



## CRANLEIGH PARISH COUNCIL

### MINUTES OF THE PLANNING COMMITTEE MEETING HELD AT 7.00 PM ON MONDAY 31 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: 12 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.

Cllr R Burbridge declared that she is a Trustee of Rowley's.

Cllr D Nicholas declared that he is a member of the football club.

WA/2022/00045 - The Boy and Donkey, Knowle Lane, Cranleigh. Cllr N Sanctuary declared an interest as the property owner.

3. MINUTES

The minutes of the Planning Committee Meeting held on 10 January 2022 were AGREED and to be signed by the Chairman as a true record.

4. CHAIRMAN'S REPORT

The Administration Clerk reported that the Bramley Neighbourhood Plan was formally 'made' (adopted) yesterday, 13 January 2022, following a yes vote in the referendum.

The results of the national 2021 Housing Delivery Test (HDT) were published on the 14 January 2022. WBC are pleased to report that their performance against the 2021 HDT was 109%. This means that there is not a need to add a 20% buffer to the annual housing requirement or produce a Housing Delivery Action Plan this year.

A2Dominion have informed Members that their updated planning application has been submitted and validated by WBC. The application will be discussed under item 7.

6. PUBLIC SESSION

*Members agreed to discuss this item at this point in the meeting.*

There were four members of the public present for WA/2021/03174 – 3 Mead Close, Cranleigh, who highlighted the following points:

- The rear dormer will overlook four gardens.
- A dormer in a bungalow is out of keeping for a bungalow in this area.
- The dormer will overlook into ground floor rooms, some being bedrooms.
- The dormer will not overlook into 3 Mead Close, as the gardens are small.
- The bushes at the rear are to be taken down, reducing the neighbouring privacy further.

There were three representatives from A2Dominion who shared a brief presentation on their changes to the phase 3 planning proposals, outlining the following points:

- The approved permission is for 74 homes and it is proposed to change this to 110 homes by replacing the 4 bedroom detached homes with 2 and 3 bedroom semi-detached homes.
- The new proposals will mean the site will provide 77 market homes, 22 affordable and 11 first homes (shared ownership), the previous figures for the approved plans were 48 market, 16 affordable and 10 shared ownership homes.
- The height of the homes will increase slightly to 1.3 meters
- There will be additional contributions required meaning potential contributions of £3.5million via CIL and Section 106.
- The majority of the site will remain the same, with the change making it possible to move the homes further from the boundary.
- In order to encourage the sustainability of the development new residents will be offered 1 years free bus travel or a bike voucher, there will be electric charging points, an increase in green space including SuDs and south facing solar panels.
- It is felt that this is the best use of the site for housing, which would result in an increase in CIL and section 106 contributions.

Members asked the following questions:

- What will be the housing association mix?  
There will be 30% affordable homes, with A2Dominion being the housing association as the landowners, to manage the site and tenancies.
- Due to the increase in housing numbers on the site have the utility companies consulted?  
There is a full environmental assessment included with the application.
- Does this mean that you will help towards the repair of the water utilities, as Thames Water has expressed that the system is at its limit?  
It is believed that there is the capacity for the additional homes and as this is a new development there will be contribution towards the local infrastructure.

**WA/2021/03174 3 Mead Close, Cranleigh, GU6 7BH**

Alterations to roof, including dormer extension, rooflights and raising of ridge height to provide additional accommodation and associated works.

*Members agreed to discuss this item at this point in the meeting.*

OBJECTION – Members strongly object to this application and support the neighbouring objections.

This is a road of bungalows with smaller gardens which is the main appeal for the purchase of these properties, due to this the proposals are not in keeping with the surrounding area.

Members expressed that common sense to prevent overlooking into the neighbouring residential area has been used at the front of the property but appears to have not been a consideration to the rear of the property.

The proposals will negatively impact the neighbouring amenity to at least 4 properties, along with negatively impacting the vistas, views and street scene.

The proposed rear dormer windows should be of a height where it is not possible to look out into the neighbours' gardens and into their windows, these proposals would not achieve with this.

The trees and bushes at the rear of the garden currently create some screening, if these are removed and not replaced, the proposal will further intrude on the neighbouring amenity and privacy.

