



CRANLEIGH PARISH COUNCIL

MINUTES OF THE PLANNING COMMITTEE MEETING HELD AT 7.00 PM ON TUESDAY 30 AUGUST 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: One member of the public, Administration Clerk L Glazier

1. APOLOGIES FOR ABSENCE

There were apologies from Cllr M Scully (holiday) and Cllr D Nicholas.

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.

WA/2022/01787 - Cranleigh Infant School, Church Lane. The Administration Clerk declared an interest as she lives in a neighbouring property.

2022/0076 - Cranleigh Infant School, Church Lane, High Street, Cranleigh. The Administration Clerk declared an interest as she lives in a neighbouring property.

3. MINUTES

The minutes of the Planning Committee Meeting held on 18 July 2022 were AGREED and to be signed by the Chairman as a true record.

4. CHAIRMAN'S REPORT

The Chairman informed Members that she would attend the WBC Eastern Planning meeting via online meeting on the 31 August 2022 due to application WA/2022/00657 - Rear of David Mann and Sons Ltd, 101 High Street, Cranleigh being considered.

The Administration Clerk reported to members of the frustration that many residents have faced due to works carried out by Swish Broadband. It has been advised to contact SCC about the unnotified works and challenges they have cause to the community, SCC Councillor Liz Townsend is already aware of the problems, along with this WBC have also received complaints, it is asked that pictures are taken, and that the Committee write to Cllr Liz Townsend with information received from residents. It was highlighted that residents have experienced driveways being blocked and loss of broadband follow activity by Swish Broadband.

6. NEW PLANNING APPLICATIONS - LIST 22/29, 22/30, 22/31, 22/32, 22/33 AND 22/34

WA/2022/01787

Cranleigh Infant School, Church Lane, Cranleigh, GU6 8AR

Details of a noise report submitted pursuant to Condition 9 of planning permission ref: WA/2021/0516 dated 28 October 2021.

(one declaration of interest)

ALLOWED

WA/2022/01803

Brooklands Barn, Guildford Road, Cranleigh, GU6 8PP

Erection of a dwelling following demolition of existing barn and studio.

NO OBJECTION

5.

PUBLIC SESSION

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

One member of the public was present for application WA/2022/02091 – Tylers Court, Rowland Road, Cranleigh. The member of the public highlighted the following points:

- The application has reduced from 5 apartments to 4.
- The application for balconies is now retrospective as Juliette balconies have already been installed.
- The windows that face Victoria Road must remain obscured glass and continue to be a planning condition as with previous planning permissions. Windows have already been replaced with obscured glass.
- The plans do not contain internal drawings to confirm that the glass will be obscured to 1.77m at finish floor level.
- The preferred use of the building is to remain as offices.
- The parking for the 4 apartments is proposed at 4 spaces with one separate space being very small in a vertical turning space. The parking in this area is shared with other freeholders who have established spaces.
- Electric charging points appear to be no longer included and parking spaces are shown to be across 2 fire exits.
- There should be no residency within the apartments until suitable parking is provided.

6. NEW PLANNING APPLICATIONS - LIST 22/29, 22/30, 22/31, 22/32, 22/33 AND 22/34

WA/2022/02091

Tylers Court, Rowland Road, Cranleigh

Change of use from office (Use Class E) to 4 dwellings (Use Class C3) with erection of extension and associated refuse/cycle store and parking.

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

OBJECTION – Members outlined the following points:

- Due to the size of the proposed dwellings there is a strong concern that future tenants would be living in poor conditions.
- The proposed parking is inadequate for the proposals and the current demand in the area. Due to the inclusion of a two bedroom dwelling, this would require a minimum of two parking spaces.
- The proposed parking spaces in front of the fire exits are unacceptable and a possible risk in the event of their use being needed.
- Electric parking points should be included within the proposals.
- Rowley's are currently having severe problems with local residents parking on their site due to the lack of parking in the area.
- Members also highlight that the old Lloyds bank site has had apartments approved without parking provision, exacerbating the current lack of parking provision in the area.

