



CRANLEIGH PARISH COUNCIL

MINUTES OF THE PLANNING COMMITTEE MEETING HELD AT 7.00 PM ON MONDAY 20 FEBRUARY 2023 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: 17 members of the public, Senior Admin Clerk L Glazier

1. APOLOGIES FOR ABSENCE

There were apologies from Cllr G Worthington 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 of Trustees of Rowley's.

WA/2023/00294 - Land Centred Coordinates 505938 138328, Knowle Lane, Cranleigh. Cllr C Walker declared an interest as a member of the Newlands residents association.

3. MINUTES

The minutes of the Planning Committee Meeting held on 30 January 2023 were AGREED and to be signed by the Chairman as a true record.

4. CHAIRMAN'S REPORT

The Senior Admin Clerk reported that a resident has come into the office to enquire about any updates on the land behind Seltops Close and Cranleigh Mead, as more Surveys have been carried out in the area and several resident have been approached about access to the land via their property/land.

5. PUBLIC SESSION

There were 17 members of the public present who raised the following:

WA/2023/00294 - Land Centred Coordinates 505938 138328, Knowle Lane, Cranleigh.

- This is inappropriate development outside of the settlement area.
- The proposed access is a serious concern and dangerous.
- There is not enough infrastructure to support the development.
- The access onto the High Street will become more congested.

- The greenbelt will be lost.
- Flooding is known in this area.
- The proposals would surround character houses.
- The fields are an essential wildlife corridor, giving wildlife access to the Beryl Harvey Field.
- There is no safe pedestrian access along Knowle Lane to the site.
- The dwellings will only be accessible by car and with the proposed removal of parking from the High Street will cause more challenges.
- The proposals will significantly change the nature of the area.
- With the proposed access there will be too many access points in a small area along Knowle Lane, which has seen many accidents due to the nature of the road.
- There are currently 6 homes that find access difficult and dangerous additional housing would increase this.
- It is highlighted that this is a 40mph area, in which the speed limit is often not adhered to.
- There are no clear sightlines for approaching cars for the road users and the proposed access.
- The application states that there will be 70 meters of sightline either side of the proposed access, local residents can not see how this is possible.
- Between the hours of 8 – 9.30am the High Street can be difficult to access with the additional homes it will be inaccessible.
- Lorries are blocked at the top of Knowle Lane due to inappropriate parking, this causing traffic to come to a standstill in various directions. This is unavoidable for the delivery lorries for the businesses at the top of Knowle Lane and High Street, as there are restricted delivery times due to the residential area.
- Turning right into the proposed access is of significant concern due to it being on a bend.
- Some points of Knowle Lane could be considered single track.
- There will be increase traffic and noise, where it is currently limited.
- It will increase the dangers to the nursing home residents, due to the extra volume of traffic.
- There will be further deterioration to Wildwood Lane.
- Some of the existing dwellings will be overlooked by the proposals.
- This is currently agricultural land that is currently being farmed, with the wish to continue to do so.
- There is a vast array of wildlife.
- There will be a loss of views from the Downslink and surrounding areas.
- Cyclists regularly use Knowle Lane with some having to walk there cycles up the hill.
- It was highlighted that a planning application was lodged in November 2020 but under the name of Coldharbour Farm.
- It would appear that at appeal for Land South of High Street between Alfold Road and Knowle Lane, Cranleigh, it was raised that there should be no further development along Knowle Lane.

WA/2023/00213 - Land to Rear of Pets Pantry, Guildford Road, Cranleigh.

- This is an area of Green Belt.
- The proposals are infilling, with no proven existing examples in the area. With no examples of infilling provided residents question if the applicant has assumed that the sheds at a neighbouring property is a separate dwelling.
- WBC residential extensions explains there should be a distance of 21 metres between proposed windows and those of neighbouring properties and 18 metres between proposed windows and neighbouring private amenity space. Based on the proposed plans there would only be 11 metres between proposed windows and the neighbouring properties and 9 metres between proposed windows and neighbouring private amenity space.

- There would be direct overlooking from the proposed houses.
- The application claims that the site is not overshadowed, this is untrue, the site is overshadowed due the large neighbouring trees.
- Planning guidelines stipulate that the access should be at least 3.7 metres the actual width of the proposed access is 2.7 metres.
- There would be no access for emergency vehicles, refuse trucks, deliveries or any vehicle larger than a single car.
- The proposed refuse collection point is 48 metres away from the proposed houses, planning regulations show it should be no more than 38 metres.
- The plans provided show no direct access to the main road.
- The proposed access will be through a car park that is regularly full, this is without the occupation of vehicles for the two new dwellings within Pets Pantry.
- The plans provided show the additions to the surrounding dwellings but have omitted the additions to Pets Pantry.
- The site is small, with the photos provided giving the illusion that it is larger.
- Delivery vans regularly have to park on the main road, due to full car park and lack of space to manoeuvre. As this is likely to continue the proposed access would have their sightlines completely obscured.
- Due to the lorries and vehicles parking on the Guildford Road at least 5 existing properties currently have their sightlines restricted.

