



CRANLEIGH PARISH COUNCIL

MINUTES OF THE PLANNING COMMITTEE MEETING HELD AT 7.00 PM ON MONDAY 21 FEBRUARY 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: 3 Members of the public, Cllr C Walker, Administration Clerk L Glazier

1. APOLOGIES FOR ABSENCE

The committee accepted apologies from Cllr C Walker and Cllr D Nicholas.

2. DECLARATIONS OF INTEREST

Cllr R Burbridge declared that she has a tenuous relationship with the applicant's agent which she was previously unaware of prior to the 21 February 2022 for application WA/2021/03245 – Woodruff, New Park Road, Cranleigh.

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.

3. MINUTES

The minutes of the Planning Committee Meeting held on 31 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 road names for Land south of High Street between Alfold Road and Knowle Lane, Cranleigh have been approved by WBC with one amendment Charley Close has been changed to Charlie Close.

A street naming request has been received to make an unofficial street name official, this is for four flats at Exeter House, Tylers Court, Rowland Road, the proposal would make Tylers Court official and remove the need for Rowland Road to be included in the property addresses.

Waverley Borough Council's Executive has announced its intention to challenge the ruling by a Government planning inspector, which granted planning permission for a scheme to build 99 homes on a greenfield site off Loxwood Road in Alfold.

English Regional Transport association have sent a n email to request submission of comments to support the future of a railway link in connection to application WA/2020/0004. The committee existing comments will remain.

5. PUBLIC SESSION

There was one member of the public present for application WA/2022/00491 – 13 Morgan Drive Cranleigh who made the following points:

- Over development of the site
- The applications states that there is parking for three cars on the property, there is no proposed parking plan included. For a five-bedroom property this is insufficient.
- Other five-bedroom properties on the Longhurst Park estate have parking for four or more cars.
- Parking is already a problem on the estate, these proposals will increase this.
- The proposals will intrude on the privacy that we currently have and the reason we purchased the property. The proposals will overlook our garden and into our ground floor living spaces.
- Planning conditions for the properties state that the garaging must not be used for any trade or business or habitable accommodation, these plans would disregard this.
- Concerns were raised for the trees to the rear due to the potential for damage during and after construction, the proposals would put the root protection zones at risk.
- As there are windows proposed to face the trees, we are concerned that there will be a future request to remove the trees to the rear of the properties.

One member of the public was present for application WA/2021/03245 – Woodruff, New Park Road, Cranleigh, who did not wish to make comments.

6. NEW PLANNING APPLICATIONS - LIST 22/05, 22/06 AND 22/07

WA/2022/00491

13 Morgan Drive, Cranleigh, GU6 8FJ

Erection of extensions and alterations to roof to provide additional habitable accommodation following demolition of existing garage and conservatory.

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

OBJECTION – Members agreed that the proposals are extremely large and not in keeping with the rest of the site, along with questioning whether these proposals will violate the original approved conditions for the development. Members raised that the housing development was carefully planned, and permission approved to give the housing development houses a certain look and size, along with ensuring it is in keeping with the area, these proposals would conflict with this and breach the street scene.

The proposals would create a lack of privacy to the neighbouring properties and Members are concerned that this is a large extension for a property that has very recently been built.

It is requested that an arboricultural report is carried out as the proposals appear to be close to the trees at the rear of the property and have the potential to impact the root protection zones.

WA/2021/03245

Woodruff, New Park Road, Cranleigh, GU6 7HJ

Erection of extensions and alterations.

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

(one declaration made)

The Parish Council has received a letter from the planning applicant's solicitor regarding the discussion of the planning application at the meeting of the Planning Committee on 31 January 2022.

The planning application was discussed and recorded in the minutes under agenda item 'Enforcement' because it was at this point in the meeting that the application was raised and the discussion took place. The minutes are recorded chronologically.

The Clerk has taken advice from the County Association.

There is no new information available from the local planning authority with regard to this planning application, so the Council is advised not to consider this planning application again. It's original comments should stand.

WA/2022/00436 **Linacre Lodge, Cox Green Road, Rudgwick, Horsham, RH12 3AD**
Erection of a detached three bay garage following demolition of existing outbuilding.

NO OBJECTION – Members would like an arboricultural report to be carried out and to ensure the proposals are in keeping for the area.

