

**MINUTES AND REPORT OF THE PLANNING COMMITTEE  
HELD ON 02 JULY 2026**

- \* Councillor Crowe - Chair
- \* Councillor Martin
- \* Councillor Marshall
- \* Councillor Weightman
- \* Councillor Williams

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

124.020726

MINUTES

The Minutes of the Meeting held on 28 May 2026 were signed by the Chair as a correct record.

125.020726

APOLOGIES FOR ABSENCE

Apologies for absence were received and recorded as above.

126.020726

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.

Councillor Crowe      Councillor Williams      Councillor Martin

127.020726

PETITIONS/STATEMENTS/QUESTIONS FROM MEMBERS OF THE PUBLIC

Members considered a letter from a resident requesting a representative from Godalming Town Council to attend the Waverley Planning Committee on 8 July 2026 to speak on planning application WA/2026/00451: Land at Eashing Lane and West of Ock Way. No Members present are available to attend so the request will be extended to Ward Members.

128.020726

QUESTIONS BY MEMBERS

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

129.020726

PLANNING APPLICATIONS – CONSULTATION

The Committee considered the following applications raised for discussion by committee members;

**WA/2026/00960: Land At Glennie, Ramsden Road, Godalming**

Erection of a two storey dwelling, detached car port and bin/cycle store with associated amenity space and parking following demolition of existing garage

The Planning Committee resolved to make NO OBJECTION to this application, subject to the following conditions:

- arboricultural protection being fully implemented;
- off-site BNG being secured prior to permission being granted;
- conditions securing materials, landscaping, cycle storage and EV charging should be imposed;
- careful control of side windows and boundary treatment.

**WA/2026/01104: Land Centred Coordinates 496293 144065 South Of Westbrook Road**  
Erection of a self/custom build detached dwelling with associated access and landscaping.

The Planning Committee resolved to OBJECT to the application on the following grounds:

- There is insufficient evidence presented by the applicant to justify removing this site from the Green Belt and reclassifying as Grey Belt. GTC believes the site should remain under Green Belt classification.
- As such, this proposal constitutes appropriate development in the Green Belt.

**PRA/2026/01103: Dunedin House, 2 The Mews, Wharf Street, Godalming**

General Permitted Development Order 2015, Schedule 2 Part 3 Class MA - Prior Notification application for change of use from commercial, business and service (Use Class E) to 8 No. dwellings (Use Class C3).

The Planning Committee resolved to make NO OBJECTION to this application, subject to Waverley Borough Council being satisfied that:

- the proposed development will preserve the character and appearance of the Godalming Town Centre Conservation Area;
- the noise mitigation measures set out in the application are implemented in full;
- the proposed dwellings provide acceptable living conditions, including daylight and ventilation;
- parking, access and servicing arrangements remain satisfactory.

**WA/2026/01084: 7 Park Road, Godalming**

Erection of two extensions and alterations to elevations including Juliet balcony following demolition of existing garage.

Members made NO COMMENT as the proposed Juliet balcony is located on the rear elevation of the property, and at the time of publication, no neighbour objections have been recorded on the Waverley Planning Portal.

the full schedule of planning applications received from the Local Planning Authority since the previous Environment & Planning Committee is attached to record minutes.

130.020726

PLANNING APPLICATIONS – SUBJECTED TO AMENDMENT

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

131.020726

WAVERLEY BOROUGH COUNCIL (WBC) LOCAL PLAN SCOPING CONSULTATION

Members considered and approved a response to the consultation, subject to the following minor additions:

Q3b: Include reference to “valued community assets”.

Q8c: GTC understands where low engagement areas are in the parish; insert wording requesting that Waverley Borough Council consults with GTC on where engagement should be targeted.

The amended response is attached to the record minutes.

132.020726

COMMUNICATIONS ARISING FROM THIS MEETING

Members identified no items from this meeting to be publicised.

133.020726

DATE OF NEXT MEETING

The next meeting of the Planning Committee is scheduled to be held in the Oglethorpe Room on Thursday, 23 July 2026 at 6.30pm.

134.020726

ANNOUNCEMENTS

There were no announcements.