6. NEW PLANNING APPLICATIONS - LIST 23/05, 23/06 AND 23/07

WA/2023/00294

Land Centred Coordinates 505938 138328, Knowle Lane, Cranleigh

Outline Application with all matters reserved except access for erection of up to 162 dwellings (including 30% affordable dwellings) built in up to 3 phases including access road, pedestrian and cycle accesses, parking, public open space, biodiversity enhancement and landscaping and other associated infrastructure and works.

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

(one declaration of interest – Cllr C Walker did not participate in the discussions)

OBJECTION – Members object for the following reasons:

- This is inappropriate development, outside of the settlement boundary that is within Countryside beyond the Green Belt.
- There is no alternative transport from the site, residents would be restricted to the use of their cars, as there are no bus stops nearby and no footpath along Knowle Lane.
- The proposals for the site would result in a destruction of the local character, neighbourhood landscape and wildlife habitats, that should be retained.
- The proposed site is currently field with views of the neighbouring countryside that has an abundance of wildlife including bats, owls and badgers.
- Members request that a bat report is carried out.
- It was highlighted that some reports used for the design and access statement were carried in 2013 and question if it is proper to use these reports and whether new surveys and reports should be carried out in light of the housing development since that time.
- If the proposed addition to the AONB is granted then this site would be on the boarder of an AONB. Therefore the proposals would be a further destruction of the visual amenity in the area.
- The proposals would contravene saved Policy D1 of the Local Plan 2002.
- Members agreed that paragraph 111 of the NPPF would provide grounds for refusal on highway grounds, as the implications to Knowle Lane and the further road network would be severe.

- The design guidelines have not been address within the proposals with regard to the landscape.
- There are many developments with existing permissions that are yet to be completed, section 106 payments still to be received and implemented within Cranleigh. The village has not had time to settle into its current growth, with further large developments being approved would further delay the realisation of the ramifications to the village from the many developments.
- Members question the algorithm used to compile the transport report.
- The proposals are reliant on the pumping station to remove sewage, details will need to be given on how the overload will be managed and discharged.
- Evidence needs to be provided for the surface water run off rate for the green fields, along with proven ways to manage and discharge the surface water.
- A flood risk verification report must be submitted and approved, as the site are currently fields more information is needed.
- Members are aware of the evidence of badgers in the area, through large mammal holes in use and snuffle marks. One of the residents present at the meeting confirmed they have snuffle marks on their property that also borders the site. It was highlighted that exclusion zones may needed to be applied of 30m from any active sett and 100m for pile driving work. Due to the evidence and risk the proposals will have of disturbing active setts a Construction Environment Management Plan (CEMP) must be provided and agreed along with any relevant surveys of the site.
- Members highlight that the village is already not coping with the additional traffic and that Knowle Lane is regularly congested as vehicles exit onto the High Street, along with points along Knowle Lane that are not of sufficient width for 2 cars.

WA/2023/00213

Land to Rear of Pets Pantry, Guildford Road, Cranleigh, GU6 8PG

Erection of 2 dwellings and associated works following demolition of outbuildings.

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

OBJECTION – Members agreed the following:

- The proposals are an overdevelopment of the site and will adversely impact the neighbouring properties.
- There would be a breach of the neighbouring amenity and privacy.
- The proposals would be intrusive in reduction of light and distance from the neighbouring properties.
- The access is only suitable for cars with no access for emergency vehicles.
- The access to the proposed dwellings is via a well-used carpark that often overflows onto the Guildford Road due to the lack of turning space for larger vehicles. The proposed dwellings would further exacerbate this.
- Members question statements within the application and ask for evidence and verification to be provided for their claims particularly for infilling, impacts to the neighbouring properties and how they are meeting the requirements of various planning policies, as the proposals presented would be in conflict with planning policy.
- The proposals would contravene saved Policy RD1 of the Local Plan 2002.
- There is evidence of the surrounding areas inability to drain surface and ground water, further showing the areas inability to sustain further development.