5.

#### GUEST SPEAKER

Churchill Retirement Living Representatives gave an outline of the site and their proposals:

- Manns was a department store, which provided two options for the site, to sell the whole site or to retain the retail site at the front and develop the rear of the site for housing.
- It is proposed to develop the rear of the site in to housing with entry via Victoria Road and retain the retail frontage.
- It is proposed that 1 and 2 bedroom apartments are constructed for occupants over the age of 69. Their research shows that their main tenancy is generally from the age of 70 to 80 years and usually single occupancy.
- They have recently consulted the local area on the proposals as they are in a position to submit the planning application.
- This is a brownfield site to the rear with a listed building in close proximity and within the conservation area.
- As Oliver House is a Grade II listed building, it is hoped to retain the current views and connections with the new proposals and connect the development with the High Street with a pedestrian access.
- The access for residents will be from Victoria Road with a 2 storey building to the south facing Manns and the listed building, a 2.5 storey building to the north next to the new development and a 1 storey section to connect the two apartment buildings to provide an communal space for the residents.
- The proposed building would have weather boarding and tile hanging which is common in the local area.

Members asked the following questions:

- Car parking is currently a problem along Victoria Road and for Rowley's, how many spaces will be on site for the residents?  
From the public consultation the proposed parking has been increased. The original proposal had been for 14 spaces, but this has now been increased to 16. From the research and other sites/schemes there is lower rate of car ownership for their residents.
- Members questioned how many apartments are proposed?  
38 apartments.
- Have they considered additional parking for visitors, carers and staff?  
The research they have and the data from other sites shows that this will be sufficient for the site and residents.
- Members raised that there should be at least on space per apartment.  
From the data we have there should not be the need to park outside of the site.
- Members questioned if their usual sites and schemes are within town areas where space is limited for cars, but do provide better public transport links?  
From the public consultation we were able to add additional parking space, but our experience shows that this should be sufficient for the potential residents.

- In Cranleigh it is very common for people to drive well into there 80's and 90's due to the location and public transport available, along with family regularly making visits.
- Have you spoken directly with Rowley's as they will be affected by the proposals?  
They have received the invitation to the public consultation, along with other local residents.

7. NEW PLANNING APPLICATIONS - LIST 22/02, 22/03 AND 22/04

**WA/2022/00065 5 Barber Drive, Cranleigh, GU6 7DG**  
Certificate of Lawfulness under S192 for single storey side and rear extensions following demolition of existing conservatory and link detached garage.

NO OBJECTION

**WA/2022/00032 April Cottage, Bookhurst Road, Cranleigh, GU6 7DW**  
Outline application (including appearance and layout) for the erection of a dwelling; all other matters reserved.

OBJECTION – Members agreed that the proposals would change the street scene as the proposed height is above the neighbouring properties and would create a precedent for future applications.

**WA/2022/00028 Land Adjacent to Rowly Lodge, Rowly Drive, Cranleigh, GU6 8PJ**  
Erection of a new detached dwelling.

NO OBJECTION – Members understand the placement of the new dwelling, but the roof height is greater than the neighbouring property which could have a negative impact on the street scene due to the close proximity of the dwelling. It is noted that this is in the Green Belt but not outside of the residential development boundary.

**WA/2022/00055 Ivyhurst, 126 Horsham Road, Cranleigh, GU6 8DY**  
Erection of single storey extension.

NO OBJECTION

**PRA/2022/00030 Arch House, The Common, Cranleigh, GU6 8RZ**  
General Permitted Development Order 2015, Schedule 2 Part 3 Class MA - Prior Notification Application for change of use of existing offices (Use class E) to 2 dwellings (Use class C3).

NO OBJECTION – It is noted that this is in an industrial site where flooding concerns have been previously raised.

**WA/2022/03262 9 New Bridge Cottages, Elmbridge Road, Cranleigh, GU6 8LX**  
Alterations to existing annex to provide a self-contained dwelling.

NO OBJECTION

**WA/2022/00045 The Boy and Donkey, Knowle Lane, Cranleigh, GU6 8JW**  
Erection of first floor dormers to existing outbuilding.

