledged in the report.

The Council believes the proposal would lead to a material loss of residential amenity to properties along Catteshall Lane and Langham Park.

5. Lack of Assessment of Lighting Impact

The application contains no adequate assessment of lighting standards or light spill, despite proposing illuminated courts within close proximity to residential dwellings. Without this, the Council cannot be satisfied that unacceptable light pollution or intrusion will not occur.

Conclusion

Godalming Town Council objects to the application on the grounds that:

- it fails to provide sufficient on-site parking;
- it relies improperly on third-party private parking and cycle infrastructure;
- it risks cumulative impacts on the local highway network;
- it does not protect residential amenity in respect of noise; and
- it lacks an assessment of lighting impacts.

For these reasons, the Council respectfully requests that Waverley Borough Council refuse planning permission for WA/2025/02162.

384. PLANNING APPLICATIONS – SUBJECTED TO AMENDMENT

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

385. PRESENTATION FOR BIODIVERSITY IMPROVEMENT AT LAND ADJACENT TO BROADWATER COMMUNITY CENTRE

Jane Fitzsimons, Senior Youth Support Worker at Broadwater Youth & Community Centre, accompanied by Tom Manning, Head of Godalming Youth Service, gave a presentation outlining proposals to transform the disused fenced-off land to the rear of the Youth & Community Centre into a re-wilded biodiversity and environmental education space.

The project aims to create a self-sustaining wildlife habitat using native planting, low-nutrient substrates, and varied micro-habitats such as log piles, water pockets and night-blooming species to support pollinators, birds, bats, and other wildlife. The space will serve as a practical outdoor learning resource for young people and a wider community asset.

Following questions from Members and discussion, on the proposal of Cllr Follows, seconded by Cllr Duce, the Committee resolved to approve the project and agreed that the Godalming

Youth Service may proceed on the basis that it remains budget-neutral within the Youth Service cost centre 201.

Members expressed their support for the initiative and look forward to the project's success.

386. MOTION ON NOTICE – PEPPERHAROW ROAD ALLOTMENT LAND

The motion was proposed by Cllr Holliday and, in the absence of Cllr Williams, seconded by Cllr Steel.

The proposer, supported by the seconder, submitted an amendment to the published motion. The amendment was accepted by Members.

Amendments to the Motion:

- Line 7: delete the word “Local”. After the word “resident” insert: “of Peperharow Rd & Dean Rd (in the Charterhouse ward)”.

The sentence therefore reads:

“ensure that the one currently unallocated allotment is subdivided and allocated, giving priority to residents of Peperharow Rd & Dean Rd (in the Charterhouse ward) at the earliest possible opportunity.”

- **Line 26:** insert the words “and their existing consultation” so that the bullet point reads:

“Phase 1: Gathering ideas through collaboration with the PHDRRA and their existing consultation;”

Following discussion, Members resolved to agree the motion as amended.

In consultation with the CEO, it was further agreed that the first actions to be undertaken in the New Year will be:

- a. division of the currently available allotment plot to enable its future tenancy; and
- b. initial works to improve the lower areas of the site.

The Committee also agreed that the Deputy Chief Officer will liaise with Cllr Holliday to arrange a meeting with the representative of the Peperharow & Dean Roads Residents' Association to establish a realistic timetable and plan for site improvements.

The Motion – As Amended

That Godalming Town Council recognises the Peperharow Road allotment land as a valued community asset and affirms its commitment to maintaining and enhancing the site for the benefit of as many local residents as possible in partnership with local residents, including the Peperharow & Dean Roads Residents' Association (PHDRRA).

The Council will:

- ensure that the one currently unallocated allotment is subdivided and allocated, giving priority to residents of Peperharow Rd & Dean Rd (in the Charterhouse ward) at the earliest possible opportunity;
- take steps to increase the number of allotment plots on the site as a whole in due course;
- work with the PHDRRA with a view to:
 - establishing a medium-term plan for the entire site, exploring the potential use of less arable or flood-prone areas for wider community benefit, such as a shared space, community garden and/or natural play space;

- developing a programme to clear the area not currently allocated as allotments to involve the Town Council's grounds team and local resident volunteers.
- invite comments on any proposals to develop the area not currently allocated as allotments from all Peperharow Road & Dean Road residents, including by means of a letter drop once a set of firm proposals has been developed for formal sign-off by the Environment & Planning Committee and Full Council.