- TM/2023/00173** **Land at Willowbrook, South of Elmbridge Road, Cranleigh, GU6 8GN**
APPLICATION FOR WORKS TO AND REMOVAL OF TREES SUBJECT TO
TREE PRESERVATION ORDER WA129
- OBJECTION – Members strongly object to the removal of trees. Members highlight that the trees were in situ prior to the new residential development and were preserved during the construction of the development.
- It was highlighted that due to the nature of the area there would be a negative impact to the environment, landscape, wildlife, earth retention and water removal, with the removal of many trees.
- Members agreed that there would be no objection to the two trees highlighted in red within the tree report, as they pose a higher health and safety risk, T646 (Beech) and T684 (Hornbeam).
- A full arboricultural report is requested.
- WA/2023/00163** **Swallowfield, Rowly Drive, Cranleigh, GU6 8PL**
Certificate of Lawfulness under Section 192 for erection of a single storey extension.
- NO OBJECTION
- WA/2023/00189** **8 Mead Road, Cranleigh, GU6 7BG**
Certificate of Lawfulness under Section 192 for erection of a single storey extension.
- NO OBJECTION
- TM/2023/00227** **Robertsley, Rowly Drive, Cranleigh, GU6 8PN**
APPLICATION FOR REMOVAL OF TREE SUBJECT TO TREE
PRESERVATION ORDER 25/06
- OBJECTION – Members can see no strong evidence to remove the tree, a full arboricultural report is requested.
- WA/2023/00293** **Park Mead Primary School, Park Drive, Cranleigh, GU6 7HB**
Erection of a canopy to create covered outdoor space.
- NO OBJECTION
- WA/2023/00221** **Lapscombe Lodge, Smithwood Common, Cranleigh, GU6 8QX**
Certificate of Lawfulness under Section 191 to confirm that the extensions approved as part of planning permission reference WA/2014/1560 are extant and commenced immediately upon grant of the planning permission, the building has been occupied as a single dwellinghouse.
- NO OBJECTION
- WA/2023/00277** **Rye Farm Manor, Elmbridge Road, Cranleigh, GU6 8JX**
Erection of a solar array.
- NO OBJECTION
- WA/2023/00307** **Wings, Woodland Avenue, Cranleigh, GU6 7HZ**
Application under Section 73 to vary condition 1 of WA/2021/02976 (approved plans) to allow for amendments to ground floor plan fenestration and chimney.
- NO OBJECTION – Members request that a plan is provided to clearly show the requested amendments.

- WA/2023/00305** **Clontarf, Guildford Road, Cranleigh, GU6 8PR**
Erection of an extension (revision of WA/2022/00792).

NO OBJECTION
- WA/2023/00350** **13 Morgan Drive, Cranleigh, GU6 8FJ**
Erection of conservatory and alterations to integral garage to form additional habitable accommodation and the erection of an outbuilding (all retrospective).

NO OBJECTION
- WA/2023/00336** **40 Parsonage Road, Cranleigh, GU6 7AJ**
Certificate of lawfulness under section 192 for erection of a single storey rear extension; alterations to roof space to include hip to gable and dormer extension to form habitable accommodation.

NO OBJECTION
- PRA/2023/00335** **40 Parsonage Road, Cranleigh, GU6 7AJ**
Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 6.00 M for which the height would be 3.00 M and for which the height of the eaves would be 3.00 m.

NO OBJECTION
- WA/2023/00332** **2 Elmbridge Road, Cranleigh, GU6 8NH**
Erection of single storey extension.

NO OBJECTION
- NMA/2023/00325** **Longwood, 133 Horsham Road, Cranleigh, GU6 8DZ**
Amendment to WA/2021/01760 for the removal of existing glazed gable and reduce to flat roof dormer to rear elevation. Existing layout has been revised to suit new care requirements and reduce overall impact of rear elevation and provide better value engineering and benefits the clients overall care budget.

NO OBJECTION

7. AMENDED PLANNING APPLICATIONS

WA/2023/00080 – Dewlands, Dewlands Lane, Cranleigh, GU6 7AD – No further comments.

8. APPEALS

None received

9. ENFORCEMENT

It was highlighted that within the new Longhurst housing development there are several deep water retention basins with no fencing or deep water signs. Members ask if there are rules or legislation that should be applied for the safety of the local community.

C/2022/00120 - Vachery House, Horsham Road, Cranleigh, GU6 8EJ – It has been checked with WBC if a stop notice had been issued as work has continued at the site, a stop notice has not been issued. Member were notified that a 6ft fence has now been erected, but the fence is on a newly formed mound that means the fence is closer to 8ft in height.

10. 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 8.24pm.

The next Planning Committee Meeting will be held on **Monday 13 March 2023**

Signature.....

Date.....