



## CRANLEIGH PARISH COUNCIL

### MINUTES OF THE PLANNING COMMITTEE MEETING HELD AT 7.00 PM ON MONDAY 23 AUGUST 2021 VIA ZOOM MEETING

Cllr R Tyler\* (Chairman)  
Cllr M Scully\* (Vice Chairman)  
Cllr R Burbridge\*  
Cllr D Nicholas\*  
Cllr N Sanctuary\*

#### PRESENT\*

ALSO PRESENT: One representative from Land & Partners Limited, 5 Members of the public, Administration Clerk L Glazier

1. APOLOGIES FOR ABSENCE

There were no apologies for absence.

2. DECLARATIONS OF INTEREST

Cllr N Sanctuary declared that he is the Chair of Governors at Glebelands School.

3. MINUTES

The minutes of the Planning Committee Meeting held on 21 July 2021 were AGREED and to be signed by the Chairman as a true record.

4. CHAIRMAN'S REPORT

The Administration Clerk reported that the updated changes to NPPF have been sent to Members.

The Administration Clerk informed Members that following a detailed tree safety inspection within Cranleigh Common Waverley Borough Council have identified two trees which require remedial safety works. The tree works to be carried out are a reduction in height and spread of the crowns.

A clarification of the Committee's comments for the Waverley electoral review has been requested – The committee confirms that they would like all existing wards to remain within the Parish of Cranleigh.

A call for evidence for the National Resilience Strategy has been requested for by NALC - Members delegated the response to Cllr R Tyler, Cllr N Sanctuary and the Clerk.

5. GUEST SPEAKER

The representative from Land & Partners Limited shared a presentation with Members, giving an overview of the proposal for 13 dwellings at Land Centred Coordinates 506215 140275 to the South of Amlets Lane and North of Russet Grove, Cranleigh, along with a brief history of the site.

The proposals position within the Local Plan Part 1, it's deferral to the Local Plan Part 2 and the Cranleigh Neighbourhood plan site allocations were highlighted, including the requirement of 57 additional houses for Cranleigh. The site would be on the outskirts of the Cranleigh settlement boundary shown in the Local Plan, which had initially been proposed for 20 dwellings, but this has been reduced to 13 to match the density of the new Amlets Place development. The proposals are intended to be for up to 13 dwellings with four out of the thirteen to be affordable.

The dwellings design is for long and narrow looking buildings to replicate barn and farm buildings. There is also a play area included within the site, but it is understood that residents of Amlets Place are opposed to this as there is another play area nearby, at this stage of the application changes can be made.

Councillors asked questions confirming the following.

- This is an outline application that would be followed up with a full reserved matters application providing more detail of the dwellings and site proposals.
- The site is not in the Green Belt but is in Countryside Beyond the Green Belt.
- There would be a mix of housing, which is possible to change and would meet the requirements of Waverley Borough Council and Cranleigh's need. The details of this would be tied to a Section 106 agreement. It is not currently foreseen that the developer who takes on the site would request to amend the section 106 or undermine the work that has been put into the proposals.
- The aim is it to have a maintenance contractor, with a similar arrangement to that at Amlets Place.
- The drainage proposed is to have a ran off and storage system with a regulated flow.
- There is support for electrical charging within the site and with the increasing changes within the planning system for electrical charging points there is the potential for provision at each dwelling.
- The dwellings a likely to be delivered in one phase due to it being a smaller site of 13 dwellings, the time of affordable and open market homes construction would be dependent on the developer and housing association. Usually there would be a condition within the planning permission for a minimum occupancy percentage and that the affordable housing is constructed in a timely manner.
- It is also highlighted that Section 106 and CIL are currently work side by side so it is likely that both would be applicable for the site, but with different requirements.

Residents in attendance were permitted to ask questions at raise points of concern at this stage.

- The access to the site from Russet Grove was questioned and asked would an access via Amlets Lane be possible – When the site was sold it was intended to be an extension of the Amlets Place development and in order to retain the trees, landscape and to protect the ANOB views the Russet Grave access has been chosen. By retaining the landscape to the north this also creates an extra buffer of protection and minimises the impact to the surrounding area.
- Concern was raised for pedestrians of Russet Grove as there is currently no path along this road.
- It is considered that 9 Russet Grove would be impacted the most by the proposals during and after construction as it is opposite the proposed site entrance – There would be a traffic plan submitted with the full application and would be similar to the other areas of Amlets Place, from the figures available during the 1-hour peak times am and pm there is likely to be an additional vehicle movement every 7- 8 minutes.

- A resident raised concern that the planting and for Amlets Place is not yet complete and what has been done is now deteriorating, along with this the proposed entrance would cut through the Amlets Place green buffer.
- A local resident highlighted that the implied alternative entrance via Amlets Lane to the site is their driveway, which would mean they potentially would not be able to access their home.
- A local resident highlighted that since the Amlets Place development has been constructed and the ground level raised there is now pooling water at properties surrounding the development where there hadn't been before, showing that the drainage mitigation is not sufficient. With no mechanism to raise this there is concern that the proposed site will add to this – It was suggested to the resident that they should contact the developer Cala Homes and Waverley Borough Council's enforcement department about their concerns.
- Further concerns were raised regarding the impact on the wider drainage network, which is currently struggling with the new homes that have already been built. It was highlighted that in the past two weeks there have been 20 burst water pipes.

