

GODALMING TOWN COUNCIL

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I HEREBY SUMMON YOU to attend the **PLANNING COMMITTEE** Meeting to be held in the Oglethorpe Room, Wilfrid Noyce Centre, Godalming on THURSDAY, 10 SEPTEMBER 2026 at 6.30pm.

Dated the 4th Day of September 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 – Vice Chair
	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 application:

WA/2026/01549: Land adjacent to New Lodge, Tuesley 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. 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 report findings that can be viewed [here](#).

9. 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.

10. GUILDFORD LOCAL PLAN SCOPING CONSULTATION

Guildford Borough Council are in the early stages of preparing a new Guildford Local Plan and are holding a scoping consultation. The purpose of this consultation is to seek views on:

- what the new Guildford Local Plan should contain
- how Guildford Borough Council should engage with stakeholders in the preparation of the plan.

The consultation runs from 2 September to 14 October 2026. The full consultation document can be found [here](#).

It is recommended that Members:

- a. consider the attached draft responses to the formal questionnaire, and
- b. agree a formal response to be submitted to Guildford Borough Council by 14 October 2026.

11. COMMUNICATIONS ARISING FROM THIS MEETING

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

12. DATE OF NEXT MEETING

The next meeting of the Planning Committee is scheduled to take place in the Oglethorpe Room on Thursday, 1 October 2026 at 6.30pm.

13. ANNOUNCEMENTS

Brought forward by permission of the Chair. Requests to be submitted prior to commencement of the meeting.

6. PLANNING APPLICATIONS – CONSULTATION

Application / Address

WA/2026/01549: Land adjacent to New Lodge, Tuesley Lane, Godalming

Proposal

Erection of a pair of 4-bed semi-detached dwellings and associated works.

Background

The application seeks permission for two semi-detached dwellings on land adjacent to New Lodge, within the garden land fronting the private road serving Godalming College. The submitted plans show a three-storey pair of dwellings with associated parking, gardens, boundary treatment and landscaping

Relevant Considerations

Scale, Massing and Site Capacity

The key concern is that the site appears cramped for two dwellings. While the proposal is presented as a pair of four-bedroom houses, the layout leaves limited breathing space around the new buildings and between the development and the existing dwelling, New Lodge. This creates an impression of intensification beyond what the plot can comfortably accommodate.

The Town Council is concerned that the scale and massing of the proposal would result in a form of development that is too dominant for the site and would not sit comfortably within its immediate context.

Impact on New Lodge

The proposal would leave New Lodge with very poor amenity. The relationship between the existing dwelling and the proposed new houses appears tight, with limited outlook, reduced privacy and a sense of enclosure. The Town Council considers that the living conditions and amenity of New Lodge would be materially harmed.

Impact on Juliet House, Rosalind and Celia House

The proposed development also has implications for the nearby residential properties fronting Tuesley Lane, including Juliet House, Rosalind and Celia House. Although these properties are not immediately adjoining in the same way as New Lodge, the scale, height and positioning of the new dwellings should be carefully assessed in terms of:

- overbearing visual impact
- loss of privacy
- loss of outlook
- cumulative sense of intensification in the area

The Town Council considers that the application does not adequately demonstrate that these impacts would be acceptable.

Design and Character

The design is broadly in keeping with the local vernacular and the submitted images suggest a high quality finish. However, good design cannot overcome the fundamental concern that the site is being asked to accommodate too much development. In planning terms, the issue is not simply architectural style, but whether the built form proposed is appropriate to the site.

Highways and Parking

The proposal includes on-site parking and access arrangements from the private road. These are noted, but they do not outweigh the concerns about overdevelopment, scale and residential amenity.

Ecology and Sustainability

The supporting ecological and sustainability information is noted. However, these benefits do not overcome the site capacity concerns. The application remains problematic in spatial and amenity terms.

Planning Balance

The proposal would deliver two new homes in a sustainable location, which is a positive factor. However, the development appears too intensive for the site and would result in an unacceptable relationship with New Lodge and a potentially harmful impact on surrounding dwellings.

On balance, the harm arising from scale, massing and loss of residential amenity is considered to outweigh the benefits of the additional housing.

Recommendation

That Godalming Town Council submits the following objection:

The Town Council considers that the site is too constrained to comfortably accommodate two dwellings and that the proposal would constitute overdevelopment. The scale and massing of the scheme would leave New Lodge with very poor amenity space and would have an unacceptable impact on the outlook, privacy and living conditions of that property. The Council also considers that the effect on Juliet House, Rosalind and Celia House should be fully assessed, as the proposal has the potential to cause harm through its scale, height and intensification of development on this site.

