



CRANLEIGH PARISH COUNCIL

MINUTES OF THE PLANNING COMMITTEE MEETING HELD AT 7.00 PM ON WEDNESDAY 21 JULY 2021 VIA ZOOM MEETING

Cllr R Tyler* (Chairman)
Cllr M Scully* (Vice Chairman)
Cllr R Burbridge*
Cllr D Nicholas
Cllr N Sanctuary*

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.

3. MINUTES

The minutes of the Planning Committee Meeting held on 23 June 2021 were AGREED and to be signed by the Chairman as a true record.

4. CHAIRMAN'S REPORT

The Administration Clerk reported to Members the Draft West Sussex Transport Plan 2022-2036 public consultation webinar dates -Thursday 22 July 10am-11:30am and Wednesday 8 September 2pm-3:30pm

The Administration Clerk brought to Members attention the proposed re-route in Ewhurst for public footpath 70. Members question if this is in preparation for future development of the area and are concerned that the traffic would be deflected to other properties in the area, therefore reducing their privacy and security. Members would like the property by point C on the map provided consulted with the proposed changes.

5. PUBLIC SESSION

There were no members of the public present.

6. NEW PLANNING APPLICATIONS - LIST 21/23, 21/24, 21/25 and 21/26

WA/2021/01381 **Hollyhock Farmhouse, Guildford Road, Cranleigh, GU6 8LT**
Erection of an ancillary outbuilding.

NO OBJECTION

- WA/2021/01421** **Bennetts, East Whitley Lane, Shamley Green, Guildford, GU5 0TD**
Certificate of Lawfulness Section 192 for alterations to loft space to form habitable accommodation.
- NO OBJECTION
- WA/2021/01380** **Rydinghurst Farm, Elmbridge Road, Cranleigh, GU6 8LJ**
Erection of replacement dwelling, tennis court, entrance gates and driveway; realignment of residential curtilage; construction of sand school, stables, horse walker, lunge pen, two barns ancillary groom's cottage; installation of ground source heat pump following demolition of all existing buildings.
- NO OBJECTION – Members would like to see a full method statement regarding the bats present, an archaeological report with a trench to be dug, an ecological management plan, the 15-meter distance retained between the ancient woodland and the proposed dwellings, no net increase in external lighting and due to the bats on site building should take place between May and October.
- TM/2021/01370** **8 Fortune Drive, Cranleigh, GU6 8DH**
APPLICATION FOR REMOVAL OF TREE SUBJECT OF TREE PRESERVATION ORDER 25/99
- OBJECTION – Members strongly object to the removal of a tree with no arboricultural report provided and note that there is evidence of a drey. It was highlighted that maintenance of the protected tree would be a preferred option.
- WA/2021/01422** **The Coach House, Winterfold, Barhatch Lane, Cranleigh, GU6 7NH**
Certificate of Lawfulness under Section 192 for proposed erection of an outbuilding.
- GRANTED
- WA/2021/01432** **3 Rydelands, Cranleigh, GU6 7DD**
Erection of extension.
- NO OBJECTION
- WA/2021/01368** **11 Sherrydon, Cranleigh, GU6 7BY**
Erection of extension.
- WITHDRAWN
- TM/2021/01433** **3 Heron Shaw, Cranleigh, GU6 8BT**
APPLICATION FOR REMOVAL OF TREES SUBJECT OF TREE PRESERVATION ORDER WA267
- NO OBJECTION - Members highlighted the disturbance of nesting birds is a criminal offence and expect works to be carried out from September.
- WA/2021/01472** **1 Greenbush Lane, Cranleigh, GU6 8ED**
Certificate of lawfulness under Section 192 for erection of a single storey extension to the rear of existing bungalow.
- NO OBJECTION
- WA/2021/01473** **Rosemary Cottage, Avenue Road, Cranleigh, GU6 7LQ**
Erection of a single storey extension.
- NO OBJECTION