## GODALMING TOWN COUNCIL

### ENVIRONMENT & PLANNING – SCHEDULE OF PLANNING APPLICATIONS – 8 JUNE 2026 - 22 JUNE 2026

<u>Ref</u>	<u>Ward</u>	<u>Proposal</u>	<u>Site Address</u>	<u>GTC Observations</u>
<b>WBC Weekly List 26/23</b>				
WA/2026/00963	Godalming Binscombe & Charterhouse	Erection of ground and first floor extensions and alterations following demolition of existing extension.	47 Silo Road Farncombe Godalming GU7 3PA	No observation
WA/2026/00973	Godalming Binscombe & Charterhouse	Erection of single storey extension including installation of rooflights following demolition of existing single storey extension and shed.	6 Hillside Way Godalming GU7 2HN	No observation
TM/2026/00958	Godalming Binscombe & Charterhouse	APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 02/04	2 Dormers Close Godalming GU7 2QX	No observation
PRA/2026/00980	Godalming Binscombe & Charterhouse	Erection of a single storey rear extension which would extend 7 m beyond the rear wall of the original house for which the height would be 3.28 m and for which the height of the eaves would be 2.79 m.	27 Warren Road Farncombe Godalming GU7 3SH	No observation
WA/2026/00997	Godalming Central & Ockford	Application under Section 73 to vary condition 2 (restrictions on use) of WA/2015/0716 to allow use of Unit 2 as a veterinary practice.	Innovation Place Douglas Drive Godalming GU7 1JX	No observation
NMA/2026/00946	Godalming Farncombe & Catteshall	Amendment to WA/2024/01658 Rather than the approved removal of the wall section between two existing windows and the installation of French doors, the proposed amendment remains with the existing wall structure and both existing windows in their current positions, with the addition of a single new window in the intervening wall section and other changes.	21 Meadrow Godalming GU7 3HP	No observation
WA/2026/00960	Godalming Holloway	Erection of a two storey dwelling, detached car port and bin/cycle store with associated amenity space and parking following demolition of existing garage	Land At Glennie Ramsden Road Godalming GU7 1QE	No observation

<u>Ref</u>	<u>Ward</u>	<u>Proposal</u>	<u>Site Address</u>	<u>GTC Observations</u>
<p><b>NO OBJECTION</b> to this application, subject to the following conditions:</p> <ul style="list-style-type: none"> <li>• arboricultural protection being fully implemented;</li> <li>• off-site BNG being secured prior to permission being granted;</li> <li>• conditions securing materials, landscaping, cycle storage and EV charging should be imposed;</li> <li>• careful control of side windows and boundary treatment.</li> </ul>				
WA/2026/00994	Godalming Holloway	Erection of two storey and single storey extensions with alterations to elevations.	18 Park Road Godalming GU7 1SH	No observation
WA/2026/00990	Godalming Holloway	Alterations to attached garage to provide habitable accommodation with covered canopy extension together with erection of a detached storage building/carport.	Tanglewood Oakdene Road Godalming GU7 1QF	No observation
TM/2026/00981	Godalming Holloway	APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 42/99	7 The Paddock Godalming GU7 1XD	No observation
CA/2026/00944	Godalming Central and Ockford	GODALMING CONSERVATION AREA WORKS TO TREE	Hatch Mill 3 Mill Lane Godalming GU7 1EY	No observation
<b>WBC Weekly List 26/24</b>				
WA/2026/01037	Godalming Binscombe & Charterhouse	Certificate of Lawfulness under Section 192 for erection of a single storey extension following demolition of existing conservatory.	54 Birch Road Farncombe Godalming GU7 3NU	No observation
WA/2026/01019	Godalming Binscombe & Charterhouse	Alterations to existing car port area to provide boot room/utility area including installation rooflight.	Flagstones Frith Hill Road Godalming GU7 2EE	No observation
WA/2026/01020	Godalming Binscombe & Charterhouse	Erection of a single storey rear extension and alterations to existing garage to provide habitable accommodation including a front porch extension.	Saqqara Knoll Road Godalming GU7 2ER	No observation
WA/2026/01016	Godalming Farncombe & Catteshall	Erection of a single storey extension and alterations together with hip to gable and dormer extensions and installation of roof lights to provide habitable accommodation in roof space.	69 George Road Farncombe Godalming GU7 3LU	No observation

