

**MINUTES AND REPORT OF THE PLANNING COMMITTEE
HELD ON THURSDAY 10 SEPTEMBER 2026**

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

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

236.100926
MINUTES

The Minutes of the Meeting held on Thursday 23 July were signed by the Chair as a correct record.

237.100926
APOLOGIES FOR ABSENCE

Apologies for absence were received and recorded as above.

238.100926
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 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

239.100926
PETITIONS/STATEMENTS/QUESTIONS FROM MEMBERS OF THE PUBLIC

A written statement from the applicant of WA/2026/01549: Land adjacent to New Lodge, Tuesley Lane, Godalming was tabled at the meeting and noted.

240.100926
QUESTIONS BY MEMBERS

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

241.100926
PLANNING APPLICATIONS – CONSULTATION

The Committee considered the following application raised for discussion by committee members; WA/2026/01549: Land adjacent to New Lodge, Tuesley Lane, Godalming.

Members resolved to OBJECT to the application on the following grounds:

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.

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

242.100926

PLANNING APPLICATIONS – SUBJECTED TO AMENDMENT

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

243.100926

FARNCOMBE LOCAL STREET IMPROVEMENTS

Members noted the Farncombe Local Street Improvements Informal Engagement Report and public comments and noted that the public and key stakeholders will have another opportunity to feedback on these designs in due course.

244.100926

WAVERLEY BOROUGH COUNCIL LAND AVAILABILITY ASSESSMENT

Members noted Waverley Borough Council's Land Availability Assessment and supporting documents, noting that it is an evolving evidence document, and that 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.

Although not a consultation document, the committee felt the Council may wish to reiterate GTC's concerns regarding the central government housing allocation numbers, the lack of consideration of the cumulative impact on an area of additional housing on top of the more recent growth and the pressures on already strained local infrastructure, the continued erosion of the green belt and the lack of employment provision.

245.100926

GUILDFORD LOCAL PLAN SCOPING CONSULTATION

Members reviewed the Guildford Local Plan Scoping Consultation and agreed to amend the proposed response to include the following:

- Concern about redesignation of green belt to grey belt
- Acknowledgement to be given to the cumulative impact on infrastructure of all historic developments.

Subject to these amendments, Members resolved to approve the formal response, attached to the record minutes.

246.100926

COMMUNICATIONS ARISING FROM THIS MEETING

Members identified no items from this meeting to be publicised.

247.100926

DATE OF NEXT MEETING

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

248.100926

ANNOUNCEMENTS

There were no announcements.

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	No observation
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	No observation
TM/2026/01452	Godalming Holloway	Application For Works to Tree Subject of Tree Preservation Order 09/03	Ramsden Cottage Ramsden Road Godalming GU7 1QE	No observation
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	No observation
TM/2026/01524	Godalming Binscombe & Charterhouse	Application For Works to Tree Subject of Tree Preservation Order 03/03	107 Peperharow Road Godalming GU7 2PN	No observation
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	No observation
WA/2026/01543	Godalming Binscombe & Charterhouse	Erection of a 1.8m high closeboard boundary fence.	65 Green Lane Farncombe Godalming GU7 3SU	No observation
WA/2026/01551	Godalming Central & Ockford	Listed Building Consent for external and internal alterations.	39 High Street Godalming GU7 1AU	No observation

<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	No observation
WA/2026/01537	Godalming Farncombe & Catteshall	Erection of an outbuilding and storage shed with associated works.	Community Garden Summers Road Farncombe Godalming GU7 3BF	No observation
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	No observation
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	Objection – see below
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.				
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	No observation
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	No observation
WA/2026/01581	Godalming Holloway	Erection of a single-storey extension.	4 Alvernia Close Godalming GU7 1YJ	No observation

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.

GTC 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.

The Council is also concerned about the redesignation of Green Belt to grey belt. Any such change must be approached cautiously, with clear justification, and only where it demonstrably supports a sustainable pattern of development while protecting settlement identity and the countryside.

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.

GTC 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.

GTC 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.

GTC 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.

GTC 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.

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.

GTC 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.

GTC 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.

GTC 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.

GTC 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.

GTC 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.

GTC 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.

GTC 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.

GTC 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.

GTC 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.

GTC 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. It should also acknowledge the cumulative impact on infrastructure arising from all historic developments, not just new proposals. Infrastructure pressure is the result of the combined effect of past, present and future development, and this must be fully recognised in assessing capacity, phasing and mitigation.

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.

GTC 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.

GTC 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.

GTC 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.

GTC 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.

GTC 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?

GTC 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. It must also acknowledge the cumulative impact on infrastructure of all historic developments, as well as future growth. In addition, the Council is concerned about any unnecessary redesignation of Green Belt to grey belt and expects a robust, evidence-based and cautious approach.