



CRANLEIGH PARISH COUNCIL

MINUTES OF THE PLANNING COMMITTEE MEETING HELD AT 7.00 PM ON MONDAY 14 MARCH 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 C Walker, Cllr N Sanctuary and Cllr D Nicholas.

2. DECLARATIONS OF INTEREST

There were no declarations of interest made.

3. MINUTES

The minutes of the Planning Committee Meeting held on 21 February 2022 were AGREED and to be signed by the Chairman as a true record.

4. CHAIRMAN'S REPORT

There was no Chairman's report.

5. PUBLIC SESSION

There were no members of the public present.

6. NEW PLANNING APPLICATIONS - LIST 22/08, 22/09 AND 22/10

WA/2022/00602 2 Stocklund Square, High Street, Cranleigh, GU6 8RJ
Alterations to shop front.

NO OBJECTION

WA/2022/00594 Fortune House, Knowle Lane, Cranleigh, GU6 8UW
Erection of extensions and alterations, erection of covered terrace with associated works.

NO OBJECTION – Members request that a new bat report is provided, licences are gained for the protected species and an inspector is present during the works to ensure the protection of the bats, also to comply with 5, 5.1, 5.2 and 5.3. A pre-works check will need to be carried out for the roof along with ecological watching.

- TM/2022/00571** **14 Cromwell Place, Cranleigh, GU6 7LF**
APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 16/00
- NO OBJECTION - Members highlighted the disturbance of nesting birds is a criminal offence and expect works to be carried out from September.
- TM/2022/00575** **Beaumont House, 6 Homewood, Cranleigh, GU6 7HS**
APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 39/99
- NO OBJECTION - Members highlighted the disturbance of nesting birds is a criminal offence and expect works to be carried out from September.
- WA/2022/00657** **Rear of David Mann and Sons LTD, 101 High Street, Cranleigh**
Erection of 38 retirement housing units including parking, pedestrian access, communal facilities and landscaping following demolition of existing buildings.
- OBJECTION – Members outlined the following points:
- A bat report should be carried out for the existing buildings.
 - A flood run report should be included and the design for surface water drainage would need to be confirmed by WBC.
 - Confirmation of the viability of the retail use at the front of the site should be included to ensure its future use.
 - The proposed parking is extremely inadequate for the location, volume of housing proposed and the potential occupants. Members note that the plans show there are 16 spaces for the potential occupants with two of the 18 spaces shown are reserved for Oliver House.
 - Access for large vehicles would be difficult, due to the lack of parking in the area, with roadside parking and the potential occupants having to find parking off site, therefore exacerbating the current lack of residents parking in the area.
 - Members agreed that access for emergency vehicles could be restricted, and that parking provision needs to be given for visitors and carers within the site to assist with emergency vehicle access.
 - There appears to be no provision given for the storage and access of mobility scooters, along with no indication given for electrical charging points.
 - The wall between the site and Onslow Mews must be retained in order to keep the areas separate, to prevent through traffic.
 - Members highlighted the Police Report - “that consideration is given a planning condition to requiring the development, to achieve a Secure By Design accreditation. The National Planning Policy Framework demonstrates the government’s commitment to creating safe and accessible environments where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion. The Crime & Disorder Act 1998 heightens the importance of taking crime prevention into account when planning decisions are made.”
 - Members agreed that the public engagement was minimal, given the impact the proposal will have to the surrounding area.
 - There is currently no demand for retirement housing with housing being provided at Elmbridge Village and a site under construction along the Horsham Road.
 - The access to and from the site pose dangers to pedestrians and vehicles entering and exiting the site.
 - Members agreed that the applicants have misunderstood the needs of the elderly demographic in a rural village setting.
 - It is highlighted that there may be negative impacts to the existing pub and school, due to future complaints of noise and disruption to the potential occupants, therefore prevent the future growth of Cranleigh.

- There is a lack of convenient access to the High Street for the potential occupants who use mobility scooters or walking aids, due to the narrow nature of the alley way between the shop front of the site and Oliver House. This would result in many of the potential occupants accessing the High Street via Victoria Road.
- Members would like to see the pictures of Victoria Road retaken to show a true view of the road, as it has been taken a rare time of day where cars are not parked as they usually would be, and the angle of the picture suggests the road is wider than it is.
- The only positive Members could find with the application is that it is within the village and High Street.