*(one declaration of interest)  
(Cllr N Sanctuary left the meeting)*

NO OBJECTION

*(Cllr N Sanctuary returned to the meeting)*

- WA/2022/00046 Land at West Cranleigh Nurseries and North of Knowle Park between Knowle Lane and Alfold Road, Cranleigh**  
Application under section 73 to vary Condition 1 and 10 of WA/2019/1168 to allow changes to the design of the toilet block and change to wording of condition to allow non-native plant species.
- NO OBJECTION – Members recommend that native plant species and pollinators are used within the development.
- WA/2022/00195 Land at West Cranleigh Nurseries & North of Knowle Park between Knowle Lane & Alfold Road, Cranleigh**  
Erection of 110 dwellings together with associated car parking, landscaping and open space, an increase of 36 dwellings from approved phase 3 planning permission WA/2016/2207 and WA/2020/1652. This application is accompanied by an Environmental Statement.  
*Members agreed to discuss this item at this point in the meeting.*  
NO OBJECTION – Members have concerns for the impact to the local infrastructure due to the increase in the number of dwellings and would like to see the CIL and section 106 contributions go toward improving the infrastructure in Cranleigh mainly the water and waste systems that are already under pressure. It is also asked that improvements are made to the culvert bridge along the Alfold Road.
- Members agreed there's no other suitable location for this development and they expressed their positivity with the inclusion of more 2 and 3 bedroom properties rather than larger properties and that the developers of the site will also be the housing association.
- WA/2022/00051 3 Fells Lane, Cranleigh, GU6 8FP**  
Erection of single storey extensions.
- NO OBJECTION – Members question if the proposals would be over a 50% increase of the original dwelling and whether it would be permitted development.
- WA/2022/00104 Mayfair, Guildford Road, Cranleigh, GU6 8PP**  
Erection of extensions and alterations to elevations to create a two-storey dwelling.
- NO OBJECTION – Members question if this will cause a loss of view to the rear of the roadside dwellings.
- WA/2022/00103 Lindisfarne, Guildford Road, Cranleigh, GU6 8PF**  
Certificate of Lawfulness under S192 for erection of single storey extension and alterations to elevations.
- NO OBJECTION
- WA/2022/00102 Pentlands, The Ridgeway, Cranleigh, GU6 7HR**  
Erection of a first-floor extension.
- NO OBJECTION
- WA/2021/03188 Suntrap, The Common, Cranleigh, GU6 8NS**  
Erection of extension and alterations to existing garage to provide additional habitable accommodation.
- OBJECTION – Members strongly support and agree with the neighbouring objections.
- It is highlighted that there are too many irregularities with this application, along with this, two planning applications are running concurrently which extensively

extend the current property size, due to the accumulative impact of both of the proposals one planning application should be submitted outlining the full proposal for the site as a whole.

Members raised that the plans do not comply with previous conditions of planning, the biodiversity check list is incorrect, there are reported great crested newts and ponds in the area and tree removal has already started on the site.

Members also note that there appears to be a condition that prevents the garage being converted into habitable accommodation, as the plans are to create an independent dwelling. Members question the intentions of the proposals to support and care for an elderly relative that have been outlined in the application.

**WA/2021/03163 Brooklands, Upfold Lane, Cranleigh, GU6 8PD**

Erection of a one-bedroom glamping pod, decked area, bin store and associated parking.

NO OBJECTION

**WA/2021/03193 White Meads, Knowle Lane, Cranleigh, GU6 8JW**

Erection of extensions and alterations following demolition of existing extension.

OBJECTION – Members agreed that the proposals are an over development of the site, out of keeping and a destruction of the local amenity. The proposals are also not sympathetic or suitable for a Grade II listed building.

Due to the site being in the proximity of a 16<sup>th</sup> century building this would create a destruction of the local architecture, members are concerned that no architectural report was included, as this is a Grade II listed building and that the site is known to flooding.

**WA/2021/03194 White Meads, Knowle Lane, Cranleigh, GU6 8JW**

Listed Building consent for erection of extensions and alterations following demolition of existing extension.