Explanatory Note

The Peperharow Road allotment land is a valued community asset within a residential area. This motion seeks to reaffirm the Council's commitment to managing the site for broad community benefit, while ensuring that any future changes are informed by meaningful engagement with local residents.

The proposed approach supports a two-phase consultation process:

- Phase 1: Gathering ideas through collaboration with the PHDRRA and their existing consultation; and
- Phase 2: Wider resident engagement, including a letter drop, to ensure all local voices are heard.

It also clarified that standard allotment fees would apply to any community plots, that priority for allocation would be given to residents of Peperharow Rd & Dean Road (in the Charterhouse ward), and that the use of less arable areas could be explored for complementary community purposes, such as a shared garden or natural play space.

The motion is consistent with previous discussions at the Environment & Planning Committee regarding the phased development of community-led ideas for the Peperharow Road allotment site.

387. WAVERLEY LOCAL PLAN – ISSUES & OPTIONS 2025 CONSULTATION

Members thanked the CEO for the considerable work undertaken in reviewing the Issues & Options paper and preparing the draft Town Council response and recommended answers to the consultation questions.

Members indicated broad support for the draft response, however, they agreed that Section 1 (Housing Need) should be strengthened. In particular, Members considered that the response must make a firmer case regarding:

- the unrealistic housing numbers proposed for the borough;
- the reality that, following substantial recent housing growth in Godalming, any further significant expansion would inevitably require development of recreational or sports grounds, Green Belt, or other policy-constrained land;
- the inability of existing infrastructure—including highways, utilities, healthcare, and education—to accommodate further major growth without becoming overwhelmed, to the detriment of both existing communities and new residents; and
- the risk that pressure to meet the stated housing numbers could lead to inappropriate tall residential developments, overshadowing the town's historic core and eroding its established character.

Members' comments will be incorporated into the amended draft response for consideration before submission to Waverley Borough Council by 8 December 2025.

Background

Waverley Borough Council published its *Local Plan Issues & Options 2025* for public consultation. This is an early-stage, high-level document intended to explore the main strategic choices that will shape the new Local Plan covering the period 2023–2043.

The purpose of the Options Paper is to:

- set out the key issues affecting the borough;
- present alternative approaches for where and how development might be accommodated;
- seek views on the principles that should guide the future Local Plan; and
- gather early feedback before detailed policies and site allocations are prepared.

The consultation forms the first step in a multi-stage plan-making process. The focus at this stage is on direction, objectives, and broad spatial options, rather than on specific sites.

Consultation Details

The consultation closes on 8 December 2025.

388. AARONS HILL RECREATION GROUND IMPROVEMENT PROJECT: LETTER OF SUPPORT

Members considered a draft letter of support for Waverley Borough Council's Strategic CIL funding bid relating to proposed improvements at Aarons Hill Recreation Ground. Members approved the draft letter and authorised the CEO to issue it on behalf of Godalming Town Council.

Background

Waverley Borough Council proposes significant upgrading of Aarons Hill Recreation Ground, including the creation of a new concrete skate and bike park alongside wider landscaping, accessibility, and play improvements. Approximately £318,000 of Section 106 funding has been secured; however, an estimated further £170,000 is required. Waverley intends to submit a Strategic CIL funding bid to meet this shortfall and requested a letter of support from Godalming Town Council to accompany its application.

389. COMMUNICATIONS ARISING FROM THIS MEETING

Members identified no items from this meeting to be publicised.

390. DATE OF NEXT MEETING

The next meeting of the Environment & Planning Committee is scheduled to take place in the Council Chamber on Thursday, 11 December 2025 at 7.00pm, or at the conclusion of the preceding Full Council meeting, whichever is later.

