



CRANLEIGH PARISH COUNCIL

MINUTES OF THE PLANNING COMMITTEE MEETING HELD AT 7.00 PM ON MONDAY 24 JULY 2023 HELD AT COUNCIL CHAMBER, VILLAGE WAY, CRANLEIGH

Cllr R Tyler* (Chairman)
Cllr M Scully* (Vice Chairman)
Cllr R Burbridge*
Cllr D Nicholas
Cllr H Nicolson
Cllr N Sanctuary
Cllr L Talmage
Cllr C Walker*
Cllr G Worthington

PRESENT*

ALSO PRESENT: Senior Admin Clerk L Glazier

1. APOLOGIES FOR ABSENCE

There were apologies from Cllr L Talmage.

2. DECLARATIONS OF INTEREST

Cllr R Burbridge declared that she is a of Trustees of Rowley's.

Cllr C Walker declared that he is a member of the Newlands residents association.

WA/2023/01457 - 3 Hydon Grove, Cranleigh. Cllr C Walker declared an interest as he lives in a property nearby.

3. MINUTES

The minutes of the Planning Committee Meeting held on 03 July 2023 were AGREED and to be signed by the Chairman as a true record.

4. CHAIRMAN'S REPORT

The Administration Clerk reported that an email had been received from WBC to advise that following routine tree safety inspections throughout Cranleigh Common, a number of trees have been identified as needing safety works. The works will commence on the 24 July 2023 and take two to three weeks, weather permitting, it is highlighted that there are no tree removals planned during this phase.

Previously it was agreed to apply for the Three Horseshoes to be a listed building, following further investigation it is recommended to no longer make the request at this time.

5. PUBLIC SESSION

There were no members of the public present.

6. NEW PLANNING APPLICATIONS - LIST 23/28 AND 23/29
- WA/2023/01474 The Coach House, Winterfold, Barhatch Lane, Cranleigh, GU6 7NH**
Erection of two storey extension and alterations.
- NO OBJECTION – Members highlight that the bat boxes must be in place before works start and that the certificate to prove the roofing membrane has passed a ‘snagging propensity test’ is provided.
- WA/2023/01457 3 Hydon Grove, Cranleigh, GU6 8GG**
Alterations to garage to provide habitable accommodation.
(one declaration of interest)
- NO OBJECTION – Members highlight that as this is a newly built property it will require Berkeley Homes permission also to proceed with the proposed changes.
- WA/2023/01464 Oak Tree Cottage, 93 Horsham Road, Cranleigh, GU6 8DZ**
Erection of extensions and alterations including hip to gable roof extension with construction of dormer windows and installation of rooflights; alterations to attached garage to provide habitable accommodation.
- NO OBJECTION – Members question if there will be a loss of privacy to the neighbouring property by the introduction of the dormers, if this is the case the windows in the dormers should be obscured glass. Members request a bat report is carried out, due to the potential disturbance of bat roosts.
- TM/2023/01499 70 Longhurst Avenue, Cranleigh, GU6 8FG**
APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 10/18
- OBJECTION – Members strongly highlight that the oak trees were in situ before the newly built dwelling and the dwelling would have been recently purchased with the knowledge of the oak trees on the boundary.
- Concerns were raised due to proposed large sections to be removed from one side of the oak trees, along with this Members highlight that due to the position of the oak trees these branches currently provide some privacy from overlooking into the garden of the dwelling.
- Members request that a full arboricultural report must be carried out and provided.
- PRA/2023/01501 Primrose Cottage, Baynards Lane, Rudgwick, Horsham, RH12 3AD**
Erection of a single storey rear extension which would extend 5.5 m beyond the rear wall of the original house for which the height would be 3 m and for which the height of the eaves would be 2.4 m.
- OBJECTION – Members are concerned that there are no fundamental changes to the scale of the proposals to now make it a permitted development application.
- Members highlight that the proposals are of the same nature as the refused applications PRA/2023/01181, WA/2023/00478 and PRA/2023/00587, therefore highlight that a full planning application would be required for the proposals.
- WA/2023/01509 Land Comprising of 5 Fields South of Amlets Lane, Cranleigh**
Certificate of Lawfulness under Section 192 to certify the occupation and sale of the 3 dwellings within the building approved under WA/2020/0646 (not constructed) as market tenure.
- NO OBJECTION

7. AMENDED PLANNING APPLICATIONS

None received.

8. APPEALS

None received.

9. ENFORCEMENT

Nothing to report.

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 7.13pm.

The next Planning Committee Meeting will be held on **Monday 14 August 2023**

Signature.....

Date.....