GODALMING TOWN COUNCIL

ENVIRONMENT & PLANNING – SCHEDULE OF PLANNING APPLICATIONS – W/C 17 AUGUST 2026 – W/C 31 AUGUST 2026

Ref	Ward	Proposal	Site Address	GTC Observations
WBC Weekly List 26/33				
NMA/2026/01481	Godalming Binscombe & Charterhouse	Amendment to WA/2025/00514 for changes to roof tiles, windows and solar panels.	Weybourne 20 Chalk Road Godalming GU7 3AP	
TM/2026/01443	Godalming Binscombe & Charterhouse	Application For Works to Trees Subject of Tree Preservation Order 07/07	Whistling Pines 26 Mark Way Godalming GU7 2BE	
TM/2026/01452	Godalming Holloway	Application For Works to Tree Subject of Tree Preservation Order 09/03	Ramsden Cottage Ramsden Road Godalming GU7 1QE	
WBC Weekly List 26/34				
TM/2026/01523	Godalming Binscombe & Charterhouse	Application For Works to Tree Subject of Tree Preservation Order 03/03	105 Peperharow Road Godalming GU7 2PN	
TM/2026/01524	Godalming Binscombe & Charterhouse	Application For Works to Tree Subject of Tree Preservation Order 03/03	107 Peperharow Road Godalming GU7 2PN	
WA/2026/01534	Godalming Binscombe & Charterhouse	Certificate of Lawfulness under Section 192 for change of use of attached residential garage to commercial home business (Use Class E).	5 Hall Close Farncombe Godalming GU7 3PW	
WA/2026/01543	Godalming Binscombe & Charterhouse	Erection of a 1.8m high closeboard boundary fence.	65 Green Lane Farncombe Godalming GU7 3SU	
WA/2026/01551	Godalming Central & Ockford	Listed Building Consent for external and internal alterations.	39 High Street Godalming GU7 1AU	

<u>Ref</u>	<u>Ward</u>	<u>Proposal</u>	<u>Site Address</u>	<u>GTC Observations</u>
WA/2026/01550	Godalming Central & Ockford	Change of use and alterations of first and second floors and part of the ground floor retail premises to form a single residential unit with erection of a single-storey extension; alterations to rear entrance of retail unit; construction of cycle storage; removal of existing external refrigeration/air-conditioning equipment.	39 High Street Godalming GU7 1AU	
WA/2026/01537	Godalming Farncombe & Catteshall	Erection of an outbuilding and storage shed with associated works.	Community Garden Summers Road Farncombe Godalming GU7 3BF	
WA/2026/01522	Godalming Farncombe & Catteshall	Erection of two dormers to provide additional habitable accommodation and associated works including installation of photovoltaic panels to roof slope; alterations to elevations.	Carmel Lower Manor Road Farncombe Godalming GU7 3EG	
WA/2026/01549	Godalming Holloway	Erection of one pair of semi-detached dwellings with parking and associated works; creation of new vehicle access points.	Land adjacent to New Lodge Tuesley Lane Godalming	
WBC Weekly List 26/35				
WA/2026/01563	Godalming Central & Ockford	Application under Section 73 to vary condition 7 of WA/2025/00628 (external lighting) to alter the wording to refer to the submitted lighting assessment.	OCKFORD ROAD FILLING STATION 32 OCKFORD ROAD GODALMING GU7 1QY	
WA/2026/01564	Godalming Farncombe & Catteshall	Erection of poles and floodlights to existing rugby pitch.	BROADWATER SPORTS CLUB LTD GUILDFORD RUGBY FOOTBALL CLUB GUILDFORD ROAD GODALMING GU7 3DH	
WA/2026/01581	Godalming Holloway	Erection of a single-storey extension.	4 ALVERNIA CLOSE GODALMING GU7 1YJ	

11. GUILDFORD LOCAL PLAN SCOPING CONSULTATION

Spatial strategy

Question 1

Do you agree with our approach to developing a Local Plan spatial strategy (see section 3.3 and section 3.4)?

Please tell us if anything should be changed, and if there are there any other factors beyond those identified in sections 3.3 and 3.4 that you think we should be considering in developing our Local Plan spatial strategy.

Draft Response

Yes, broadly. The Council supports the approach of developing the Local Plan by considering needs, land availability, constraints, sustainability, infrastructure and phasing.

However, the spatial strategy should give much greater weight to cross-boundary infrastructure impacts. Growth in Guildford Borough, including areas close to the Godalming boundary, will inevitably place additional pressure on Godalming's roads, schools, health provision, community facilities, utilities and other services. The spatial strategy must therefore consider not only where development is located, but also the cumulative impact on neighbouring settlements and infrastructure beyond the borough boundary.