391. ANNOUNCEMENTS

There were no announcements.

GODALMING TOWN COUNCIL

ENVIRONMENT & PLANNING – SCHEDULE OF PLANNING APPLICATIONS – 22 OCTOBER TO 17 NOVEMBER 2025

<u>Ref</u>	<u>Ward</u>	<u>Proposal</u>	<u>Site Address</u>	<u>GTC Observations</u>
WBC Weekly List 25/43				
WA/2025/02033	Godalming Binscombe & Charterhouse	Erection of a single storey infill porch extension and associated works.	Penhaliday Hurtmore Road Godalming GU7 2RB	No Observation
TM/2025/02040	Godalming Binscombe & Charterhouse	APPLICATION FOR WORKS TO AND REMOVAL OF TREES SUBJECT OF TREE PRESERVATION ORDER 12/19	High Croft Frith Hill Road Godalming GU7 2EE	No Observation
WA/2025/02047	Godalming Binscombe & Charterhouse	Erection of a front porch and associated works.	6 Woodstock Grove Godalming GU7 2AX	No Observation
WA/2025/02037	Godalming Central & Ockford	Listed Building Consent for construction of a new arched doorway in the wall between Deanery Cottage and part of the walled garden to the rear of Deanery House; closure of an existing opening between the proposed new amenity space.	Deanery Cottage 26a Church Street Godalming GU7 1EW	No Observation
WA/2025/02052	Godalming Central & Ockford	Application for Advertisement Consent to display 1 non-illuminated fascia sign and 1 non-illuminated projecting sign.	80-82 High Street Godalming GU7 1DU	No Observation
TM/2025/02062	Godalming Holloway	APPLICATION FOR WORKS TO AND REMOVAL OF TREES SUBJECT OF TREE PRESERVATION ORDER 11/17	Ravens Rake Holloway Hill Godalming GU7 1RZ	No Observation
WA/2025/02085	Godalming Holloway	Erection of extensions and alterations to bungalow to form a chalet bungalow following demolition of existing outbuilding; erection of boundary wall with vehicle and pedestrian entrance gates.	1 Beech Way Godalming GU7 1QG	No Observation
WBC Weekly List 25/44				
TM/2025/02091	Godalming Holloway	APPLICATION FOR REMOVAL OF TREE SUBJECT OF TREE PRESERVATION ORDER 16/01	11 Tuesley Corner Godalming GU7 1TB	No Observation

<u>Ref</u>	<u>Ward</u>	<u>Proposal</u>	<u>Site Address</u>	<u>GTC Observations</u>
NMA/2025/02123	Godalming Central & Ockford	Amendment to WA/2023/01048 for the variation of condition 1 to allow for the substitution of two plans in order to make minor alterations to the approved landscaping scheme and the bin store finish	Woodside Park Catteshall Lane Godalming GU7 1LG	No Observation
CA/2025/02116		MUNSTEAD CONSERVATION AREA WORKS TO AND REMOVAL OF TREES	Munstead Wood Heath Lane Godalming GU7 1UN	No Observation
WBC Weekly List 25/45				
WA/2025/02160	Godalming Binscombe & Charterhouse	Erection of extensions and alterations following demolition of existing extension.	81 Peperharow Road Godalming GU7 2PL	No Observation
WA/2025/02151	Godalming Central & Ockford	Application for display of a non-Illuminated A-board sign.	104 High Street Godalming GU7 1DW	No Observation
WA/2025/02162	Godalming Central & Ockford	Erection of open-sided canopy covered padel tennis courts, with ancillary social and welfare facilities, parking and associated works.	Land at Surrey Data Park Langham Park Catteshall Lane Godalming	Object – see below:
<p>Godalming Town Council considered the above application and, while the Council supports physical activity and the wellbeing benefits associated with sports provision, it is unable to support this proposal. The Council objects to the application for the following reasons:</p> <p>1. Inadequate On-Site Parking Provision and Failure to Meet SCC Standards The proposal provides only 7 on-site parking spaces. Surrey County Council’s Vehicular and Cycle Parking Guidance (2021) requires 4 spaces per court, giving a requirement of 20 spaces for the 5 proposed courts. This represents a 13-space shortfall.</p> <p>The application fails to meet adopted county standards and provides no credible alternative strategy. The assumptions made regarding sustainable transport are not evidenced, and no detailed travel plan has been submitted.</p> <p>This is contrary to the aims of the National Planning Policy Framework (2024), Paragraph 111, which states that development should be refused where the residual cumulative impacts on the highway network are severe.</p> <p>2. Reliance on Third-Party Private Car Parking and Cycle Infrastructure To mitigate the parking shortfall, the applicant relies on:</p> <ul style="list-style-type: none"> the adjacent Sainsbury’s car park, and cycle racks also located on supermarket land. 				

