



## CRANLEIGH PARISH COUNCIL

### MINUTES OF THE PLANNING COMMITTEE MEETING HELD AT 7.00 PM ON MONDAY 04 APRIL 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, Cllr N Sanctuary and Cllr G Worthington.

#### 2. DECLARATIONS OF INTEREST

There were no declarations of interest made.

#### 3. MINUTES

The minutes of the Planning Committee Meeting held on 14 March 2022 were AGREED and to be signed by the Chairman as a true record.

#### 4. CHAIRMAN'S REPORT

The was no Chairmans report.

#### 5. PUBLIC SESSION

There were no members of the public present.

#### 6. NEW PLANNING APPLICATIONS - LIST 22/11, 22/12 AND 22/13

##### **WA/2022/00808 1 Hewitts Road, Cranleigh, GU6 8US**

Change of Use of detached garage (Use Class C3) to mixed use residential and business for use as a home office & dog grooming business (Sui generis).

NO OBJECTION

##### **WA/2022/00828 Waterbridge Farm, Knowle Lane, Cranleigh, GU6 8JW**

Listed Building Consent for internal and external alterations to curtilage listed storage barn.

NO OBJECTION - Members have some concerns for this application and the impact of the site as a whole development. The site would be a development in a rural area outside the village curtilage, which would encourage creeping development in rural areas when consideration should be given to protecting farms and farmland.

Members recommend that ecology and archaeological reports should be carried out and bat protection measures should be put in place, due to there being medium and low bat concerns highlighted in the bat report.

As an individual dwelling Members agreed the proposals are sympathetic restoration of the existing 1700 century barn.

- WA/2022/00874**    **Lansdowne House, Woodland Avenue, Cranleigh, GU6 7HZ**  
Erection of single storey extension with associated works following demolition of existing garage & store.  
  
NO OBJECTION
- WA/2022/00812**    **Wethersell Farm, Horseblock Hollow, Cranleigh, GU6 7NJ**  
Erection of extensions and alterations.  
  
NO OBJECTION
- WA/2022/00837**    **Yew Tree Cottage, Bookhurst Road, Cranleigh, GU6 7DN**  
Erection of 2 detached dwellings following demolition of existing dwelling (follows invalid application WA/2021/03037).  
  
NO OBJECTION – Members ask that plans for waste and storage, along with details of sewage connections are included within the plans. It is requested that a bat report is carried out.
- WA/2022/00814**    **37 Wyndham Crescent, Cranleigh, GU6 8UQ**  
Erection of a single storey extension.  
  
NO OBJECTION
- WA/2022/00826**    **Waterbridge Farm, Knowle Lane, Cranleigh, GU6 8JW**  
Erection of a single storey extension and alterations to storage barn to provide 1 dwelling (Use Class C3) and associated landscaping.  
  
NO OBJECTION
- PRA/2022/00805**    **Pallinghurst Farm, Guildford Road, Rudgwick, Horsham**  
General Permitted Development Order 2015, Schedule 2 Part 6 -Prior Notification Application for erection of an agricultural building.  
  
NO OBJECTION
- WA/2022/00933**    **9 Aven Close, Cranleigh, GU6 8BU**  
Erection of extensions and alterations following demolition of existing detached garage.  
  
NO OBJECTION
- WA/2022/00921**    **Old Barn Cottage, Snoxhall, Knowle Lane, Cranleigh, GU6 8JW**  
Change of use from an agricultural building to ancillary accommodation.  
  
NO OBJECTION – Members ask that a bat report, an archaeological report and a historic survey are carried out.
- WA/2022/00967**    **Land centred Coordinates 507306 139395, Wanborough Lane, Cranleigh, GU6 7DS**  
Erection of a 1 dwelling including new vehicular access.  
  
NO OBJECTION – The developer should confirm that the agreed LLFA is used as an approved surface and that prior approval is made in accordance with 167 and 168 of the NPPF.