- WA/2022/01836** **Land Coordinates 508364 137830, Horsham Road, Cranleigh**
Use of land as forest school and associated boundary fencing (revision of WA/2021/0459).
- NO OBJECTION – Members would like the forestry recommendations to be adhered to and for planning enforcement to visit the site to ensure this.
- WA/2022/01834** **58 Longhurst Avenue, Cranleigh, GU6 8FG**
Erection of a single storey extension.
- NO OBJECTION
- WA/2022/01858** **1 Summerlands, Cranleigh, GU6 7BL**
Erection of single storey extension and entrance porch with alterations to elevations; alterations to roof, including dormer extension and rooflights, to provide additional habitable accommodation in roof space, following demolition of existing conservatory.
- NO OBJECTION
- NMA/2022/01843** **Rydinghurst Farm, Elmbridge Road, Cranleigh, GU6 8LJ**
Amendment to PRA/2022/00770 to alter the scheme to reduce the width of one of the extensions from 5.75 metres to 5.35 metres.
- ALLOWED
- WA/2022/01919** **Land South of High Street between Alfold Road and Knowle Lane, Cranleigh**
Approval of all reserved matters for phase 4 for the erection of 39 dwellings with associated access, parking, and landscaping works following outline approval of WA/2016/1625 for the erection of 425 dwellings. Application includes information to discharge outline conditions 3 (finished floor levels); 21 (surface water management scheme); and 22 (surface water drainage scheme) pursuant to WA/2016/1625. (A statement of conformity to the original Environmental Statement has been provided with this application).
- NO OBJECTION – Members request that written confirmation will be given that there will be no through road between the sites, with the current road allowed for construction vehicles, is to be gated with access for emergency vehicles only.
- It is requested that the trees that have recently been removed are replaced to retain the screening between the site and Stocklund Square.
- Members question if the water supply is sufficient for the additional dwellings and if the inclusion of solar panels would be possible for the proposed dwellings.
- Members acknowledge the information provide in who the proposals will comply with Local Plan policies C1 and C2.
- PRA/2022/01875** **Vachery Farm Building, Horsham Road, Cranleigh**
General Permitted Development Order 2015, Schedule 2 Part 3 Class MA - Prior Notification Application for change of use from commercial, business and service (Use class E) to 6 dwellings (Use class C3).
- NO OBJECTION – Members would like the inclusion of electric charging points for cars and bikes, along with the Surrey Highways recommendations being complied with.

- WA/2022/01908** **34 Cranleigh Mead, Cranleigh, GU6 7JS**
Erection of extension.

NO OBJECTION
- WA/2022/01904** **Rowly House, Guildford Road, Cranleigh, GU6 8PG**
Certificate of Lawfulness under Section 192 for change of use of first floor from residential use (Use Class C3) to veterinary surgery (sui-generis).

NO OBJECTION
- WA/2022/01902** **52 Queensway, Cranleigh, GU6 7JJ**
Erection of extensions and alterations following demolition of link attached utility room.

NO OBJECTION
- WA/2022/01903** **37 Orchard Gardens, Cranleigh, GU6 7LG**
Erection of an extension and alterations including an air source heat pump.

OBJECTION – Members are strongly opposed to the air source heat pump as the maximum limit for noise within a residential area is 34db and the proposed air source heat pump will produce 62db of noise, almost double the maximum for a residential area.

Members have no objection to the proposed extension.
- NMA/2022/01921** **Cranleigh School, Horseshoe Lane, Cranleigh, GU6 8QQ**
Amendment to WA/2020/0169 - Previous design was showing four Single Squash courts. New design implements three Single Squash courts and one Dance studio. Only internal alterations will be done with this application.

ALLOWED
- WA/2022/01963** **Field House, Smithwood Common, Cranleigh, GU6 8QU**
Construction of dormer window and alterations.

NO OBJECTION
- WA/2022/01939** **White Meads, Knowle Lane, Cranleigh, GU6 8JW**
Erection of extensions and alterations to elevations following demolition of existing extension.

NO OBJECTION – Members would like to ensure that an bat licence is received and that consideration is given to nesting birds.

Members would like to congratulate the applicant on the design and sympathetically improved plan with updating the dwelling whilst retaining the existing character.
- WA/2022/01940** **White Meads, Knowle Lane, Cranleigh, GU6 8JW**
Listed Building consent for extensions and alterations following demolition of existing extension.

NO OBJECTION

WA/2022/01934 **Cranleigh Arts Centre Ltd, Cranleigh Arts Centre, 1 High Street, Cranleigh, GU6 8AS**
Erection of extensions and alterations.

NO OBJECTION

PRA/2022/01955 **Waterbridge Farm, Knowle Lane, Cranleigh, GU6 8JW**
General Permitted Development Order 2015, Schedule 2, Part 20, Class ZA - Prior Notification Application for demolition of existing Class B1(c) workshop building and construction of new dwellinghouse.

