

GODALMING TOWN COUNCIL

Tel: 01483 523575
E-Mail: office@godalming-tc.gov.uk
Website: www.godalming-tc.gov.uk

107-109 High Street
Godalming
Surrey
GU7 1AQ

I HEREBY SUMMON YOU to attend the **PLANNING COMMITTEE** Meeting to be held in the Oglethorpe Room, Wilfrid Noyce Centre, Godalming on THURSDAY, 20 August 2026 at 6.30pm.

Dated the 14th Day of August 2026

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

Where possible proceedings will be live streamed via the Town Council's Facebook page. If you wish to watch the council meeting's proceedings, please go to Godalming Town Council's [YouTube](#) page.

Committee Members:	Councillor Crowe - Chair
	Councillor Martin
	Councillor Marshall
	Councillor Weightman
	Councillor Williams

A G E N D A

1. **MINUTES**

To approve as a correct record the minutes of the meeting of the Planning Committee held on the 23 July 2026, 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 Crowe
Councillor Martin

Councillor Williams

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.

6. PLANNING APPLICATIONS – CONSULTATION

Members to consider the following applications:

WA/2026/01260: Deanery House, 24 Church Street, Godalming

WA/2026/01372: 28 Hare Lane, Godalming

The full schedule of planning applications received from the Local Planning Authority since the last meeting is attached for the information of Members along with the Planning Application Summary Report.

7. PLANNING APPLICATIONS – SUBJECTED TO AMENDMENT

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

8. UPDATE ON CALLED IN APPLICATIONS 25/P/01474 / WA/2026/00451

Members to receive an update from the committee clerk on this matter.

9. FARNCOMBE LOCAL STREET IMPROVEMENTS

Surrey County Council has now published its Informal Engagement Report, which outlines the key findings from the Informal Engagement Period (February to March 2026). All feedback and findings from the informal engagement will now feed into the updated designs. The public and key stakeholders will have another opportunity to feedback on these designs in due course. Members are therefore requested to note the attached report.

10. COMMUNITY RESILIENCE ACTION PLAN

Members to receive a verbal update from the Deputy Chief Officer.

11. WAVERLEY BOROUGH COUNCIL LAND AVAILABILITY ASSESSMENT

Waverley Borough Council has published its Land Availability Assessment (LAA). The LAA and interactive map showing all the LAA sites can be viewed here: www.waverley.gov.uk/LAA. The documents available for inspection are

LAA Methodology

Appendix 1: Site Assessment Proformas

Appendix 2: Call for Sites Submissions not included in the LAA

The proposed residential sites within Godalming parish are included in Appendix 1, pages 210-230. The proposed commercial sites are included in Appendix, pages 338-341. The sites submitted as part of the LAA but have not been included can be found in Appendix 2 on page 7.

Members should note that the LAA represents a very early stage in the process of considering potential sites as part of preparing the new Waverley Local Plan. It is a high-level technical evidence study. It does not allocate sites for development or grant planning permission, and the inclusion of a site within the LAA does not predetermine whether a site will be allocated in the Local Plan. Similarly, the LAA does not provide an assessment of the acceptability of a development proposal.

The LAA is an evolving evidence document. The inclusion of a site, or its RAG rating, does not represent a decision about whether that site will ultimately be allocated for development. As further evidence and information becomes available, site assessments will be reviewed and RAG ratings may change.

Waverley Borough Council will undertake further stages of evidence gathering and site assessment before any decisions are made about sites proposed for allocation in the new Local Plan. Any proposed allocations will be considered separately through the Local Plan process and will be subject to public consultation.

Members are requested to note the published documents.

12. COMMUNICATIONS ARISING FROM THIS MEETING

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

13. DATE OF NEXT MEETING

The next meeting of the Planning Committee is scheduled to take place in the Oglethorpe Room on Thursday, 10 September 2026 at 6.30pm.

