



CRANLEIGH PARISH COUNCIL

MINUTES OF THE PLANNING COMMITTEE MEETING HELD AT 7.00 PM ON MONDAY 14 AUGUST 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: 2 members of the public, Senior Admin Clerk L Glazier

1. APOLOGIES FOR ABSENCE

There were apologies from Cllr L Talmage and Cllr D Nicholas

2. DECLARATIONS OF INTEREST

No declarations of interest were made.

3. MINUTES

The minutes of the Planning Committee Meeting held on 24 July 2023 were AGREED and to be signed by the Chairman as a true record.

4. CHAIRMAN'S REPORT

The Administration Clerk reported that there are proposed changes to the speed limits along the A281. Members agree there needs to be a speed limit reduction on the approach to the new roundabout along with changes to the road surface to encourage the speed reduction. Members highlighted that the plan provided needed to be presented in a clearer way, as to which direction the speed limit would change as it could easily be miss interpreted.

5. PUBLIC SESSION

There were two members of the public present for application WA/2023/01671 – The Hutch, Grove Road, who raised the following points:

- The existing building consists mainly of two rooms that are not built well.
- The aim of the redevelopment of the dwelling is to make a sustainable dwelling, that can achieve as close to a persuasive sustainable dwelling as possible for an existing dwelling.
- The construction will be a cassette style and the aim is use the existing structure and add new where needed for example insulation.
- An air test has been carried out to see where the thermal qualities can be improved.
- The solar panels and air source heat pump could change as technology is changing and advancing at a frequent rate.

Councillors asked if the structure has been assessed and able to take the load.

- The foundations are insufficient, so a concrete base and pillars will be added.

6. NEW PLANNING APPLICATIONS - LIST 23/30, 23/31 AND 23/32

WA/2023/01671 The Hutch, Grove Road, Cranleigh, GU6 7LH

Erection of extensions and alterations to existing bungalow to provide a two storey dwelling with installation of photovoltaic panels on roof following demolition of existing detached garage.

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

NO OBJECTION – Members agreed that the proposals are out of keeping for the area and needs to blend into its surroundings more. It was suggested that the wood cladding is white, which would replicate the visual style of the area.

WA/2023/01562 Linden House, New Park Road, Cranleigh, GU6 7HJ

Extensions and alterations to existing bungalow to create a 2 storey dwelling together with additional habitable accommodation in roof space.

OBJECTION – Members are disappointed to see that a number of trees have been removed from the site, but the application states that there will be no work to trees or shrubs, Members would encourage the replacement of these trees.

Along with the removal of trees from the site construction is already underway, the illustrative plan notes extensions already under construction although the planning history doesn't appear show any permissions have been granted for extensions to the dwelling.

There would be a negative impact to the neighbouring amenity due to the addition of dormer windows, by way of overlooking and a reduction of privacy to the neighbouring dwellings. If permission is given for the proposals the dormer windows should be change to Velux windows.

Members agreed that the proposals would create a 3 storey dwelling not a 2 storey dwelling due to the additional habitable space being create in the roof space.

Members note that there are many broadleaf trees in the area and highlight that consideration should be given to the potential damage that the proposal could have to the existing trees.

TM/2023/01538 Carrageen, The Ridgeway, Cranleigh, GU6 7HR
APPLICATION FOR WORKS TO TREES SUBJECT OF TREE
PRESERVATION ORDER 13/06

NO OBJECTION - Members highlighted that the disturbance of nesting birds is a criminal offence and expect works to be carried out from September.

Members were pleased to see a through report was carried out.

WA/2023/01595 Land south of High Street between Alfold Road and Knowle Lane, Cranleigh

Display of 8 x flags, 2 x board signs and 1 totem sign.

NO OBJECTION

WA/2023/01626 Mossy Copse, Smithwood Common, Cranleigh, GU6 8QR

Certificate of Lawfulness under Section 192 for erection of a single storey side extension (revision of WA/2023/01406).

NO OBJECTION – Members question if the proposals exceed a 40% increase in the original dwelling footprint, as there have already been extensions to the original footprint. Have the previous extensions been included in the calculation so the 40% increase is not contravened.

WA/2023/01619 Land adjacent to Europa House, Alfold Road, Cranleigh
Section 257 application to divert Public Footpath No. 393 to allow development granted under WA/2020/01651 and WA/2022/00195.

NO OBJECTION – Members highlight the diversion is already being used as it is more accessible than the existing footpath.

WA/2023/01657 Little Croft, Avenue Road, Cranleigh, GU6 7LE
Erection of a single storey extension.

NO OBJECTION

WA/2023/01639 Withybush Farm, Knowle Lane, Cranleigh, GU6 8JP
Erection of 2 dwellings and car ports with additional parking per dwelling and associated works following demolition of existing commercial buildings (revision of WA/2022/02624).

OBJECTION – Members are concerned that the adverse effects to the barn owls are still present and a licence would be needed to ensure the effects to the barn owls are minimal.

Although the proposals have been reduced from three to two dwellings Members agreed that the reasons for refusal to the previous application can also be applied to this application.

Members also strongly question the removal of a healthy tree from the site.

WA/2023/01679 Loreto, The Ridgeway, Cranleigh, GU6 7HR
Certificate of lawfulness under section 192 for the erection of single storey rear extension.

NO OBJECTION

7. AMENDED PLANNING APPLICATIONS

None received.

8. APPEALS

WA/2023/00294 - Land Centred Coordinates 505938 138328, Knowle Lane, Cranleigh
Members and the Clerk will form an additional response to be considered at the next Planning Committee meeting for approval and sending.

9. ENFORCEMENT

Enquires as to the development of the land in, around and of Little Park Hatch have raised with the Parish Council. As Little Park Hatch is a listed building Members would like to raise the development enquiries with WBC planning enforcement.

10. SURREY COUNTY COUNCIL

SCC_Ref_2023-0141

Loxley Well Site - Land south of Dunsfold Road and East of High Loxley Road, Dunsfold, Surrey

Proposal: Details of an Ecology and Biodiversity Supporting Scheme pursuant to Condition 29 of appeal decision ref: APP/B3600/W/21/3268579 dated 7 June 2022.

Members do not support the project.

SCC_Ref_2023-0062

Loxley Well Site - Land South of Dunsfold Road and East of High Loxley Road, Dunsfold, Surrey

Proposal: Details of Written Scheme of Investigation for a programme of archaeological work pursuant to Condition 30 of appeal decision ref: APP/B3600/W/21/3268579 dated 7 June 2022

Members do not support the project.

SCC Ref 2021/0150

Land at the former Woodhill Sandpit, Farley Heath Road, Albury Surrey, GU5

Proposal: Importation, deposit and engineering of inert waste material to land for the purposes of stabilising sandpit faces within a historic sandpit with restoration to forestry

NO OBJECTION – Members would recommend that due to the size of the vehicles and nature of the roads to and from the site, that the frequency of vehicle movements are restricted, having permitted hours in which vehicle movements can take place, speed control is implemented along the narrow and single track sections of the route and that any damage to the road network should be repaired.

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 7.55pm.

The next Planning Committee Meeting will be held on **Monday 04 September 2023**

Signature.....

Date.....