Key issues and challenges and potential policies / policy topics

Homes and healthy communities

Question 2

Using the listed local issues and challenges under the 'homes and healthy communities' theme in section 4.2b, please rank the issues and challenges that you consider are the top 3 most pressing.

Choose only three and rank 1-3.

Draft Response

Top 3 issues:

1. A significant increase in local housing need and insufficient supply
2. Affordability of new homes across all types and tenures
3. Challenges regarding accessibility and capacity of social, community, recreational and cultural infrastructure

Question 3

Have we missed any issues or challenges in section 4.2b or should any be changed or removed?

If you answered yes, please tell us what issues or challenges should be added, changed or removed.

If you are suggesting adding an issue or challenge, please tell us whether it relates to the whole plan area or a particular area, and which area they relate to if they are area specific.

Draft Response

Godalming Town Council would suggest that the need to protect and enhance community facilities, open spaces and heritage assets should be more clearly reflected. It is also important that development does not undermine the identity of settlements or place unreasonable pressure on local infrastructure.

Question 4

Reflecting on the list of the proposed scope of plan-wide policies/policy topics (see section 4.2c), should anything be removed, changed or added?

If you answered yes, please tell us what.

Draft Response

Yes. The plan-wide policies should more clearly address:

- protection and enhancement of community assets
- public access to existing open spaces and green infrastructure
- heritage protection
- affordability and long-term viability of community facilities
- climate resilience and sustainability

Question 5

Reflecting on the list of the proposed scope of area/site specific policies/policy topics (see section 4.2c), should anything be removed, changed or added?

If you answered yes, please tell us what.

If you are proposing to add a policy/policy topic, please tell the area it should apply to.

Draft Response

Yes. Area/site-specific policies should include stronger protection and enhancement of important community assets, open spaces and heritage sites. The plan should explicitly support locally valued venues and facilities that contribute to community life.

Prosperity and economic resilience

Question 6

Using the listed local issues and challenges under the 'Prosperity and economic resilience' theme in section 4.4b, please rank the issues and challenges that you consider are the top 3 most pressing.

Choose only three and rank 1-3.

Draft Response

Top 3 issues:

1. Maintaining the competitiveness, vitality and vibrancy of Guildford town centre
2. Threats to existing employment sites and floorspace from non-employment uses
3. Access to affordable and well-located premises for small businesses, including micro-businesses and start-ups

Question 7

Have we missed any issues or challenges in section 4.4b or should any be changed or removed?

If you answered yes, please tell us what issues or challenges should be added, changed or removed.

If you are suggesting adding an issue or challenge, please tell us whether it relates to the whole plan area or a particular area, and which area they relate to if they are area specific.

Draft Response

Godalming Town Council would support stronger recognition of the role of town and local centres as community hubs, not just commercial locations. The Local Plan should also support flexible mixed-use premises and safeguard space for local enterprises and community-facing uses.

Question 8

Reflecting on the list of the proposed scope of plan-wide policies/policy topics (see section 4.4c), should anything be removed, changed or added?

If you answered yes, please tell us what.

Draft Response

Yes. The plan-wide policies should better support:

- mixed-use development
- meanwhile and flexible uses in town centres
- protection of smaller business premises
- community-serving employment and service uses

Question 9

Reflecting on the list of the proposed scope of area/site specific policies/policy topics (see section 4.4c), should anything be removed, changed or added?

If you answered yes, please tell us what.

If proposing to add a policy/policy topic, please tell the area it should apply to.

Draft Response

Yes. Area/site-specific policies should protect key employment and town centre locations while also supporting appropriately located mixed-use redevelopment where it benefits the local economy and community.

Natural environment and heritage

Question 10

Using the listed local issues and challenges under the 'natural environment and heritage' theme in section 4.6b, please rank the issues and challenges that you consider are the top 3 most pressing.

Choose only three and rank 1-3.

Draft Response

Top 3 issues:

1. Competing pressures on land availability while protecting the historic environment and valued landscapes
2. Need to improve water quality and minimise water use
3. Need to adapt to hotter, drier summers, wetter winters and more extreme weather events

Question 11

Have we missed any issues or challenges in section 4.6b or should any be changed or removed?

If you answered yes, please tell us what issues or challenges should be added, changed or removed.

If you are suggesting adding an issue or challenge, please tell us whether it relates to the whole plan area or a particular area, and which area they relate to if they are area specific.

Draft Response

Godalming Town Council supports stronger recognition of local heritage, landscape character and the importance of accessible green space. Protection of designated and non-designated heritage assets should be a more explicit policy objective.