WA/2022/00390 **15 Hewitts Road, Cranleigh, GU6 8US**
Alterations to integral garage to provide additional habitable accommodation.

NO OBJECTION

WA/2022/00387 **Rye Farm Manor, Elmbridge Road, Cranleigh, GU6 8JX**
The erection of 3 ancillary buildings following demolition of 3 buildings together with the erection of entrance gates/piers to the courtyard and Old Barn.

NO OBJECTION – Members would like the green belt status confirmed as this is outside the residential curtilage of the village and with various applications for this site for residential and other proposals a holistic plan needs to be provided. Members note that other sites in the area are also creating residential additions and would like caution taken as this is outside the residential development area.

WA/2022/00388 **Rye Farm Manor, Elmbridge Road, Cranleigh, GU6 8JX**
Listed Building consent for the erection of 3 ancillary buildings following demolition of 3 buildings together with the erection of entrance gates/piers to the courtyard and Old Barn.

NO OBJECTION – Members would like the green belt status confirmed as this is outside the residential curtilage of the village and with various applications for this site for residential and other proposals a holistic plan needs to be provided. Members note that other sites in the area are also creating residential additions and would like caution taken as this is outside the residential development area.

WA/2022/00437 **Mespil Cottage, 14 Redcroft Walk, Cranleigh, GU6 8DS**
Erection of first floor extension.

NO OBJECTION

WA/2022/00401 **Rustlings, Guildford Road, Cranleigh, GU6 8PG**
Alterations to roof, including dormer extensions, to provide additional habitable accommodation and alterations to elevations.

NO OBJECTION

PRA/2022/00443 **Park Farm, Baynards Road, Rudgwick, Horsham, RH12 3AB**
General Permitted Development Order 2015, Schedule 2 Part 3 Class Q - Prior Notification Application for change of use of agricultural building to 1 dwelling house (Class C3), and for building operations reasonably necessary for the conversion.

NOTED

WA/2022/00519 Rydinghurst Farm, Elmbridge Road, Cranleigh, GU6 8LJ
Erection of a stable block and associated works following demolition of existing stable block.

NO OBJECTION – Members request that the bio-diversity checklist is confirmed as this is a rural area.

PRA/2022/00510 Vachery Farm Building, Horsham Road, Cranleigh
General Permitted Development Order 2015, Schedule 2 Part 3 Class MA - Prior Notification Application for change of use of business (Use class E) to 6 dwellings (Use class C3).

NO OBJECTION - Members request that the bio-diversity checklist is confirmed as this is a rural area that backs onto ancient woodland and the eligibility form to also be checked.

WA/2022/00509 Madeley, 5 Fortune Drive, Cranleigh, GU6 8DH
Certificate of Lawfulness under S192 for erection of single storey extension.

NO OBJECTION

8. AMENDED PLANNING APPLICATIONS

WA/2022/00051 – 3 Fells Lane, Cranleigh – No further comments.

9. APPEALS

None received.

10. LICENSING APPLICATION

Maple News, Maple House, 114 High Street, Cranleigh – Members would like the legal times for the sale of alcohol checked against the proposed times to ensure that they are within the legally allowed times.

11. ENFORCEMENT

Update on footpath 70 - A local resident has shared their recent correspondence with SCC in regard to footpath 70. They have highlighted other walkers of footpath 70 have been turned back and told the footpath is now closed, the member of the public questions if the footpath has now officially been closed as previous correspondence suggests it is still open to the public.

Further correspondence shared with the Parish Council covers the following:

- Confirmation the footpath has not been officially closed and is due to be heard at the Waverley Local Committee in March.
- The residents comments have been passed to the Maintenance and Enforcement team.
- The resident has been asked by the applicant to withdraw their objection
- The resident confirms they are aware of planning applications for the site but wishes the footpaths to stay open for everyone's enjoyment and would like to attend the Committee meeting in March.
- It has also be highlighted there are errors with the location plan with footpath 71 not shown and therefore implying the footpath disappears into the woodland, which is not the case. The resident highlighted that correct route of footpath 71 is relevant to the application to ensure that the Mole Valley planning decision is not made on the basis of incorrect information.

11. 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 7.47pm.

The next Planning Committee Meeting will be held on **Monday 14 March 2022.**

Signature.....

Date.....