MINUTES AND REPORT OF THE PLANNING COMMITTEE
HELD ON 22 OCTOBER 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

314.221026

MINUTES

The Minutes of the Meeting held on 1 October were signed by the Chair as a correct record.

315.221026

APOLOGIES FOR ABSENCE

Apologies for absence were received and recorded as above.

316.221026

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 Williams Councillor Martin

317.221026

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.

318.221026

QUESTIONS BY MEMBERS

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

319.221026

PLANNING APPLICATIONS – CONSULTATION

The Committee considered the applications listed on the attached schedule and made no observations.

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

320.221026

PLANNING APPLICATIONS – SUBJECTED TO AMENDMENT

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

321.221026

APPEAL DECISION: WA/2025/01842 – LAND CENTRED ON COORDINATES 496600 145414 AT THE ACCESS TO CLOCKHOUSE MEWS FROM HUXLEY CLOSE, GODALMING

Members noted the appeal decision relating to WA.2025/01842, Land centred on coordinates 496600 145414 at the access to Clockhouse Mews from Huxley Close, Godalming and that the appeal was dismissed. Members further noted that the grounds for dismissal aligned with the observations submitted by GTC to the planning authority.

322.221026

LICENSING APPLICATION

Members considered the attached application, received by Waverley Borough Council, for a new premises licence at 138 High Street, Godalming. Members noted the application was for 'Off sales of alcohol and Opening hours 06:00-23:00 Monday to Saturday and 07:00-22:00 Sunday' and raised no objection.

323.221026

IMPLEMENTATION OF THE NATIONAL SCHEME OF DELEGATION FOR PLANNING FUNCTIONS

Members noted that the implementation of the National Scheme of Delegation for Planning Functions in England involves a significant shift in how planning decisions are made. The regulations which come into effect on 31 October 2026, replace local council-specific delegation schemes with a single set of rules for the whole of England. Changes include the following:

- Focus on Significant Applications: Planning committees will focus on genuinely significant or contentious planning applications, while routine and technical cases will be decided by planning officers.
- Limitations on Committee Referrals: Routine and policy-compliant applications are expected to stay out of committee, and councillor call-ins are curtailed.
- Presumption for Officer Determination: Applications that broadly comply with an adopted local plan and technical concerns have been resolved are unlikely to justify committee referral.
- Application Types: The new scheme categorises applications into two broad categories: those that must be decided by officers and those that can be referred to committees under certain conditions.

In considering the implications of the national scheme of delegation for planning functions, Member were made aware that Waverley Borough Council and the successor Authority, West Surrey Unitary authority, plan to establish a 'Gateway test' to identify significant and contentious applications, which can be referred to committee.

Members felt that these changes, combined with the changes around Local Government reorganisation in Surrey that will see planning become a matter for the new unitary authority, will have a detrimental effect on community engagement within the planning system. Members believed this will mean that GTC's role as an advocate on behalf of the local community when making observations on planning applications will become even more important in the future.

Following debate, on the proposal of Cllr Crow and seconded by Cllr Martin the committee RESOLVED to agree that:

a. The CEO should write to Waverley Borough Council Head of Planning to ask what criteria will be used to define what would constitute a significant and/or contentious application.

b. Through GTC media channels, inform residents of:
   i. the changes in the way planning applications will be considered;
   ii. that GTC remains a voice on behalf of residents on planning matters; and
   iii. how they can engage with GTC including in-person attendance at planning committee meetings.

Additionally on the same proposal, members agree to recommend to Full Council that as part of the councillor induction process into the new administration following the May 2027 local elections, a training session be provided to all Members on the planning system and the role of the Town Council within the system.

324.221026

COMMUNITY RESILIENCE ACTION PLAN

Members noted that following the successful submission of a Community Resilience Action Plan as part of Stage 1 of the Surrey County Council Community Resilience Grant, Godalming Town Council has been awarded £1,000.

Members also noted that GTC had been informed by the programme team that for Phase 2 of the Community Resilience funding programme, GTC's two proposals were reviewed by both a subject matter expert and an assessment panel, with Surrey Prepared involved in the assessment.

Proposal 10.1 (a residents' information campaign) was considered strong, and the programme team remains keen to work with GTC to support delivery of the project's objectives. However, Surrey Prepared has advised that a national resilience campaign is due to launch later this autumn. As a result, GTC has been asked to meet with the programme team and Surrey Prepared to discuss possible ways forward, including whether elements of the bid can still be supported through funding and where there may be opportunities for collaboration. The intention is to avoid duplication of effort and spend, particularly for communications and campaign activity.

Proposal 10.2 (improved signage) was unsuccessful. While the panel recognised its value, it did not score as highly as other bids in a very competitive funding round.

A follow-up meeting is being arranged, with dates to be confirmed.