- WA/2022/00913 1 Bridge Road, Cranleigh, GU6 7HH**  
Erection of 1 detached dwelling.
- NO OBJECTION – Members request that a bat report and sewage connection proposals are to be provided.
- As the site is on the corner of Bridge Road and Horsham Road consideration should be given to the dangers of entering and exiting the site.
- Members note that at the time of the meeting there was one objection and that not all residents had received a notification of the planning application.
- WA/2022/00958 2 Lower Barrihurst Farm Cottages, Dunsfold Road, Cranleigh, GU6 8LG**  
Erection of extensions and alterations following demolition of existing extension and porch.
- NO OBJECTION
- WA/2022/00911 Waterbridge Farm, Knowle Lane, Cranleigh, GU6 8JW**  
Erection of extensions and alterations to storage barn to form a dwelling and associated parking and garden.
- NO OBJECTION
- NMA/2022/00907 Lowers Edge, The Common, Cranleigh, GU6 8SH**  
WA/2020/1027 install a velux window over the new Barth shower room, southern elevation and replace the kitchen extension flat rooflight with a pitched lantern rooflight add daylight to the bath shower room and because the owner prefers a pitched lantern rooflight
- NOTED
- WA/2022/01010 Ardbeg, Rowly Drive, Cranleigh, GU6 8PL**  
Erection of extensions and alterations.
- WITHDRAWN
- TM/2022/00993 3 Napper Place, Cranleigh, GU6 8DG**  
APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 26/99
- NO OBJECTION - Members highlighted the disturbance of nesting birds is a criminal offence and expect works to be carried out from September.
- WA/2022/00975 7 Mower Place, Cranleigh, GU6 7DE**  
Erection of extensions and alterations.
- NO OBJECTION
- WA/2022/01009 1 Dukes Close, Cranleigh, GU6 7JU**  
Erection of extension and alterations following demolition of existing conservatory.
- NO OBJECTION
- WA/2022/01032 3 Wyndham Crescent, Cranleigh, GU6 8UQ**  
Erection of extensions and alterations to attached garage to provide additional habitable accommodation.
- NO OBJECTION

**NMA/2022/00969 Penwerris, 51 Horsham Road, Cranleigh, GU6 8DT**

WA/2018/0572 Please refer to covering letter:

Condition 2: Amendment to footpath route providing rear garden access Plot 14  
Please refer to covering letter - we have issues with the current arrangement of the footpath linking Plot 14 to its rear garden poses an access issue.

NOTED

7. AMENDED PLANNING APPLICATIONS

WA/2021/02918 - Rye Farm Manor, Elmbridge Road, Cranleigh – No further comments

8. APPEALS

An appeal has been made to the Secretary of State for WA/2020/1853 – Lemans Barn Farm, Wykehurst Lane, Ewhurst, Cranleigh - Noted

9. SURREY HIGHWAYS

20mph Speed Limit Zone – Cranleigh High Street

Although Members understand the benefits of a lower speed limit, it was agreed that other traffic calming measures should be implemented, for example radar speed signs and additional pedestrian crossings between the roundabout at Stocklund Square and the roundabout for Elmbridge Road and Guildford Road.

Strong concerns were raised for the health and well being of the residents of the High Street properties in relation to increased vehicle emission levels and the negative impact this could have to the residents. Members request that an assessment is carried out and report provided to ensure that the lowering of the speed limit will not have a negative impact to the local community’s health.

Members noted that because of the crossing points between the Stocklund Square roundabout and the obelisk along with the volume of traffic passing through the High Street the speed tend to be slower.

10. ENFORCEMENT

Members reviewed the letter to be sent to the Secretary of State following the granting of the footpath 70 diversion by SCC and agreed not to gain a legal opinion at this time.

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 7.51pm.

The next Planning Committee Meeting will be held on **Monday 25 April 2022.**

Signature.....

Date.....