

**MINUTES AND REPORT OF THE ENVIRONMENT & PLANNING COMMITTEE  
HELD ON 9 APRIL 2026**

\* Councillor Kiehl – Chair  
0 Councillor Williams – Vice Chair

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

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

619. MINUTES

The Minutes of the Meeting held on 12 March 2026 were signed by the Chair as a correct record.

620. APOLOGIES FOR ABSENCE

Apologies for absence were received and recorded as above.

621. 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 PMA Rivers
Councillor Duce	Councillor PS Rivers
Councillor Follows	Councillor Williams
Councillor Martin	

622. 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.

623. QUESTIONS BY MEMBERS

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

624. PLANNING APPLICATIONS – CONSULTATION

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

The following application was 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/2026/00451: Land East of Eashing Lane & West of Ock Way, Godalming**

Creation of a vehicular access to Ock Way and pedestrian access routes (application associated with planning application 25/P/01474 under determination by Guildford Borough Council).

Members agreed that the objection submitted to Guildford Borough Council for application 25/P/01474, the full planning application for this site, should be submitted in relation to this application to Waverley Borough Council. The full objection is included in the attached schedule.

625. PLANNING APPLICATIONS – SUBJECTED TO AMENDMENT

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

626. RHS BRITAIN IN BLOOM UK 2026

Members considered the attached report seeking approval for participation in the preparation for national judging and associated expenditure and approved the following:

- a) Members noted that Godalming Town Council has been selected to represent the South-East in the Britain in Bloom 2026 national competition in the Town and City Centre Category;
- b) Members approved expenditure of £6,228.66 for the confirmed costs set out in this report; and
- c) Members authorised any additional reasonable costs associated with the judging visit and awards attendance, subject to these being reported to Members and being met within the agreed budget provision.

627. BUSBRIDGE JUNIOR SCHOOL CIL – MUGA

Members noted the report from Mr Richard Catchpole, Headteacher of Busbridge CE Junior School regarding the Use and Impact of the Multi Use Games Area (MUGA) provided through the use of Neighbourhood Community Infrastructure Levy Funding. Members wished to record formal thanks to the Headteacher for providing the report which demonstrates that the project has met GTC's and the school's objectives, but also to seek clarification on how the facility is being used by St Edmunds Catholic Primary School.

628. COMMUNITY INFRASTRUCTURE LEVY MONITORING REPORT

Members noted the annual Community Infrastructure Levy (CIL) Monitoring Report to 31 March 2026 (copy attached to record minutes).

629. BURIAL STATISTICS 2025/26

Members noted the report on burial statistics for the year 2025/26 (copy attached to record minutes).

630. COMMUNICATIONS ARISING FROM THIS MEETING

Members identified the matters, discussed at the meeting, that are to be publicised, as follows:

- RHS Britain in Bloom UK 2026

631. DATE OF NEXT MEETING

The next meeting of the Environment & Planning Committee is scheduled to be held in the Council Chamber on Thursday, 23 April 2026 at 6.30pm.

632. ANNOUNCEMENTS

The Chair made two announcements.

There will be a five-week period between the Environment & Planning Committee meeting on the 23 April 2026 and the following meeting scheduled for the 28 May 2026. Members noted that, if necessary, any planning applications requiring a response during this time will be considered at the Full Council meeting on 14 May 2026.

Members were reminded of the official launch of the living wall on the side of the Denningberg Centre on Saturday, 25 April at 2.00pm.

**GODALMING TOWN COUNCIL****ENVIRONMENT & PLANNING – SCHEDULE OF PLANNING APPLICATIONS – 3 MARCH-30 MARCH 2026**

<b>Ref</b>	<b>Ward</b>	<b>Proposal</b>	<b>Site Address</b>	<b>GTC Observations</b>
<b>WBC Weekly List 26/10</b>				
<b>WA/2026/00386</b>	Godalming Binscombe & Charterhouse	Erection of a dormer extension and installation of rooflight together with alterations to elevations; erection of detached carport/store with solar p.v. panels following demolition of existing garage.	84 Peperharow Road Godalming GU7 2PN	No observation
<b>WA/2026/00368</b>	Godalming Central & Ockford	Erection of a single-story extension and attached carport with associated landscaping.	Mill Lane House 2 Mill Lane Godalming GU7 1HF	No observation
<b>WA/2026/00369</b>	Godalming Central & Ockford	Listed Building Consent for erection of extensions, internal and external alterations and associated landscaping.	Mill Lane House 2 Mill Lane Godalming GU7 1HF	No observation
<b>WBC Weekly List 26/11</b>				
<b>WA/2026/00445</b>	Godalming Binscombe & Charterhouse	Installation of porthole window.	Wild Willow 6 Meadow Close Farncombe Godalming GU7 3PS	No observation
<b>TM/2026/00464</b>	Godalming Binscombe & Charterhouse	APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 19/09	March House Mark Way Godalming GU7 2BE	No observation
<b>WA/2026/00457</b>	Godalming Binscombe & Charterhouse	Erection of an extension.	21 Long Gore Farncombe Godalming GU7 3TE	No observation
<b>WA/2026/00424</b>	Godalming Central & Ockford	Installation of replacement windows.	Flat A 147 High Street Godalming GU7 1AF	No observation