325.221026

COMMUNICATIONS ARISING FROM THIS MEETING

Members identified that minute 323.221026, recommendation (b) should be publicised via GTC media channels.

326.221026

DATE OF NEXT MEETING

The next meeting of the Planning Committee is scheduled to be held in the Oglethorpe Room on Thursday, 12 November 2026 at 6.30pm.

327.221026
ANNOUNCEMENTS

There were no announcements.

GODALMING TOWN COUNCIL

ENVIRONMENT & PLANNING – SCHEDULE OF PLANNING APPLICATIONS – W/C 28 SEPTEMBER 2026 – W/C 12 OCTOBER 2026

Ref	Ward	Proposal	Site Address	GTC Observations
WBC Weekly List 26/39				
TM/2026/01728	Godalming Binscombe & Charterhouse	APPLICATION FOR WORKS TO AND REMOVAL OF TREES SUBJECT OF TREE PRESERVATION ORDER WA171	Laurentian House 25 Shadyhanger Godalming GU7 2HR	No observation
WA/2026/01739	Godalming Binscombe & Charterhouse	Erection of a single storey extension and alterations following demolition of existing attached garage.	2 Downer Meadow Farncombe Godalming GU7 3SY	No observation
PRA/2026/01721	Godalming Central & Ockford	General Permitted Development Order 2015, Schedule 2 Part 3 Class MA - Prior Approval Application for change of use of ground and first floor from business (Use class E) to 8 No. dwellings (Use class C3)	Dunedin House 2 The Mews Wharf Street Godalming	No observation
WA/2026/01743	Godalming Holloway	Alterations to elevations and ground floor roof form.	Lynwode Summerhouse Road Godalming GU7 1PY	No observation
TM/2026/01727	Godalming Holloway	APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 02/03	Brightlands Summerhouse Road Godalming GU7 1PY	No observation
WBC Weekly List 26/40				
WA/2026/01767	Godalming Binscombe & Charterhouse	Erection of a detached two storey residential annex.	Glass House Mark Way Godalming GU7 2BW	No observation
WA/2026/01783	Godalming Binscombe & Charterhouse	Application under Section 106 of the Town & Country Planning Act to discharge obligations on the legal agreement for WA/2023/01714 under Schedule 1 Part 2: Managed Lands relating to surfacing improvements to Public Footpath and details of management company.	Land centred coordinates 496830 146100 south east of Binscombe Godalming	No observation

Ref	Ward	Proposal	Site Address	GTC Observations
NMA/2026/01786	Godalming Binscombe & Charterhouse	Amendment to WA/2024/01526 to change wording of Condition 5 to allow greater flexibility in the operation of the air-sourced heat pumps.	Ralph Vaughan Williams Music School Charterhouse School Godalming GU7 2DG	No observation
WA/2026/01787	Godalming Central & Ockford	Display of illuminated fascia signage and 'Welcome' signage.	Ockford Road Filling Station 32 Ockford Road Godalming GU7 1QY	No observation
WA/2026/01756	Godalming Farncombe & Catteshall	Certificate of Lawfulness under Section 192 for hip to gable and dormer extensions with installation of rooflights to provide habitable accommodation in roof space.	11 The Oval Farncombe Godalming GU7 3JJ	No observation
WBC Weekly List 26/41				
WA/2026/01813	Godalming Binscombe & Charterhouse	Certificate of Lawfulness under Section 192 for proposed alterations to existing substation to include alterations to the existing switch room, including flood-rated doors, raised access steps, sealing of openings and associated drainage and ventilation improvements.	SSE Highdale House Borough Road Godalming GU7 2AB	No observation
TM/2026/01830	Godalming Binscombe & Charterhouse	APPLICATION FOR REMOVAL OF TREE SUBJECT OF TREE PRESERVATION ORDER 03/04	6 Woodcote Godalming GU7 2EG	No observation
WA/2026/01805	Godalming Central & Ockford	Creation of a dropped kerb and associated works.	Deanery Cottage 26a Church Street Godalming GU7 1EW	No observation
WA/2026/01795	Godalming Central & Ockford	Erection of first and second floor and alterations together with part change of use of existing ground floor to provide 3 dwellings.	132 High Street Godalming GU7 1AB	No observation

Ref	Ward	Proposal	Site Address	GTC Observations
WA/2026/01796	Godalming Central & Ockford	Listed building consent for erection of first and second floor and alterations together with part change of use of existing ground floor to provide 3 dwellings.	132 High Street Godalming GU7 1AB	No observation
WA/2026/01812	Godalming Central & Ockford	Certificate of Lawfulness under Section 192 for installation of an internal mezzanine floor.	5 Angel Court High Street Godalming GU7 1DT	No observation
TM/2026/01815	Godalming Holloway	APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER WA231	Hoon Hay The Fairway Godalming GU7 1PG	No observation