



## CRANLEIGH PARISH COUNCIL

MINUTES OF THE PLANNING COMMITTEE MEETING HELD AT 7.00 PM  
ON MONDAY 10 OCTOBER 2022  
HELD AT COUNCIL CHAMBER, VILLAGE WAY, CRANLEIGH

# INQUORATE MEETING

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: 4 members of Gleeson Land/Gillings Planning, Cllr M Scully (via Zoom),  
Administration Clerk L Glazier

1. APOLOGIES FOR ABSENCE

There were apologies from Cllr C Walker (holiday), Cllr N Sanctuary and Cllr M Scully.

2. DECLARATIONS OF INTEREST

There were no declarations of interest.

3. MINUTES

The minutes of the Planning Committee Meeting held on 26 September 2022 are deferred to the next meeting.

4. CHAIRMAN'S REPORT

The Chairman's report is deferred to the next meeting.

5. GUEST SPEAKER

Members of Gleeson Land and Gillings Planning, who are working on behalf of the land owner, presented their proposals for the Land East of Knowle Lane, Cranleigh to the Members of the Committee.

The site is a total of 30 acres with 12-13 acres being for residential development, the site is within Flood Zone 1, consideration has been given to the localised flooding concerns. The site is currently at the pre application advice stage with more reports to carry out, the technical delivery has been checked and there is an understanding of the challenges the site may pose.

Members were presented with a plan showing the proposals for 175 dwellings, but were informed this could increase to 200 dwellings, the plans would be for 1,2,3 and 4 bed dwellings that will be of indicative mix with one access point from Knowle Lane. There will be 30% affordable housing, 2 apartment blocks close to the Downlink, landscaped edge towards the listed buildings, Suds proposed alongside

the Downslink and outskirts of the proposed dwellings, to have modest rather than large homes and to be more natural within the landscape. The aim is for the northern end of the site to remain an open space onto Snoxhall playing fields and to retain a restricted view on to the site from the Downslink.

An outline planning application with reserved all matters except for access is looking to be submitted before the end of the year and at the end of this week a consultation leaflet will be sent to neighbouring residents, it will also be available online, it will be open for 3 weeks.

Members highlighted the following points:

- Concerns were raised with the access onto Knowle Lane, as the lane is already receiving a significant increase in vehicles. Members did appreciate that the access options are limited to the site and whether restricted access would be discussed as it had been with the Berkeley Homes development on Knowle Lane.
- Members highlighted the ongoing Thames Water supply problems throughout the village and the significant increase in this since the construction of other large sites in Cranleigh.
- Members were pleased to see the area adjacent to Snoxhall planning fields had been left free from development, as a green space.
- It was highlighted that the other housing developments SuDS proposals have yet to prove efficient and are struggling with the volume of surface water. Members are concerned that there would be surface water run off onto Knowle Lane.
- It was asked if large volumes of soil and earth would be removed from the site and whether it would be possible due to the road conditions of Knowle Lane. Members suggested that consideration is given to retaining the soil and earth on site and make use of it throughout the development and therefore retaining the existing natural elements of the site.
- Due to the change in climate and rising costs the dwellings should be sustainable, be warm in the cold weather and cool in the warm weather and although native plants and trees are preferred consideration will need to be given to other non-native species.
- It was highlighted that consideration should be given to the installation of vehicle electrical charging points and additional parking spaces above the WBC requirements. It was explained that on other developments they have provided vehicle charging points on each dwelling, which could be a consideration for this site.
- Although Members don't like to see further development of the green spaces within the village, it is understood that the housing supply for Waverley needs to be met. They would like to see a standout development within the village that is ground breaking, a focal point, that stands out and has a different visual aesthetic than the other new housing developments within Cranleigh.

6. PUBLIC SESSION

There were no members of the public present.

7. NEW PLANNING APPLICATIONS - LIST 22/39 AND 22/40

As the meeting was inquorate lists 22/9 and 22/40 were not considered and are deferred to the next meeting.

8. AMENDED PLANNING APPLICATIONS

None received

9. APPEALS

None received.

10. ENFORCEMENT

Nothing to report.

11. ATTENDANCE AT AREA PLANNING COMMITTEE (EASTERN) AND JOINT PLANNING COMMITTEE

As the meeting was inquorate a Councillor was not agreed to speak on behalf of the Parish Council.

The Chairman closed the meeting at 7.40pm.

The next Planning Committee Meeting will be held on **Monday 31 October 2022**

**Signature**.....

**Date**.....