<u>Ref</u>	<u>Ward</u>	<u>Proposal</u>	<u>Site Address</u>	<u>GTC Observations</u>
<b>WBC Weekly List 26/25</b>				
WA/2026/01067	Godalming Binscombe & Charterhouse	Erection of a single storey extension.	BRASS FARTHING 23 WOODMANCOURT GODALMING GU7 2BT	No observation
TM/2026/01090	Godalming Binscombe & Charterhouse	APPLICATION FOR REMOVAL OF TREE SUBJECT OF TREE PRESERVATION ORDER WA253	Ardmore 1 Hurtmore Chase Godalming GU7 2RT	No observation
WA/2026/01075	Godalming Central & Ockford	Application under Section 19 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 to vary condition 1 (approved plans) of WA/2025/00852 to allow for the addition of a phasing plan and amendment to the entrance of first floor flat to provide porch.	Numbers 61 63 65 And 65a High Street Godalming	No observation
WA/2026/01076	Godalming Central & Ockford	Application under Section 73 to vary conditions 1 (approved plans), 2 (vehicle and cycle arrangements) and 9 (cycle charging points) of WA/2025/00851 to allow an addition of a porch to serve first floor flat, the introduction of a phasing plan and provision of bin and cycle requirements during interim period between phases.	Numbers 61 63 65 And 65a High Street Godalming	No observation
WA/2026/01104	Godalming Central & Ockford	Erection of a self/custom build detached dwelling with associated access and landscaping.	Land Centred Coordinates 496293 144065 South Of Westbrook Road Godalming	No observation

**OBJECT** to the application on the following grounds:

- There is insufficient evidence presented by the applicant to justify removing this site from the Green Belt and reclassifying as Grey Belt. GTC believes the site should remain under Green Belt classification.
- As such, this proposal constitutes appropriate development in the Green Belt.

<u>Ref</u>	<u>Ward</u>	<u>Proposal</u>	<u>Site Address</u>	<u>GTC Observations</u>
PRA/2026/01103	Godalming Central & Ockford	General Permitted Development Order 2015, Schedule 2 Part 3 Class MA - Prior Notification application for change of use from commercial, business and service (Use Class E) to 8 No. dwellings (Use Class C3).	Dunedin House 2 The Mews Wharf Street Godalming	No observation
<p><b>NO OBJECTION</b> to this application, subject to Waverley Borough Council being satisfied that:</p> <ul style="list-style-type: none"> <li>• the proposed development will preserve the character and appearance of the Godalming Town Centre Conservation Area;</li> <li>• the noise mitigation measures set out in the application are implemented in full;</li> <li>• the proposed dwellings provide acceptable living conditions, including daylight and ventilation;</li> <li>• parking, access and servicing arrangements remain satisfactory.</li> </ul>				
WA/2026/01073	Godalming Central & Ockford	Erection of single storey extensions and alterations together with a raised terrace and relocation of existing air source heat pump to new flat roof following demolition of existing carport.	8 Hawthorn Road Godalming GU7 2NE	No observation
WA/2026/01088	Godalming Farncombe & Catteshall	Erection of a single storey extension following demolition of existing.	87 Kings Road Farncombe Godalming GU7 3EU	No observation
WA/2026/01084	Godalming Holloway	Erection of two extensions and alterations to elevations including Juliet balcony following demolition of existing garage.	7 Park Road Godalming GU7 1SQ	No observation

# GODALMING TOWN COUNCIL

Chief Executive Officer: Andy Jeffery MSc  
MCGI

Tel: 01483 523575  
E-Mail: [office@godalming-tc.gov.uk](mailto:office@godalming-tc.gov.uk)



107-109 High Street  
Godalming  
Surrey  
GU7 1AQ

Planning Policy Team  
Waverley Borough Council  
The Burys  
Godalming  
Surrey GU7 1HR

3 July 2026

Dear Planning Policy Team,

## **Waverley Local Plan Scoping Consultation**

Godalming Town Council (GTC) welcomes Waverley Borough Council's Local Plan Scoping Consultation and offers the following responses on behalf of Godalming residents and community groups.