14. 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 – W/C 20 JULY 2026 – W/C 10 AUGUST 2026

Ref	Ward	Proposal	Site Address	GTC Observations
WBC Weekly List 26/29				
WA/2026/01269	Godalming Binscombe & Charterhouse	Erection of a two storey rear extension.	27 Warren Road Farncombe Godalming GU7 3SH	
WA/2026/01285	Godalming Central & Ockford	Erection of a single storey extension with rooflight.	26 Ock Way Godalming GU7 2FL	
WA/2026/01259	Godalming Central & Ockford	Erection of single storey orangery extension and alterations to elevations together with insertion of openings in garden wall, construction of patio and associated works following demolition of existing stores, greenhouse and garden room.	Deanery House 24 Church Street Godalming GU7 1EW	
WA/2026/01260	Godalming Central & Ockford	Listed building consent for erection of single storey orangery extension and alterations to elevations including internal works together with insertion of openings in in garden wall, construction of patio and associated works following demolition of existing stores, greenhouse and garden room.	Deanery House 24 Church Street Godalming GU7 1EW	
WA/2026/01283	Godalming Central & Ockford	Erection of a building to provide flexible commercial use (Class E).	Land At The Square 7 High Street Godalming	
WA/2026/01265	Godalming Farncombe & Catteshall	Erection of single storey extension.	20 George Road Farncombe Godalming GU7 3LS	
CA/2026/01272	Godalming Holloway	CROWNPITS CONSERVATION AREA WORKS TO TREE	91-93 Brighton Road Godalming GU7 1PW	
WBC Weekly List 26/30				
WA/2026/01310	Godalming Binscombe & Charterhouse	Erection of two storey extension and alterations.	49 Nightingale Road Godalming GU7 2HU	

<u>Ref</u>	<u>Ward</u>	<u>Proposal</u>	<u>Site Address</u>	<u>GTC Observations</u>
WA/2026/01318	Godalming Binscombe & Charterhouse	Erection of two storey extension and alterations following partial demolition of existing single storey element.	44 Silo Drive Farncombe Godalming GU7 3NX	
WA/2026/01302	Godalming Central & Ockford	Advertisement consent for various signage comprising of internally illuminated fascia signs, 3D lettering, vinyl graphics and illuminated digital billboard.	Marks & Spencer Unit 1 Woolsack Way Godalming GU7 1DR	
WA/2026/01289	Godalming Central & Ockford	Erection of a single storey rear extension and two storey side extension and alterations.	23 The Horseshoe Godalming GU7 2LW	
WA/2026/01306	Godalming Central & Ockford	Application under Regulation 3 for the stopping up and diversion of a Public Footpath under Town And Country Planning Act 1990 Section 257 for development under consideration WA/2025/00727 (erection of 20 affordable dwellings).	Site F Regeneration Area Ockford Ridge Godalming	
WA/2026/01305	Godalming Farncombe & Catteshall	Extensions and alterations to roof to provide habitable accommodation in roof space.	17 Llanaway Road Godalming GU7 3EB	
WA/2026/01299	Godalming Holloway	Erection of an outbuilding for mixed residential and commercial use (Use Class E(d)) as a home and personal training gym.	7 The Paddock Godalming GU7 1XD	
WBC Weekly List 26/31				
WA/2026/01356	Godalming Binscombe & Charterhouse	Certificate of Lawfulness under Section 192 for erection of an outbuilding for use as a home office and domestic storage and demolition of existing detached wooden outbuilding.	37 Peperharow Road Godalming GU7 2PH	
WA/2026/01379	Godalming Binscombe & Charterhouse	Erection of first floor rear extension and alterations to elevations.	24 More Road Farncombe Godalming GU7 3PU	
WA/2026/01354	Godalming Central & Ockford	Advertisement consent to display 1 illuminated fascia sign, 1 illuminated hanging sign and 1 internal illuminated menu board.	69 High Street Godalming GU7 1AW	