OBJECTION – Members agreed that there are no grounds for development of the dwelling and question how the design can be kept integrated and whether they have gained consent under section 10 of the listed buildings Act. Members have further concerns as there is no reference to the listed building Act, there is no archaeological report and the county archaeologist has not been consulted.

**WA/2022/00193 Old Mill House, The Common, Cranleigh, GU6 8LR**

Installation of 4 roof lights and associated works following demolition of existing chimney stack.

NO OBJECTION – Members agreed that if the chimney is beyond repair and confirmed with a structural engineers report they would have no objection to the demolition of the chimney stack. They would also like architectural and archaeologist reports included in the application.

**WA/2022/00112 24 Bramley Vale, Cranleigh, GU6 7FY**

Alterations to detached garage to provide additional habitable accommodation.

NO OBJECTION – Members would like to make sure that the alterations meet the required building regulations.

- WA/2022/00194** **Old Mill House, The Common, Cranleigh, GU6 8LR**  
Listed building consent for installation of 4 roof lights and associated works following demolition of existing chimney stack and chimney breast.
- NO OBJECTION - Members agreed that if the chimney is beyond repair and confirmed with a structural engineers report they would have no objection to the demolition of the chimney stack. They would also like architectural and archaeologist reports included in the application.
- WA/2022/00183** **Ruffold Farm, Guildford Road, Cranleigh, GU6 8LT**  
Erection of a porch and alterations to elevations following demolition of existing porch.
- NO OBJECTION
- WA/2022/00184** **Ruffold Farm, Guildford Road, Cranleigh, GU6 8LT**  
Listed building consent for erection of a porch and alterations to elevations together with internal alterations following demolition of existing porch.
- NO OBJECTION
- WA/2022/00164** **Roswin, Rowly Drive, Cranleigh, GU6 8PJ**  
Certificate of lawfulness under Section 192 for erection of outbuilding and shed following demolition of existing garage.
- NOTED
- WA/2022/00126** **8 Canfold Cottages, Bookhurst Road, Cranleigh, GU6 7DR**  
Erection of extension and alterations following demolition of existing conservatory.
- NO OBJECTION
- WA/2022/00191** **6 Woodstock Close, Cranleigh, GU6 7LD**  
Erection of extensions and alterations.
- NO OBJECTION
- WA/2022/00173** **11 Sherrydon, Cranleigh, GU6 7BY**  
Erection of single storey extension and alterations (revision of WA/2021/01368)
- NO OBJECTION
- WA/2022/00177** **3 Sycamore Road, Cranleigh, GU6 8GN**  
Certificate of Lawfulness under Section 191 for installation of fanlight window to rear elevation of garage.
- NOTED
- TM/2022/00187** **3 Heron Shaw, Cranleigh, GU6 8BT**  
APPLICATION FOR REMOVAL OF TREE SUBJECT OF TREE PRESERVATION ORDER WA267A
- NO OBJECTION
- WA/2022/00146** **Kimberley, 8 The Mount, Cranleigh, GU6 7LX**  
Erection of extension following demolition of existing conservatory.
- NO OBJECTION