The Chairman thanked the representative for Land & Partners Limited for coming to present their proposals to the Committee and the local residents for joining the meeting.

6. PUBLIC SESSION

There were five members of the public present for application WA/2021/01837 - Land Centred Coordinates 506215 140275 to the South of Amlets Lane and North of Russet Grove, Cranleigh. The members of the public were permitted to raise their questions and concerns before the close of item 5 – Guest Speaker.

NEW PLANNING APPLICATIONS - LIST 21/27, 21/28, 21/29, 21/30 and 21/31

7. **WA/2021/01837**

**Land Centred Coordinates 506215 140275 to the South of Amlets Lane and North of Russet Grove, Cranleigh**

Outline Application for erection of up to 13 dwellings and associated works with all matters reserved.

*It was agreed to consider application WA/2021/01837 at this point of the meeting.*

NO OBJECTION – Members would like to raise the following concerns and comments:

- A flood mitigation plan should be submitted that considers and addresses the local and further afield flooding impact the site and mitigation measures will have.
- An appropriate traffic management plan should be submitted to minimise the impact of noise and construction traffic to Amlets Lane and Russet Grove residents, with set construction times to be adhered to. This should include an agreement that any remedial works needed to Russet Grove during and after the construction of the 13 dwellings should be made by the developer and not the Russet Grove residents.
- The impact to local health and safety should be taken into account as there is no path for pedestrians to use in this area.
- Within the site consideration needs to be given to the potential for cars to be parked on the road and the impact this will have on the refuse trucks access to the area.
- Before, during and after construction consideration needs to be given to the local environment to ensure there is minimal damage to the environment and local wildlife, with particular concern to the local bat population.

- Following construction in other areas of Cranleigh consideration needs to be given to the impact on the wider infrastructure due to the increased demand on water, sewage and road networks.
- The wider environmental impact was noted due to the increasing journey times with more vehicles at a standstill for longer periods of time and having very little to no improvement to the road network since the increase in housing.
- Members recognise the concerns raised by the residents for a greater understanding of the impact and the need for a green barrier.
- Members would like electrical charging points included on the site.

**WA/2021/01706**

**Lauriel House, Knowle Lane, Cranleigh, GU6 8JW**

Application under Section 73A to vary Conditions 8 (ecological precautionary method statement), 12 (tree protection measures), 13 (ground levels), 14 (details of drains/soakaways) and 15 (landscaping schemes) of WA/2019/1403 (pre-commencement conditions) to allow for the discharge and removal of pre-commencement conditions.

NO OBJECTION

**WA/2021/01688**

**20 Bramley Vale, Cranleigh, GU6 7FY**

Erection of a single storey rear extension.

NO OBJECTION

**WA/2021/01695**

**11 Brackenwood, The Common, Cranleigh, GU6 8SY**

Addition of rooflight to existing ground floor extension.

OBJECTION – Members highlighted that this is not an addition of a rooflight to an existing ground floor extension, which is misleading. However, Members would not object to the additional of the rooflight on the 2<sup>nd</sup> floor as shown in the plans provided.

**WA/2021/01646**

**The Orchard, East View Lane, Cranleigh, GU6 8RU**

Erection of extensions and alterations to elevations.

OBJECTION – Members agreed that this is an overdevelopment of the site and an encroachment of the property boundary.

**WA/2021/01656**

**Crooked Lea House, Guildford Road, Cranleigh, GU6 8PP**

Conversion of existing garage loft to habitable accommodation and construction of external staircase with alterations to elevations.

NO OBJECTION

**WA/2021/01749**

**Unit 1, Stocklund Square, 176 High Street, Cranleigh, GU6 8RN**

Change of Use of ground floor and external forecourt from Bank (Use Class A2) to restaurant (Use Class E former A3) together with installation of air-conditioning and extraction unit with associated works.

NO OBJECTION – Members would like to encourage the development of this area, but consideration needs to be given to the dwellings above to ensure that the proposals have a minimal impact to the residents. Mitigation measures need to be put in place to ensure that additional noises and smells do not negatively affect the homes above, which raises questions if the vent filters are sufficient and located considerably as a food outlet has not been at this location previously.