<u>Ref</u>	<u>Ward</u>	<u>Proposal</u>	<u>Site Address</u>	<u>GTC Observations</u>
WA/2026/01363	Godalming Central & Ockford	Temporary installation of ambient refrigerated storage container between 1st November and 31st January annually.	Marks & Spencer Unit 1 Woolsack Way Godalming GU7 1DR	
NMA/2026/01368	Godalming Central & Ockford	Amendment to WA/2026/00424 Full planning & demolition in a conservation area change of the windows from upvc, heritage wood grain effect to Black Aluminium	147 Flat A High Street Godalming GU7 1AF	
WA/2026/01372	Godalming Farncombe & Catteshall	Erection of retaining walls, steps and bin store; construction of vehicular access, driveway, EV charging point and associated landscaping,	28 Hare Lane Farncombe Godalming GU7 3EE	
TM/2026/01376	Godalming Holloway	APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 42/99	8 The Paddock Godalming GU7 1XD	
CA/2026/01388	Godalming Central and Ockford	GODALMING CONSERVATION AREA REMOVAL OF TREE	15 Great George Street Godalming GU7 1EE	
WBC Weekly List 26/32				
TM/2026/01396	Godalming Binscombe & Charterhouse	APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 07/07	Little Stowe Mark Way Godalming GU7 2BD	
WA/2026/01409	Godalming Central and Ockford	Erection of single storey front extension.	54 Aarons Hill Godalming GU7 2LH	
TM/2026/01411	Godalming Holloway	APPLICATION FOR WORKS TO AND REMOVAL OF TREES SUBJECT OF TREE PRESERVATION ORDER 43/99	Oak Holm Summerhouse Road Godalming GU7 1QB	

6. PLANNING APPLICATIONS – CONSULTATION

Application / Address

WA/2026/01260: Deanery House, 24 Church Street, Godalming, GU7 1EW

Proposal

Householder application for planning permission and listed building consent for ground-floor alterations, including a new kitchen-dining area, orangery replacement, boot room, wall openings and associated internal alterations.

Background

Deanery House is a Grade II listed building located at 24 Church Street, in Godalming Town Centre Conservation Area. The application seeks consent for ground-floor alterations intended to improve the functionality of the dwelling while retaining and enhancing the heritage asset.

The proposal includes:

- creation of a new kitchen-dining space;
- replacement of the existing greenhouse with a traditionally designed orangery;
- creation of a boot room from an existing outbuilding;
- two small openings in the listed garden wall;
- ancillary internal alterations, including relocation of the ground-floor WC;
- removal of later, unsympathetic additions, including store rooms, a garden room and a small timber structure.

Relevant Considerations

Heritage and Conservation

The supporting documents describe the proposal as a heritage-led scheme aimed at restoring historic character and improving the viable use of the property. The principle of altering secondary and later additions appears acceptable, provided the detailing is carefully controlled. The proposed orangery is described as subservient to the host building and constructed from traditional materials.

The Town Council should note that the works affect a sensitive historic asset and listed garden wall, and that Waverley Borough Council should ensure that harm to historic fabric is kept to the minimum necessary.

Ecology and Biodiversity

The biodiversity checklist indicates that no specific biodiversity survey was required and that the applicant considers the works unlikely to affect biodiversity. The application appears to involve limited external works and no tree removal.

However, given the site's historic and environmental context, the Town Council should request that any lighting, drainage and landscaping works avoid ecological harm and protect existing retained features.

Climate and Sustainability

The climate change and sustainability checklist indicates the use of reclaimed materials, energy-efficient measures and improved fabric performance. This is positive and in line with sustainable refurbishment principles.

Structural Matters

A structural calculations package has been submitted in support of the removal of load-bearing elements, including a chimney stack and wall sections. This assists with demonstrating technical feasibility, though these matters remain for the Local Planning Authority and building control to assess in detail.

