



## CRANLEIGH PARISH COUNCIL

### MINUTES OF THE PLANNING COMMITTEE MEETING HELD AT 7.00 PM ON MONDAY 10 JANUARY 2022 HELD AT COUNCIL CHAMBER, VILLAGE WAY, CRANLEIGH

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

PRESENT\*

ALSO PRESENT: Administration Clerk L Glazier

1. APOLOGIES FOR ABSENCE

The committee accepted apologies from Cllr D Nicholas.

2. DECLARATIONS OF INTEREST

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

Cllr R Burbridge declared that she is the Chair of Trustees of Rowley's.

WA/2021/03106 - Ely, Knowle Lane, Cranleigh. Cllr N Sanctuary declared that he lives in a neighboring property.

WA/2021/03106 - Ely, Knowle Lane, Cranleigh. Members declare that they are known to the property owner.

3. MINUTES

The minutes of the Planning Committee Meeting held on 13 December 2021 were AGREED and to be signed by the Chairman as a true record.

4. CHAIRMAN'S REPORT

The Administration Clerk reported that Churchill Retirement Living have contacted the Parish Council to discuss their proposals for the land to the rear of Manns of Cranleigh. Members would like to invite Churchill Retirement Living to a future meeting to share a short presentation of their plans for Members to note.

Waverley Borough Local Plan Part 2: Site Allocations and Development Management Policies has been submitted to the Secretary of State for Levelling Up, Housing and Communities, for independent examination, in accordance with Regulation 22 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

Waverley Borough Council draft Tree and Woodland Policy consultation is open for comment until 14 January 2022 and will be discussed at the Extraordinary meeting of the Parish Council on the 13 January 2022.

5. PUBLIC SESSION

There were no members of the public present.

6. NEW PLANNING APPLICATIONS - LIST 21/48, 21/49 AND 22/01

**WA/2021/02939 6 Durnsford Way, Cranleigh, GU6 7LN**

Erection of single storey rear extension and front porch following demolition of existing conservatory.

NO OBJECTION - Members would like clarification on whether proposals contravene RD2, as the proposed extensions appear to increase the original floorspace of the dwelling by more than 40%. Members would therefore consider the proposals an overdevelopment of the site.

Members note that there is a mistake on the Biodiversity Checklist, as there are trees within 50 meters of the property and as such ask that an arboricultural report is carried out.

**TM/2021/02949 58 Nightingales, Cranleigh, GU6 8DE**

APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 25/99

NO OBJECTION

**WA/2021/02912 70 Horsham Road, Cranleigh, GU6 8DU**

Erection of 2 dwellings following demolition of existing dwelling.

OBJECTION – Members strongly object to the demolition of a 16<sup>th</sup> Century heritage building and will make an emergency Grade II listing application, as this dwelling is a heritage asset to the area.

Due to the age and heritage value of the dwelling Members were concerned to find that the expected reports have not been carried out. At the time of the meeting there was no bat report, arboricultural report, archaeological report, flood report or ecology report, along with this the public planning notice has not been visibly displayed at the site. Members request that all reports are carried out, submitted and considered before any permission is to be granted.

Members object to the proposals as they are an overdevelopment of the site, the proposed 2<sup>nd</sup> property to the rear would cause an invasion of privacy to the neighbouring dwellings, four-bedroom properties are not needed in the area, the proposals are not in keeping with the area and this is a hazardous part of the Horsham Road, the addition of two large dwellings would exacerbate this.

**WA/2021/03003 Old Factory Works, The Common, Cranleigh**

Change of use from use Class B8 to use Class E(g)(iii). Construction of new commercial building to be used for industrial purpose (Class E(g)(iii))

NO OBJECTION

**WA/2021/02953 Rye Farm, Elmbridge Road, Cranleigh**

Construction of a private solar array

NO OBJECTION – Members note that this rear corner is in a flood zone.

- WA/2021/02918 Rye Farm Manor, Elmbridge Road, Cranleigh, GU6 8JX**  
Erection of extensions to outbuilding following demolition of existing extensions.
- NO OBJECTION – Members question if the proposals would increase the original floorspace of the dwelling by more than 40% or whether it is considered separately from the main dwelling Rye Farm.
- Members are pleased to see that no trees will be removed, but ask that the root protection zones are considered and protected during the works. Members would also like to ensure that a licence is gained from Natural England for the bats that are present on site.
- WA/2021/02976 Wings, Woodland Avenue, Cranleigh, GU6 7HZ**  
Erection of a dwelling and associated works following demolition of existing dwelling and garage.
- NO OBJECTION – Members would like the trees on site to be given consideration during the works and to be protected as necessary.
- WA/2021/02915 Rye Farm Manor, Elmbridge Road, Cranleigh, GU6 8JX**  
Listed Building consent for erection of extensions to outbuilding.
- NO OBJECTION - Members question if the proposals would increase the original floorspace of the dwelling by more than 40% or whether it is considered separately from the main dwelling Rye Farm.
- Members are pleased to see that no trees will be removed but ask that the root protection zones are considered and protected during the works. Members would also like to ensure that a licence is gained from Natural England for the bats that are present on site.
- WA/2021/02932 30 Cranleigh Mead, Cranleigh, GU6 7JS**  
Erection of extension following demolition of existing conservatory.
- NO OBJECTION
- WA/2021/02970 18 Mead Road, Cranleigh, GU6 7BG**  
Erection of extensions and alterations.
- NO OBJECTION
- WA/2021/03126 Rosemorrان, New Park Road, Cranleigh, GU6 7HJ**  
Erection of extensions and alterations to existing bungalow to provide a two storey dwelling.
- NO OBJECTION
- WA/2021/03120 2 Burton Cottages, Ewhurst Road, Cranleigh, GU6 7EB**  
Certificate of Lawfulness under S192 for alterations to roof, including dormer extensions, to provide additional habitable accommodation.
- NOTED
- WA/2021/03106 Ely, Knowle Lane, Cranleigh, GU6 8JW**  
Erection of extensions and alterations.
- (two declarations of interest - Cllr N Sanctuary left the meeting)*  
NO OBJECTION - Members question if the proposals would increase the original floorspace of the dwelling by more than 40%.  
*(Cllr N Sanctuary returned to the meeting)*