<u>Ref</u>	<u>Ward</u>	<u>Proposal</u>	<u>Site Address</u>	<u>GTC Observations</u>
<b>WA/2026/00460</b>	Godalming Central & Ockford	Application under Regulation 3 for the temporary use of land as a site compound for a period of up to 5 years including erection of hoarding, access arrangements, construction material storage, parking of vehicles, plant and equipment and siting of temporary buildings.	Regeneration Area The Green Ockford Ridge Godalming	No observation
<b>WA/2026/00438</b>	Godalming Central & Ockford	Erection of a single storey extension with alterations to attached garage to provide habitable accommodation.	68 South Hill Godalming GU7 1JU	No observation
<b>WA/2026/00449</b>	Godalming Central & Ockford	Listed Building consent for the installation of replacement windows, removal of internal chimney stack at first floor level; internal and external alterations.	61-63 High Street Godalming GU7 1AW	No observation
<b>WA/2026/00451</b>	Godalming Central & Ockford	Creation of a vehicular access to Ock Way and pedestrian access routes (application associated with planning application 25/P/01474 under determination by Guildford Borough Council).	Land East of Eashing Lane & West of Ock Way, Godalming GU7 2FL	Objection, see comments below.

Godalming Town Council has considered the above application and wishes to submit the following representation.

While Godalming Town Council recognises the acute housing need across the region and welcomes the applicant's intention to provide 50% affordable housing, we must formally object to the application in its current form due to the unmitigated and unacknowledged impact on infrastructure and services within the Godalming area.

The site lies within the administrative boundary of Guildford Borough Council but sits adjacent to the community of Godalming, where the functional impact of the development will be most felt, notably at St Mark & All Saints School, on the local highway network and on local health services.

Godalming's capacity for additional housing is severely limited. The town faces:

- constrained highways with no realistic scope for expansion;
- utilities networks already operating near capacity;
- primary care and dental services that are struggling to meet existing demand; and
- schools approaching or at their limits.

Any attempt to accommodate further housing of this scale could risk overwhelming essential services, harming both existing communities and future residents.

<u>Ref</u>	<u>Ward</u>	<u>Proposal</u>	<u>Site Address</u>	<u>GTC Observations</u>
<p><b>Key Concerns:</b></p> <ul style="list-style-type: none"> <li>• No cross-boundary infrastructure mitigation has been proposed for the direct pressures the development will place on Waverley Borough services, in particular those in the Godalming area.</li> <li>• Although a Statement of Community Involvement has been produced and there appears to have been collaboration with Guildford Borough Council and Shackleford Parish Council (the parish in which the proposed development lies), other than a generic newsletter there has been no direct or meaningful engagement with Godalming Town Council, despite clear local impacts on the town and its services.</li> <li>• No planning gain has been allocated to educational or recreational infrastructure in Godalming, where residents of the development are most likely to access services.</li> <li>• The application documents refer to Guildford Borough Council’s planning policy position but fail to acknowledge the cumulative impact of largescale developments in the local area. Circa 400 dwellings have been approved in the neighbouring village of Milford, with much of the traffic generated likely to travel to Godalming via the A3100, putting even further pressures the local highway network and local services in Godalming.</li> <li>• Green Belt harm as not been adequately addressed. The application site lies entirely within the Metropolitan Green Belt, forming part of parcel F18. By the applicant’s own evidence, the development represents a permanent loss of openness and a permanent change in land use. The proposal amounts to outward expansion of a large built-up area.</li> </ul> <p><b>Godalming Town Council’s Position:</b></p> <p>Godalming Town Council does not necessarily object to the principle of development on this site. However, the Council urges Guildford Borough Council to:</p> <ol style="list-style-type: none"> <li>1. defer any approval until cross-boundary planning gain arrangements can be established with Waverley Borough Council;</li> <li>2. ensure a formal financial contribution is secured for: <ol style="list-style-type: none"> <li>a. enhancements to St Mark &amp; All Saints School, including new play and games space</li> <li>b. provision of a Multi-Use Games Area (MUGA) for use by the school and the wider Godalming community</li> <li>c. improvements to the local highway network, to mitigate the impact of increased transport movements; and</li> </ol> </li> <li>3. require a travel and access strategy that includes safe pedestrian and cycle links to schools and Godalming town centre.</li> </ol> <p>Without these measures, the proposal does not represent sustainable development as defined in the National Planning Policy Framework (NPPF 2024, para 11) and conflicts with the principles of infrastructure equity and localism enshrined in the Localism Act 2011 and the Levelling-up and Regeneration Act 2023.</p> <p>Godalming Town Council would welcome the opportunity to meet with officers from Guildford and Waverley to explore collaborative solutions and ensure development brings benefit to all affected communities.</p>				
<b>WA/2026/00459</b>	Godalming Farncombe & Catteshall	Certificate of Lawfulness under Section 192 for erection of a single storey extension.	101 Kings Road Farncombe Godalming GU7 3EU	No observation