NO OBJECTION

WA/2022/01941 **NHS Property Services Ltd, Cranleigh Hospital, 6 High Street, Cranleigh, GU6 8AE**
Listed Building consent for internal and external alterations.

NO OBJECTION – Members request a bat report is carried out due to the age of the building. It is also strongly requested that it is clearly defined what materials will be used within the building, to ensure the original materials are not damaged or removed, with any internal additions to be sympathetic to the original.

TM/2022/01977 **1 Worcester Drive, Cranleigh, GU6 7FW**
APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 11/16

OBJECTION – Members request that an arboricultural report is carried out and provided. Members highlight as this is a within a new development the house would have been purchased with the knowledge of the tree.

Members highlight that the proposals are unbalanced as the works would only be to one side of the tree, the proposals should consider the tree as whole and ensure at the works carried out create a balance effect to the tree.

WA/2022/01965 **Old Mulberry House, The Common, Cranleigh, GU6 8SJ**
Erection of extension and alterations together with installation of solar panels on roof following demolition of existing conservatory.

OBJECTION – Members strongly object to the proposed location of the solar panels as the dwelling is located within the Conservation Area. Members acknowledge that a very good reason needs to be provided for the solar panels to be installed at the proposed location, it was agreed that the reason given is insufficient for the location in order to have an exemption within the Conservation Area.

Members have no objection to the proposed extension.

WA/2022/01975 **3 Mead Close, Cranleigh, GU6 7BH**
Application under Section 73 to vary Condition 2 (restrictions on colour of external materials) of WA/2021/03174 to allow the use of render on all external walls and gables.

OBJECTION – Members agreed the proposals to allow the use of render is out of keeping and character for the area along with having a significant impact of the visual amenity of the area. If the application is granted the render will need to be of a suitable colour to reflect the tile of the surrounding properties in order to minimize the impact to the visual amenity.

NMA/2022/01950 141 High Street, Cranleigh, GU6 8BD
Amendment to WA/2020/1335 - The insertion of a door into the ground floor rear wall. To provide external access to a bin store.

ALLOWED

WA/2022/02048 The Stables, Waterbridge Farm, Knowle Lane, Cranleigh, GU6 8JW
Erection of extensions and alterations to elevations following demolition of conservatory and outbuilding.

NO OBJECTION

TM/2022/02080 32 Nightingales, Cranleigh, GU6 8DE
APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 26/99

NO OBJECTION - Members request that an arboricultural report is carried out and provided.

WA/2022/02070 60 Longhurst Avenue, Cranleigh, GU6 8FG
Erection of an attached conservatory.

NO OBJECTION

WA/2022/02083 Land at St Andrews, The Common, Cranleigh
Application under Regulation 3 for installation of a bicycle shelter.

NO OBJECTION

WA/2022/02067 12 Parsonage Road, Cranleigh, GU6 7AN
Creation of vehicle crossover with associated hard landscaping.

NO OBJECTION – Members expect that vehicles would not encroach on the pathway.

WA/2022/02106 Waterbridge Farm, Knowle Lane, Cranleigh, GU6 8JW
Erection of a single storey extension and alterations.

NO OBJECTION – Members highlight that a bat licence would be needed.

WA/2022/02105 Waterbridge Farm, Knowle Lane, Cranleigh, GU6 8JW
Listed Building consent for a single storey extension and internal alterations.

NO OBJECTION – Members highlight that a bat licence would be needed.

WA/2022/02103 11 Homewood, Cranleigh, GU6 7HS
Erection of porch extension and alterations to elevations together with alterations to part of attached garage to provide additional habitable accommodation with associated landscaping.

NO OBJECTION – Members request that the bat report recommendations should be followed.

7. AMENDED PLANNING APPLICATIONS

None received

8. APPEALS

None received.

9. ENFORCEMENT

Nothing to report.

Local residents have reported that C of E infant School building works were carried out during the Bank Holiday 29 August 2022 and along with this the internal lights have been left on for several weeks in the evenings through to the early morning. Members agreed to report this second Bank Holiday breach in planning permission conditions to WBC Planning Enforcement along with their concern for the lights being left on from an extended period out of working hours and the environmental impact that this will have.

10. SURREY COUNTY COUNCIL

2022/0076 - Cranleigh Infant School, Church Lane, High Street, Cranleigh, Surrey, GU6 8AR

(one declaration of interest)

APPROVED

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 8.21pm.

The next Planning Committee Meeting will be held on **Monday 19 September 2022**

Signature.....

Date.....