Question 12

Reflecting on the list of the proposed scope of plan-wide policies/policy topics (see section 4.6c), should anything be removed, changed or added?

If you answered yes, please tell us what.

Draft Response

Yes. The plan-wide policies should include clearer provision for:

- heritage-led planning
- biodiversity and ecological enhancement
- sustainable drainage and flood resilience
- energy efficiency and climate adaptation

Question 13

Reflecting on the list of the proposed scope of area/site specific policies/policy topics (see section 4.6c), should anything be removed, changed or added?

If you answered yes, please tell us what.

If proposing to add a policy/policy topic, please tell the area it should apply to.

Draft Response

Yes. Site-specific policies should include stronger protection for sensitive landscapes, heritage assets, flood-risk areas and important corridors, including where development could affect public access or settlement character.

Settlements and infrastructure

Question 14

Using the listed local issues and challenges under the 'settlements and infrastructure' theme in section 4.8b, please rank the issues and challenges that you consider are the top 3 most pressing.

Choose only three and rank 1-3.

Draft Response

Top 3 issues:

1. Maximising brownfield opportunities and minimising release of Green Belt
2. Challenges in shifting travel towards walking, cycling and public transport
3. Accessibility and capacity of social, community, recreational and cultural infrastructure

Question 15

Have we missed any issues or challenges in section 4.8b or should any be changed or removed?

If you answered yes, please tell us what issues or challenges should be added, changed or removed.

If you are suggesting adding an issue or challenge, please tell us whether it relates to the whole plan area or a particular area, and which area they relate to if they are area specific.

Draft Response

Godalming Town Council considers that the Local Plan should more clearly recognise that growth in one part of Guildford Borough can have significant cross-boundary effects on neighbouring towns and settlements, including Godalming. Population growth near the borough boundary may increase demand on roads, public transport, GP provision, schools, community buildings, recreation grounds and other services in Godalming. The Local Plan should require a clear assessment of these cumulative impacts and identify how any resulting pressure will be mitigated.

Question 16

Reflecting on the list of the proposed scope of plan-wide policies/policy topics (see section 4.8c), should anything be removed, changed or added?

If you answered yes, please tell us what.

Draft Response

Yes. The plan-wide policies should include stronger requirements for:

- accessible and affordable community infrastructure
- protection of open space and recreational land
- place-making and local identity
- sustainable transport and parking management

Question 17

Reflecting on the list of the proposed scope of area/site specific policies/policy topics (see section 4.8c), should anything be removed, changed or added?

If you answered yes, please tell us what.

If proposing to add a policy/policy topic, please tell the area it should apply to.

Draft Response

Yes. Area/site-specific policies should identify and protect important local facilities and open spaces, particularly where they serve as focal points for community use, events, recreation and culture.

Key Local Plan priorities

Question 18

Do you agree with the identified strengths, weaknesses, opportunities and threats facing our area (see section 5.2)?

Please tell us if anything should be added, removed or changed.

Draft Response

Broadly yes. The SWOT analysis is a helpful basis, but it should give greater emphasis to:

- the importance of locally valued community assets
- the role of culture, arts and leisure in place identity
- the need to protect and enhance open spaces and recreation grounds
- the importance of town and parish councils and local stewardship

Question 19

Do you agree with our identified key Local Plan priorities (see section 5.3)?

Please tell us if anything should be added, removed or changed.

Draft Response

Yes, broadly. The priorities are appropriate, but they should explicitly include cross-boundary infrastructure planning. If development is directed towards areas close to Godalming, the plan must recognise the burden this places on infrastructure in Godalming and the surrounding area, and ensure that necessary mitigation, transport improvements and service provision are planned from the outset.

Guildford Local Plan engagement

Question 20

Do you agree with the methods of engagement outlined in Section 6 and shown for each plan-making stage shown in Table 3?

Please tell us what should be removed or changed, and whether there any other ways you would like to be engaged.

Draft Response

Yes, broadly. The Council welcomes the commitment to inclusive engagement, but this should also include meaningful consultation with neighbouring town and parish councils where growth in Guildford Borough

may have cross-boundary implications. Godalming Town Council should be actively involved where proposals are likely to increase traffic, demand for services or pressure on infrastructure in the town.

Any other comments

Question 21

Is there anything else you would like to tell us that is not covered by the questions above?

Draft Response

Godalming Town Council wishes to emphasise that the Local Plan must take proper account of cross-boundary infrastructure impacts. Development in Guildford Borough, particularly close to the Godalming boundary, may increase demand on Godalming's roads, facilities and services even where the development itself lies outside the town. The Local Plan should therefore be clear that infrastructure planning, mitigation and phasing must be coordinated across administrative boundaries.