- WA/2022/00274 Manor Cottage, Smithwood Common, Cranleigh, GU6 8QY**  
Creation of basement extension.
- NO OBJECTION – Members raised concern as there is no tree report to consider the disturbance to trees and their root systems. At the time of the meeting there had not been a response or report in relation to the utilities in the area of the basement extension.
- WA/2022/00208 1 Maple Road, Cranleigh, GU6 8UU**  
Alterations to garage to provide habitable accommodation and erection of shed.
- NO OBJECTION – Members would like to note that the alterations to the garage should not cause a displacement of the exiting parking provision.
- TM/2022/00222 Longhurst Avenue and Caspian Close, Cranleigh, GU6 8FH**  
APPLICATION FOR WORKS TO AND REMOVAL OF TREES SUBJECT OF TREE PRESERVATION ORDERS 26/99, 08/17 and 15/16
- NO OBJECTION
- WA/2022/00205 Barclays, 71 High Street, Cranleigh, GU6 8AX**  
Installation of 1 x window and infill brickwork following the removal of night safe, external ATM and external signage.
- NO OBJECTION
- WA/2022/00212 Dobbes, Ewhurst Road, Cranleigh, GU6 7AA**  
Erection of extensions and alterations to provide 1 x two-bedroom flat and 1 x one bedroom flat, and extension and alterations to business premises
- OBJECTION – Members highlight that this is not an appropriate development of the site, with suitable parking not provided, electrical charging points are not included and there is no flood risk assessment included. Members agreed that their previous objections still apply.
- OBJECTION – Members highlighted that this is in the Conservation Area and Flood Zone 3.*
- The proposals are out of keeping for the area, over dominant, would cause overshadowing and a loss of light to the neighbouring properties.*
- Members raised strong concerns in relation to the danger to potential and existing residents due to the restrictive views for cars exiting and entering Ewhurst Road and Mead Road, along with the current lack of parking that would be exacerbated by these proposals, creating a further danger for Ewhurst Road and Mead Road users.*
- Members note the residents' comments and would like to see the rights of access investigated for the site and proposals.*
- Members expressed that the developer has been disingenuous with their interpretation of a single storey and that similar proposals have been made previously and not permitted.*
- Due to the potential for a higher quota of housing in Cranleigh, Members agreed that this is not an appropriate type of development to resolve the housing quota.*
- WA/2022/00318 8 Fortune Drive, Cranleigh, GU6 8DH**  
Erection of extensions and alterations.
- NO OBJECTION – Members note that the proposals would change the street scene.



**WA/2022/00330 Mannings Hill, Cranleigh, GU6 8QN**  
Erection of extensions and alterations and erection of outbuilding following demolition of outbuildings

OBJECTION – Members request that there is an aggregated view included within the application due to previous development on the site and that the bat report conditions are strictly adhered to.

**WA/2022/00278 Stocklund Square, 176 High Street, Cranleigh, GU6 8RN**  
Display of illuminated and non-illuminated signage including fascia and hanging signs.

NO OBJECTION – Members raised concern over the approval of illuminated signage in this area and request that any permission that is given is inline with any previous permission gained, along with limited times when the signs can be illuminated.

**WA/2022/00291 Cranleigh School, Horseshoe Lane, Cranleigh, GU6 8QQ**  
Refurbishment of existing floodlighting columns and column heads, erection of new columns on existing concrete bases.

NO OBJECTION

**WA/2022/00203 Cranleigh Pharmacy, 128 High Street, Cranleigh, GU6 8RF**  
Construction of single storey unit following demolition of existing single storey timber store.

NO OBJECTION

**WA/2022/00257 7 Mower Place, Cranleigh, GU6 7DE**  
Application under section 73A to vary Conditions 1 & 2 (approved plan numbers and restrictions on materials) of WA/2020/1191 to allow alterations to ground floor roof and external materials.

NO OBJECTION

**WA/2022/00230 Hernshaw, Knowle Lane, Cranleigh, GU6 8JN**  
Erection of an orangery following the demolition of existing sunroom.

NO OBJECTION

**WA/2022/00277 Barn at Rye Farm, Elmbridge Road, Cranleigh, GU6 8JX**  
Application under Section 73A to remove Condition 2 of WA/2004/2082 (restrictions on use) to allow use as an independent dwelling.

NO OBJECTION

8. AMENDED PLANNING APPLICATIONS

WA/2021/03087 - Deepfield House, Guildford Road, Cranleigh – No further comments.

WA/2022/00257 - 7 Mower Place, Cranleigh – the ammendment has been considered with the application.

9. APPEALS

None received.

10. ENFORCEMENT

Due to a resident request Members would like to reconsider their comments for application WA/2021/03245 - Woodruff, New Park Road, Cranleigh, GU6 7HJ Erection of extensions and alterations, the Administration Clerk is currently awaiting a response for the case officer.

WA/2021/02912 - 70 Horsham Road, Cranleigh, GU6 8DU Erection of 2 dwellings following demolition of existing dwelling. An emergency Grade II listing application has been made and awaits consideration by Historic England. Members have noted that site has started to be cleared in preparation of the proposals.

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

It was not agreed for Councillor to speak on behalf of the Parish Council.

The Chairman closed the meeting at 9.07pm.

The next Planning Committee Meeting will be held on **Monday 21 February 2022.**

**Signature**.....

**Date**.....