### **Q1 What do you consider are the key priorities for the local plan?**

GTC's priorities for Godalming:

- a. Safeguard community assets and green spaces: retain public ownership/use of Borough Hall and Holloway Hill Recreation Ground.
- b. Protect environment & heritage: conserve Green Belt, National Landscape/South Downs gateways, conservation areas and historic townscape.
- c. Deliver infrastructure in advance of development: water/sewerage capacity, transport (station parking, bus links), schools and health capacity.
- d. Housing that meets local needs: increased affordable and accessible homes while avoiding inappropriate release of protected landscapes.
- e. Maintain vibrant town centre and cultural offer: protect and enhance performance spaces, arts and community venues, and enable small businesses.
- f. Climate resilience, biodiversity, and sustainable travel: green/blue infrastructure, biodiversity net gain and realistic active-travel choices.
- g. Transparent, early and inclusive engagement with Godalming Town Council and seldom-heard groups.

### **Q2 Are any priorities more important than others?**

For Godalming the highest priorities are:

- a. Protecting community assets and public green space;
- b. Securing the infrastructure required to support any new development; and
- c. Protecting the town's heritage and landscape. These underpin residents' quality of life and the town's long-term sustainability.

# GODALMING TOWN COUNCIL

## **Q3 How can the local plan focus on the key priorities for a specific area?**

GTC requests the Plan to:

- a. Include area-specific policies for Godalming (place-based allocations and policy maps).
- b. Maintain a Valued Community Assets & Green Space Register (explicitly naming Borough Hall, Holloway Hill, Phillips Memorial Park, Broadwater Park, Longbourne Green, Ockford Ridge Green Play Area, Combe Road Recreation Ground and Crown Pits Recreation Ground) and consider Local Green Space or other local designations.
- c. Require published, indicative business cases for any asset transfer and a clear protection clause preventing residential conversion unless by full public process.
- d. Ringfence CIL / S106 funding for local asset investment and programming.
- e. Require evidence of utilities capacity and transport mitigation before allocation of sites.

## **Q4 Additional evidence needed (beyond para 3.5)**

GTC asks Waverley to gather:

- a. Heritage Impact Assessments / Conservation Area appraisals, and historic building condition reports.
- b. Cultural & leisure needs assessment (performance venue demand).
- c. Youth services needs assessment and community programming requirements.
- d. Detailed parking / station capacity and town-centre management study.
- e. Utilities capacity update (water/sewer) and surface water management studies.
- f. Social infrastructure / health and education capacity audits.

## **Q5 Do we agree with engagement methods (Stages 2–5)?**

GTC supports the draft engagement approach and the digital-first emphasis, but requests:

- a. Early, formal and ongoing engagement with Town and Parish Councils (statutory consultees for neighbourhood plan areas).
- b. In-person roadshows / drop-ins in Godalming and Farncombe at varied times (evenings/weekends).
- c. Clear, short summary documents that show how responses influenced subsequent drafts.
- d. Offline forms and hard copies at libraries and other local offices (i.e. Town Council office); direct emails to local groups and charities.

## **Q6 Are the engagement methods appropriate for the demographic profile (Appendix C)?**

Partly. Appendix C shows under-representation of young people and some ethnic groups.

GTC asks Waverley to produce a targeted engagement plan to reach:

- a. Young people (schools, youth clubs, social media, youth workshops).
- b. 16-34s and 85+ residents (tailored sessions and accessible formats).
- c. Non-English speakers listed in Table C1 (offer translations / easy-read summaries).
- d. Disabled and mobility-limited residents (accessible venues, home/online options).

# **GODALMING TOWN COUNCIL**

## **Q7 Other engagement activities to consider**

- a. Youth co-design workshops and sessions at schools.
- b. Pop-up stalls at markets and high street; deliberative citizen panels; targeted outreach via local voluntary organisations.

## **Q8 How to engage seldom-heard groups throughout plan preparation**

- a. Work through trusted intermediaries (Town Council, community and faith groups, youth services).
- b. Offer translated materials and easy-read documents.
- c. Use multiple channels, mobile events and evening/weekend sessions. GTC understands where low engagement areas are in the parish; request that Waverley Borough Council consults with GTC on where engagement should be targeted.
- d. Set measurable targets for participation and publish equality monitoring and an “you said / we did” statement after each stage.

I trust you will take these comments into consideration whilst developing the Local Plan further.

Yours faithfully

Andy Jeffery  
Chief Executive Officer