Planning Balance

The proposal would enable continued occupation and sensitive adaptation of a listed building, with the removal of later unsympathetic additions and the use of traditional materials. On the information provided, the scheme appears to be a reasonable and proportionate approach to refurbishment.

There is some heritage harm through the loss of fabric, but the supporting statement makes a case that this is limited and justified by the wider benefits of preserving the building's long-term use and appearance.

Recommendation

That the Planning Committee does not object to the application, subject to the following comments being conveyed to the Local Planning Authority:

- The Town Council supports the sensitive refurbishment and continued residential use of this Grade II listed building.
- The Council welcomes the retention of historic fabric where possible and the use of traditional materials.
- The Council requests that detailed conditions secure high-quality design, materials and detailing to protect the character of the listed building and conservation area.
- The Council asks that any ecological, drainage and lighting impacts are carefully controlled, particularly given the sensitive historic and environmental context.

6. PLANNING APPLICATIONS – CONSULTATION

Application / Address

WA/2026/01732: 28 Hare Lane, Farncombe, Godalming, GU7 3EE

Proposal

Removal of front garden and construction of new retaining walls, new steps to provide property access, waste and recycling bin storage, and vehicle crossover with off-road parking and EV charging.

Background

The application relates to 28 Hare Lane, Farncombe, Godalming. It is a householder application for:

- removal of the existing front garden
- construction of new retaining walls
- new steps for access
- waste and recycling bin storage
- a vehicle crossover
- creation of two off-road parking spaces with EV charging

The submitted plans show the existing front garden being replaced by a hardstanding parking area, with a crossover to the highway.

Relevant Considerations

Parking and Highway Impact

The key local issue is the loss of on-street parking. Hare Lane is an established residential street where several neighbouring properties rely on parking in the public highway. The proposal would convert part of the frontage into off-street parking for the applicant, but would reduce the availability of on-street spaces for adjacent residents.

This carries weight in planning terms, particularly where nearby households have no alternative off-street provision. The Committee should therefore highlight the cumulative parking pressure likely to arise from the loss of a frontage space.

It is also relevant that the applicant already benefits from a garage to the rear of the property, which provides existing off-street parking provision. That weakens the argument that the new crossover is essential to meet parking need.

Highways and Access

A vehicle crossover licence has been granted by Surrey Highways, which is a material consideration. However, highway technical approval does not remove the Town Council's ability to comment on local parking stress and residential amenity impacts.

Character and Appearance

The proposal would alter the frontage from garden to parking. The submitted materials indicate permeable paving and matching brick retaining walls, which is positive. The effect on the street scene should nevertheless be assessed carefully, although on the information provided the impact appears limited and manageable.

Trees and Ecology

The biodiversity checklist indicates adjacent trees/hedges, but no removal or pruning is proposed. The site is within existing residential curtilage and the ecological impact appears limited. The checklist also suggests no significant biodiversity effects, and the proposal is largely hard surfacing and access-related.

Planning Balance

The proposal would provide additional parking space for the occupier, but at the cost of removing frontage garden space and reducing on-street parking capacity in the locality.

Given that:

- the applicant already has a garage to the rear,
- nearby residents may rely on on-street parking, and
- the proposal would reduce communal parking availability

the main concern is not highway safety, but residential parking displacement and amenity.

On balance, the Town Council may not be opposed in principle, but should clearly express concern about the loss of on-street parking and the fact that the applicant already has off-street parking provision.

Recommendation

That the Planning Committee does not object to the application, subject to the following comments being conveyed to Waverley Borough Council:

- The Town Council notes that the applicant already has rear garage accommodation providing off-street parking.
- The Town Council is concerned that the proposal would remove on-street parking availability in an area where neighbouring residents do not have off-street parking provision.
- The Town Council asks that the parking stress on Hare Lane and the impact on adjacent residents be given careful weight in the determination of the application.
- If approved, the Town Council requests that materials, drainage and boundary treatments are secured by condition.