- WA/2021/03037**     **Yew Tree Cottage, Bookhurst Road, Cranleigh, GU6 7DN**  
Erection of two dwellings following the demolition of the existing dwelling.
- NO OBJECTION - Members ask that the trees on site are given consideration during the works and to be protected as necessary.
- WA/2021/03057**     **40 The Drive, Cranleigh, GU6 7LZ**  
Erection of extension and alterations.
- NO OBJECTION
- WA/2021/03032**     **12 Strathavon Close, Cranleigh, GU6 8PW**  
Erection of extension and alterations
- NO OBJECTION – Due to the broadleaf trees nearby it is requested that a bat survey is carried out. Members note that the external flue could be a visual concern for the neighbouring property and ask that it is a safe distance from the neighbouring property.
- WA/2021/03048**     **Pippins, Rowly Drive, Cranleigh, GU6 8PL**  
Certificate of Lawfulness under Section 192 for erection of a detached outbuilding.
- NO OBJECTION – Members request that a condition to permission is added, the detached outbuilding is to be only used for residential purposes.
- WA/2021/03090**     **31 Wyphurst Road, Cranleigh, GU6 7AT**  
Erection of extensions and alterations, and alterations to detached garage to provide home office following demolition of existing conservatory.
- NO OBJECTION
- WA/2021/03088**     **4 Cox Way, Cranleigh, GU6 7FZ**  
Erection of outbuilding for use as a pool house and construction of swimming pool with associated works.
- NO OBJECTION
- WA/2021/03087**     **Deepfield House, Guildford Road, Cranleigh, GU6 8PP**  
Erection of extension.
- NO OBJECTION
- WA/2021/03245**     **Woodruff, New Park Road, Cranleigh, GU6 7HJ**  
Erection of extensions and alterations.
- NO OBJECTION

7.     AMENDED PLANNING APPLICATIONS

WA/2021/02795 – Suntrap, The Common, Cranleigh – Members have raised concerns with the proposals and support the neighbours objections, due to the objections it is asked that a planning officer makes a site visit.

Members note that the removal of trees has started, the Biodiversity Checklist may have incorrect information and there are multiple applications for the site.

Members ask that the conditions from previous permissions are retained, as the intention to prevent intrusion on the neighbouring amenity and privacy from a second floor had been taken into account, with a condition to prevent windows on the west and east elevations.

Members also question if the proposals would increase the original floorspace of the dwelling by more than 40%.

WA/2021/02670 – Honington, Barhatch Road, Cranleigh – No Objection.

8. APPEALS

None received.

9. ENFORCEMENT

The green metal fence that has been put the along a section of the downs link by the neighbouring land/business owner has been brought to Members attention. The fencing has been raised previously, SCC have been contacted and made aware along with Cllr E Townsend following up the concerns as a Surrey County Councillor. Cllr R Burbridge will continue to monitor the progress, for the posts are removed and the area to be replanted.

Following the previous meeting the Administration Clerk has contacted WBC Planning Enforcement regarding the concerns raised of building work at Wildwood, Horsham Lane. WBC have confirmed that these concerns have been raised previously and investigated, the sand school planning application comes under the Mole Valley district, a planning application has been submitted to them and was approved on the 29 June 2021. A WBC Enforcement Officer has visited the Waverley Borough section of the site as there was concern about the ecology of the area in which it was confirmed that *'We have received information to confirm the development(s) at Wildwood progressed in a manner which took into consideration the local ecological environment. We have received confirmation, that where appropriate, both badger and bat surveys have been carried out. We are also aware Natural England issued a 'Bat Licence' to allow works which may otherwise have been an offence(s) under the Conservation of Habitats and Species Regulations 2017 (as amended). It has also been confirmed that a Woodland Management Plan (WMP), is in place. The WMP is overseen by the Forestry Commission who also issued a Felling Licence to permit the felling of trees at the property.'*

10. 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.

11. WBC STREET NAMING - SNN/2021/0056 - LAND SOUTH OF HIGH STREET BETWEEN ALFOLD ROAD AND KNOWLE LANE, CRANLEIGH

Members had no objection to the street names proposed for Land South of High Street between Alfold Road and Knowle Lane.

The Chairman closed the meeting at 8.24pm.

The next Planning Committee Meeting will be held on **Monday 31 January 2022.**

Signature.....

Date.....