<u>Ref</u>	<u>Ward</u>	<u>Proposal</u>	<u>Site Address</u>	<u>GTC Observations</u>
		<p>There is no evidence presented with the application that an agreement exists for third party use of Sainsbury's facilities. These facilities are private, not under the control of the applicant, and provided for supermarket customers. This reliance is therefore unsustainable and cannot be considered a legitimate component of the transport strategy.</p> <p>Members are also concerned that promoting the Sainsbury's car park as a parking solution for a separate commercial venture could lead to changes in current parking arrangements, restricting parking for the wider community and impacting an essential local facility.</p> <p>3. Unacceptable Risk of Cumulative Impacts on the Local Highway Network</p> <p>Catteshall Lane and the surrounding roads already experience significant parking and congestion pressures arising from recent residential development. The proposal risks additional overspill parking and queuing on narrow road sections, increasing the likelihood of:</p> <ul style="list-style-type: none"> • congestion and obstruction, • unsafe manoeuvres, and • reduced amenity for neighbouring properties. <p>The Council considers the cumulative impacts to be severe, and therefore contrary to NPPF Paragraph 111.</p>		
WA/2025/02167	Godalming Holloway	Erection of single storey extension.	8 Heathfield Close Godalming GU7 1SL	No Observation
WA/2025/02163	Godalming Holloway	Erection of a covered structure to provide a teaching area.	Busbridge Infant School Hambledon Road Godalming GU7 1PJ	No Observation
WBC Weekly List 25/46				
WA/2025/02176	Godalming Binscombe & Charterhouse	Listed Building Consent for installation of cold-applied liquid waterproofing system to the pavilion roof (retrospective).	Memorial Chapel Charterhouse Hurtmore Road Godalming GU7 2DE	No Observation
WA/2025/02175	Godalming Binscombe & Charterhouse	Erection of a single storey extension and installation of window on ground floor west elevation.	55 Peperharow Road Godalming GU7 2PL	No Observation
WA/2025/02230	Godalming Central & Ockford	Erection of single storey extensions and alterations with associated landscaping.	4 Miltons Crescent Godalming GU7 2NS	No Observation
WA/2025/02181	Godalming Holloway	Erection of a detached garage following demolition of existing garage.	Bargate House Tuesley Lane Godalming GU7 1SB	No Observation

<u>Ref</u>	<u>Ward</u>	<u>Proposal</u>	<u>Site Address</u>	<u>GTC Observations</u>
WA/2025/02178	Godalming Holloway	Certificate of Lawfulness under Section 192 for alterations to first floor fenestration on eastern elevation with creation of a glass juliet balcony.	47 Minster Road Godalming GU7 1SR	No Observation
WA/2025/02189	Godalming Holloway	Erection of extensions and alterations including raising roof height and installation of dormer following removal of chimney stack; construction of vehicle access and dropped kerb with associated works.	The Lodge Godalming College Tuesley Lane Godalming	No Observation
TM/2025/02205	Godalming Holloway	APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 09/03	Birch Bassett 52 Busbridge Lane Godalming GU7 1QQ	No Observation
CA/2025/02224		MUNSTEAD CONSERVATION AREA WORKS TO AND REMOVAL OF TREES	Munstead Wood Heath Lane Godalming GU7 1UN	No Observation