<b>Ref</b>	<b>Ward</b>	<b>Proposal</b>	<b>Site Address</b>	<b>GTC Observations</b>
<b>PRA/2026/00468</b>	Godalming Farncombe & Catteshall	General Permitted Development Order 2015, Schedule 2 Part 3 Class MA - Prior Notification Application for change of use of the first floor (part) from business (Use class E) to 4 No. dwellings (Use class C3).	Catteshall Mill Godalming GU7 1NJ	No observation
<b>WA/2026/00409</b>	Godalming Holloway	Erection of single and two storey extensions including installation of rooflights.	7 Chestnut Way Godalming GU7 1TN	No observation
<b>WA/2026/00444</b>	Godalming Holloway	Advertisement consent for 1no. freestanding display board, 1no. fixed display board plaque sign, 1no. 'day nursery' lettering sign, 1no. flag with flagpole and 1no. 'k' logo sign.	Ockford Mill Ockford Road Godalming GU7 1RH	No observation
<b>TM/2026/00411</b>	Godalming Holloway	APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 42/99	5 Crownpits Lane Godalming GU7 1NY	No observation
<b>WA/2026/00456</b>	Godalming Holloway	Erection of a single storey extension and alterations together with hip to gable and dormer extensions and installation of roof lights following removal of existing dormer.	29 Croft Road Godalming GU7 1DB	No observation
<b>TM/2026/00448</b>	Godalming Holloway	APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 16/01	13 Tuesley Corner Godalming GU7 1TB	No observation
<b>WBC Weekly List 26/12</b>				
<b>TM/2026/00476</b>	Godalming Binscombe & Charterhouse	APPLICATION FOR WORK TO TREE SUBJECT OF TREE PRESERVATION ORDER 07/07	The Timbers 7 Woodmancourt Godalming GU7 2BT	No observation
<b>WA/2026/00492</b>	Godalming Central & Ockford	Erection of a single storey rear extension.	Balmashanner 22 Hawthorn Road Godalming GU7 2NE	No observation

<b>Ref</b>	<b>Ward</b>	<b>Proposal</b>	<b>Site Address</b>	<b>GTC Observations</b>
<b>SC/2026/00482</b>	Godalming Central & Ockford	Request for Screening Opinion in relation to development of up to 234 dwellings including access, internal road work, parking, public open/green space (including play space), landscaping and associated works falling within Guildford Borough Council (application associated with planning application 25/P/01474) and creation of a vehicular access to Ock Way and pedestrian access routes within Waverley Borough Council (application associated with planning application WA/2026/00451).	Land East of Eashing Lane And West Of Ock Way Godalming GU7	No observation
<b>TM/2026/00512</b>	Godalming Farncombe & Catteshall	APPLICATION FOR REMOVAL OF TREE SUBJECT TO TREE PRESERVATION ORDER 26/02	8 Lammas Close Godalming GU7 1YZ	No observation
<b>WA/2026/00501</b>	Godalming Holloway	Listed Building Consent for illuminated signage.	Inn On The Lake Ockford Road Godalming GU7 1RH	No observation
<b>WA/2026/00502</b>	Godalming Holloway	Display of illuminated and non-illuminated signage.	Inn On The Lake Ockford Road Godalming GU7 1RH	No observation
<b>TM/2026/00513</b>	Godalming Holloway	APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 10/06	Land Behind 17 And 19 Shackstead Lane Godalming GU7 1RL	No observation
<b>WBC Weekly List 26/13</b>				
<b>WA/2026/00522</b>	Godalming Holloway	Certificate of Lawfulness under Section 192 for erection of a single storey rear extension and insertion of ground floor side elevation window.	30 Graylings Close Godalming GU7 1AG	No observation
<b>WA/2026/00525</b>	Godalming Holloway	Erection of extensions and alterations to elevations including raising of eaves and roof ridge height, roof lights and solar panels following demolition of existing garage; alterations to driveway.	Little Oak Oakdene Road Godalming GU7 1QF	No observation