- WA/2021/01550** **Home Farm, Baynards Park, Horsham Road, Cranleigh, GU6 8EQ**
Erection of agricultural manure and supplies storage shed.
- NO OBJECTION
- WA/2021/01507** **Netherleigh, Woodland Avenue, Cranleigh, GU6 7HZ**
Erection of a two storey detached dwelling and outbuilding following demolition of existing dwelling and outbuilding.
- OBJECTION – Although the changes have been made to the main dwelling to comply with previous objections and conditions Members object to the outbuilding due to its size and location within the tree area.
- TM/2021/01551** **28 The Drive, Cranleigh, GU6 7LY**
APPLICATION FOR REMOVAL OF TREE SUBJECT OF TREE PRESERVATION ORDER 18/01
- NO OBJECTION - Members highlighted the disturbance of nesting birds is a criminal offence and expect works to be carried out from September.
- WA/2021/01533** **Pets Pantry, Guildford Road, Cranleigh, GU6 8PG**
Erection of extension and alterations to existing buildings to provide 2 additional residential units.
- OBJECTION – Members question if there would be an encroachment on the neighbouring privacy due to the proposals and whether the proposals are an overdevelopment of the site.
- It was highlighted that currently the vets, pet food store and residents are using the provided parking along with visitors, the proposals would increase the lack of parking in this area, with on road parking not a safe option. It is recommended that allocated parking including visitor parking along with provision for electric charging points should be conditioned within any permissions given.
- WA/2021/01508** **34 Nightingales, Cranleigh, GU6 8DE**
Erection of a two story side extension and conversion of existing conservatory into a garden room
- NO OBJECTION
- WA/2021/01529** **Braeburns, 16 Orchard Gardens, Cranleigh, GU6 7LG**
Erection of extensions and alterations following demolition of existing conservatory.
- NO OBJECTION
- WA/2021/01619** **Eversfield, The Ridgeway, Cranleigh, GU6 7HR**
Erection of extensions, alterations to elevations and part conversion of garage to habitable space with alterations to roofline.
- NO OBJECTION – Members note the new windows facing the neighbouring property and recommend that they are obscured glass.
- WA/2021/01582** **9 Aven Close, Cranleigh, GU6 8BU**
Erection of extensions and alterations following demolition of existing detached garage.
- NO OBJECTION – Members would like consideration to be given to the light impact on number 8, as the angle is shallower than that of the similar extensions between number 10 and 11.

TM/2021/01564 9 Copse Edge, Cranleigh, GU6 7DU
APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 18/00

NO OBJECTION - Members highlighted the disturbance of nesting birds is a criminal offence and expect works to be carried out from September.

TM/2021/01627 17 Sylvaways Close, Cranleigh, GU6 7HG
APPLICATION FOR WORKS TO AND REMOVAL OF TREES SUBJECT OF TREE PRESERVATION ORDER 05/00

OBJECTION – Members can see no evidence of deterioration of the spruce and would like an arboricultural report carried out.

WA/2021/01604 Crooked Lea House, Guildford Road, Cranleigh, GU6 8PP
Alterations to vehicular access and construction of replacement bridge.

NO OBJECTION

WA/2021/01609 The Causey, Church Lane, Cranleigh, GU6 8AR
Erection of shed following demolition of existing shed.

NO OBJECTION

WA/2021/01601 Pippins, Woodland Avenue, Cranleigh, GU6 7HZ
Erection of extensions and alterations to elevations.

NO OBJECTION

WA/2021/01612 6 Woodstock Close, Cranleigh, GU6 7LD
Erection of extension and alterations to roof space to provide habitable accommodation.

NO OBJECTION

7. AMENDED PLANNING APPLICATIONS

WA/2021/01261 – Clovelly, Guildford Road, Cranleigh, GU6 8PF - Erection of extensions and alterations – No further comments

8. APPEALS

Loxley Well Site - Land South of Dunsfold Road and East of High Loxley Road, Dunsfold, Surrey – Members repeat their objections made to these proposals.

9. ENFORCEMENT

Nothing to report

10. STREET TRADING CONSENT

Happy Grillmore - Alford By-pass, Alford, Cranleigh – Members would ask that the vehicle is located to leave room in the layby in case of an emergency and that litter management is carried out.

11. ELECTORAL REVIEW OF WAVERLEY 2021

Members request that the communities as the currently stand should be retain within the Cranleigh Parish – Rowley, Elmbridge, Alford and Ellens Green.

12. 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 8.04pm.

The next Planning Committee Meeting will be held on **Monday 02 August 2021 at 7.00 pm.**

Signature.....

Date.....