



CRANLEIGH PARISH COUNCIL

MINUTES OF THE PLANNING COMMITTEE MEETING HELD AT 7.00 PM ON MONDAY 31 OCTOBER 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

There were apologies from Cllr C Walker, Cllr N Sanctuary and Cllr G Worthington.

2. DECLARATIONS OF INTEREST

There were no declarations of interest.

3. MINUTES

The minutes of the Planning Committee Meeting held on 26 September 2022 were AGREED and to be signed by the Chairman as a true record.

4. CHAIRMAN'S REPORT

The Administration Clerk reported that the Steyning Neighbourhood Plan passed referendum on the 14 July 2022 and was made at Horsham Full Council on the 7 September 2022. In accordance with Regulation 19 and 20 of Neighbourhood Planning Regulations General 2012 (as amended).

Alfold Parish Council is approaching its Neighbourhood Plan Regulation 14 Consultation which is due to open on Monday 31st October 2022 and close on 12th December 2022.

6. PUBLIC SESSION

There were no members of the public present.

7. NEW PLANNING APPLICATIONS - LIST 22/39, 22/40, 22/41, 22/42 AND 22/43

WA/2022/02409

1, 2, 6 and 10 Manfield Park, Cranleigh, GU6 8PT

Installation of new roof material over existing original material to units 1, 2, 6 and 10 and associated works.

NO OBJECTION

- WA/2022/02434 Barcroft Egg Farm, Barhatch Road, Cranleigh, GU6 7DJ**
Certificate of Lawfulness under Section 191 for existing use of the barn as a single dwelling house, for a period in excess of four years from 1st March 2017.
- OBJECTION – Members highlight that there appears to be a covenant for the site that would prevent the approval of this dwelling, it is asked that the covenant is reviewed to determine if the application would contravene the covenant.
- TM/2022/02462 36 Cranleigh Mead, Cranleigh, GU6 7JS**
APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER WA93
- NO OBJECTION – Members highlighted that this is within the conservation area.
- WA/2022/02490 East Whitley Farm, East Whitley Lane, Shamley Green, Guildford, GU5 0TE**
Certificate of Lawfulness under Section 191 to establish that the greenhouse has been used for commercial purposes Use Class B8 (storage or distribution) for a period in excess of 10 years.
- NO OBJECTION
- WA/2022/02512 Withybush Farm, Knowle Lane, Cranleigh, GU6 8JP**
Change of use and alterations to existing agricultural barn to provide 1 dwelling following partial demolition; provision of parking and associated works.
- NO OBJECTION – Members question whether this would be outside of the residential development boundary and highlight that this is rural area, which would encourage creeping development in rural areas.
- Concern was raised regarding the increasing development along Knowle, which in turn increases the volume of traffic using Knowle Lane, causing an increase in danger to road users.
- Members would like a tree report and flood report to be submitted, along with a bat licence to be gained from Natural England and the measures to be followed as outlined in the bat report. It is also requested that consideration is given to the root protection zones of nearby trees and external lighting is kept to a minimum.
- WA/2022/02540 6 Steed Way, Cranleigh, GU6 8TY**
Erection of extension.
- NO OBJECTION – Members ask that the oak tree on site is checked for roosts along with checking the site for any potential disturbance to roosts.
- WA/2022/02511 Amlets, Amlets Lane, Cranleigh, GU6 7DH**
Erection of 2 dwellings with relocation of the existing vehicular access and associated works following demolition of existing garage.
- OBJECTION – The proposals are an overdevelopment of the site, overbearing and would cause overlooking to the neighbouring area. The deciduous hedge should remain and members have been made aware that trees have been removed prior to this application.
- Members request bat, ecology and arboricultural reports are carried out and provided.

- WA/2022/02526 Rye Farm Manor, Elmbridge Road, Cranleigh, GU6 8JX**
Application under Section 19 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to vary Condition 1 of WA/2021/02326 (approved plans) to allow repositioning of internal door to the "granary"

NO OBJECTION
- WA/2022/02529 19 Trelawne Drive, Cranleigh, GU6 8BS**
Alterations to attached garage to provide additional habitable accommodation.

NO OBJECTION
- NMA/2022/02555 6 Bookhurst Hill, Bookhurst Road, Cranleigh, GU6 7DP**
Amendment to WA/2021/01993 - The addition of a side kitchen window (in error this was omitted from the proposed plan of the planning application although it was shown on the existing plan and elevations).

NO OBJECTION
- WA/2022/02587 Byfeld, Grove Road, Cranleigh, GU6 7LH**
Erection of single storey extensions and alterations.

NO OBJECTION
- WA/2022/02585 Kimberley, 8 The Mount, Ccranleigh, GU6 7LX**
Erection of extensions and alterations including installation of dormer window and roof lights following demolition of existing conservatory; alterations to existing vehicular access.

NO OBJECTION
- WA/2022/02600 The Vape Shop, 62 High Street, Cranleigh, GU6 8AG**
Installation of external ATM and associated works.

NO OBJECTION – Members note the ATM has already been installed within the glass frontage of the shop.
- WA/2022/02599 The Vape Shop, 62 High Street, Cranleigh, GU6 8AG**
Display of 2 non illuminated fascia signs.

NO OBJECTION
- WA/2022/02604 Chadderton, 96 Horsham Road, Cranleigh, GU6 8DY**
Erection of extensions and alterations following demolition of existing garage and conservatory.

NO OBJECTION
- WA/2022/02589 Surrey County Council, Glebelands School, Parsonage Road, Cranleigh, GU6 7AN**
Details of soft landscaping scheme submitted pursuant to condition 5 of planning permission ref: WA/2020/0226 dated 25 February 2021 (County Development Application under Regulation 3/4/13).

NO OBJECTION
- WA/2022/02624 Withybush Farm, Knowle Lane, Cranleigh, GU6 8JP**
Erection of 3 dwellinghouses and 3 detached garages with additional parking per dwelling following demolition of existing commercial buildings.

OBJECTION - The proposals are an overdevelopment of the site, outside of the settlement boundary, parking at the site would be reduced and would require access via Knowle Lane increasing the volume of traffic along the already busy Lane.

Recommendations 8 & 9 of the tree report should be followed and to ensure compliance with the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2010.

TM/2022/02636 **14 Waverleigh Road, Cranleigh, GU6 8BZ**
APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER WA267

NO OBJECTION

WA/2022/02658 **52 Longpoles Road, Cranleigh, GU6 7JZ**
Erection of extensions with alterations to elevations and fenestration.

NO OBJECTION – Due to the mature trees on site the root protection zones should be protected, along with an arboricultural and bat report to be carried out and provided.

8. AMENDED PLANNING APPLICATIONS

None received

9. APPEALS

None received.

10. ENFORCEMENT

Members would like the Administration Clerk to follow up the enforcement report made at a previous meeting for the Vachery Estate and the erection of an oak barn style building along with works within the tree line.

11. SURREY COUNTY COUNCIL

/SCC Ref 2022/0130/WA/2022/02589/ - Glebelands School, Parsonage Road, Cranleigh – Details of soft landscaping scheme submitted pursuant to condition 5 of planning permission ref: WA/2020/0226 dated 25 February 2021 – No Objection

12. LISTED BUILDING

The Three Horseshoes in Cranleigh is a building of local merit, but is not a registered listed building, members agreed to pursue gaining listed building status for The Three Horseshoes.

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 7.41pm.

The next Planning Committee Meeting will be held on **Monday 21 November 2022**

Signature.....

Date.....