- WA/2021/01740**     **108 Cranleigh Mead, Cranleigh, GU6 7JX**  
Erection of extensions and alterations to elevations following demolition of existing extension and detached garage.
- NO OBJECTION
- WA/2021/01764**     **Unit 1, Stocklund Square, 176 High Street, Cranleigh, GU6 8RN**  
Erection of a partially covered pergola type structure.
- NO OBJECTION – Members ask that the development of the pergola be completed in connection with and in the same style as the proposals to replace the other sections of the pergola located at Stocklund Square.
- Concerns were raised in regard to the enclosing of this area for seating as this would hinder shoppers and Sainsbury's staff with trollies accessing the carpark and Stocklund square safely.
- Members note that another business is also using this end of Stocklund Square for seating.
- WA/2021/01726**     **Hurstwood, Wanborough Lane, Cranleigh, GU6 7DS**  
Erection of extensions, alterations to elevations and fenestration.
- NO OBJECTION
- WA/2021/01760**     **Longwood, 133 Horsham Road, Cranleigh, GU6 8DZ**  
Erection of extensions and alterations to elevations with associated hard landscaping.
- NO OBJECTION – Under ordinary circumstances members would object to this application due to the over extension of the footprint of the house. Given the circumstances for the proposals members do not oppose to the ground floor extensions and alterations, but object to the 1<sup>st</sup> floor proposals.
- Members suggested looking at a temporary structure as when the property is sold in the future the potential owners may not have the same requirements, which would result in the creation of a larger property that ordinarily would not have been permitted to increase the foot print to this scale.
- WA/2021/01803**     **Albert Cottage, Ewhurst Road, Cranleigh, GU6 7EF**  
Construction of vehicular access/driveway.
- NO OBJECTION
- TM/2021/01786**     **10 Fortune Drive, Cranleigh, GU6 8DH**  
APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 25/99
- NO OBJECTION - Members highlighted the disturbance of nesting birds is a criminal offence and expect works to be carried out from September.
- WA/2021/01871**     **4 Leith Way, Cranleigh, GU6 8GH**  
Certificate of Lawfulness under Section 192 for erection of a gazebo and associated landscaping.
- NO OBJECTION

- WA/2021/01879**     **Blanchards, 112 Horsham Road, Cranleigh, GU6 8DY**  
Erection of detached 2.5 bay garage with room above and external staircase following demolition of existing garage.
- NO OBJECTION – Members question if the position is acceptable as it brings forward the building line and could create a negative visual impact to the neighbouring area.
- WA/2021/01857**     **Cherry Tree Cottage, Knowle Lane, Cranleigh, GU6 8JW**  
Erection of a single storey rear extension and alterations to elevation.  
*(One declaration of interest - Cllr N Sanctuary left the meeting)*  
NO OBJECTION  
*(Cllr N Sanctuary returned to the meeting)*
- WA/2021/01891**     **137 High Street, Cranleigh, GU6 8AU**  
Change of use from retail (Use Class A1) to takeaway (Use Class A5) and provision of extraction flue.
- NO OBJECTION
- TM/2021/01886**     **12 Homewood, Cranleigh, GU6 7HS**  
APPLICATION TO REMOVE TREE SUBJECT OF TREE PRESERVATION ORDER 39/99
- OBJECTION – Members agreed there was insufficient information as not all information was accessible at the time of the meeting and there was no arboricultural survey included. If permission is granted it should be conditioned that the tree should be replaced with a native species of tree.
- TM/2021/01904**     **8 BRIDGE ROAD, CRANLEIGH, GU6 7HH**  
APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER WA99
- NO OBJECTION - Members highlighted the disturbance of nesting birds is a criminal offence and expect works to be carried out from September.
- WA/2021/01934**     **BRIDGES, KNOWLE LANE, CRANLEIGH, GU6 8JW**  
Erection of detached single storey double garage and store.
- NO OBJECTION

8.     AMENDED PLANNING APPLICATIONS

WA/2021/0263 - Land south of High Street between Alfold Road and Knowle Lane, Cranleigh – Members Object to the amendments as from the plans provided there appears to be a reduction in the number of dwellings, as distributions of dwellings for the site have been agreed they should be carried out.

9.     APPEALS

None received.

10.    ENFORCEMENT

WA/2021/01706 - Lauriel House, Knowle Lane, Cranleigh – WBC have received an application which relates to a complaint that has been made regarding the follow breaches: commencement of development prior to the discharge of pre commencement conditions 8, 13, 14, 15 of WA/2019/1403 – Noted.

11. WBC REVISED ARRANGEMENT FOR RESPONDING TO STANDARDS COMPLAINTS AGAINST COUNCILLORS

The proposals were responded to at the Parish Council meeting on the 10 August 2021.

12. NEIGHBOURHOOD PLAN

Bramley Neighbourhood Plan 2017-2032 – The deadline for comments has now passed.

13. SURREY COUNTY COUNCIL

Proposed Diversion of Footpath 70 – Ewhurst – Members would like to confirm that all of the structures on the proposed diversion are not inhabited dwellings, it was agreed for Members to walk the new route and respond at the next meeting.

14. ATTENDANCE AT AREA PLANNING COMMITTEE (EASTERN) AND JOINT PLANNING COMMITTEE

It was AGREED for Cllr R Tyler to speak on behalf of the Parish Council.

The Chairman closed the meeting at 9.03pm.

The next Planning Committee Meeting will be held on **Monday 13 September 2021 at 7.00 pm.**

**Signature**.....

**Date**.....