WA/2022/00653 Astwood, 105 Horsham Road, Cranleigh, GU6 8DZ
Erection of entrance piers and gates to existing vehicular accesses.

NO OBJECTION

WA/2022/00710 Chilterns, Guildford Road, Cranleigh, GU6 8PP
Erection of detached garage and carport.

OBJECTION – Members agreed that the proposals would set a precedent for the area that is not in keeping with the street scene, an acceptance of building in front of the building line and could restrict light to the area. Members request that the roof height is given to be able to full consider the impact the proposals with have on the neighbouring area.

WA/2022/00708 Cherry Tree Cottage, Knowle Lane, Cranleigh, GU6 8JW
Alterations to detached garage to create office/studio.

NO OBJECTION

WA/2022/00675 Field House, Smithwood Common, Cranleigh, GU6 8QU
Certificate of Lawfulness under Section 192 for erection of porch, alterations to elevations, installation of two rooflights and alterations to garage to provide additional habitable accommodation with associated landscaping.

NO OBJECTION

PRA/2022/00686 Waterbridge Farm, Knowle Lane, Cranleigh, GU6 8JW
General Permitted Development Order 2015, Schedule 2 Part 3 Class Q - Prior Notification Application for change of use of agricultural building to 5 dwellings (Class C3).

NO OBJECTION – Members request that a bat report and ecological report are carried out and submitted.

WA/2022/00717 Rye Farm, Elmbridge Road, Cranleigh
Restoration of canal and proposed re-alignment of bridleway 352

NO OBJECTION

WA/2022/00789 1 Hitherwood, Cranleigh, GU6 8BN
Erection of extensions and alterations to elevations and fenestrations, alterations to existing attached garage to provide additional habitable accommodation and erection of attached garage with creation of vehicular access and dropped kerb following demolition of existing conservatory.

NO OBJECTION

WA/2022/00794 **Waltham, 13 Northdowns, Cranleigh, GU6 8BX**
Alterations to attached garage to provide additional habitable accommodation and alterations to elevations with associated works.

NO OBJECTION

WA/2022/00765 **Loretto Lodge, Amlets Lane, Cranleigh, GU6 7DH**
Erection of a single storey extension.

NO OBJECTION

WA/2022/00792 **Clontarf, Guildford Road, Cranleigh, GU6 8PR**
Erection of extensions and alterations following demolition of existing garage.

OBJECTION – Members are concerned that the current foundations are shallow with deeper foundations being needed for the proposals and given the proximity of the trees to the proposals are likely to have a negative effect to the trees, as such the correct distances should be maintained to protect the RPZ's.

Members also request that arboricultural and bat reports are carried out and provided.

WA/2022/00764 **St Josephs School (Pavilion), Amlets Lane, Cranleigh**
Erection of a single storey extension and alterations to elevations.

NO OBJECTION

WA/2022/00751 **Alfriston, Ewhurst Road, Cranleigh, GU6 7ED**
Erection of extensions and alterations following demolition of existing extensions and detached garage.

NO OBJECTION

PRA/2022/00770 **Rydinghurst Farm, Elmbridge Road, Cranleigh, GU6 8LJ**
Erection of two separate single storey rear extensions which would extend beyond the rear wall of the original house by 8m, for which the height would be 3.69m, and for which the height of the eaves would be 2.60m.

NO OBJECTION

8. AMENDED PLANNING APPLICATIONS

None received.

9. APPEALS

None received.

10. LICENSING APPLICATION

Cranleigh School, Horseshoe Lane, Cranleigh, GU6 8QQ - Sports Field (Cricket pitches, Jubilee Field and Claire's Oak) – No Objection

11. STREET NAMING APPLICATION

SNN/2021/0057 - Land at West Cranleigh Nurseries and North of Knowle Park, between Knowle Lane and Alfold Road – No Objection

12. ENFORCEMENT

None received.

13. 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 7.38pm.

The next Planning Committee Meeting will be held on **Monday 04 April 2022.**

Signature.....

Date.....