



CRANLEIGH PARISH COUNCIL

MINUTES OF THE PLANNING COMMITTEE MEETING HELD AT 7.00 PM ON MONDAY 04 SEPTEMBER 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: 4 members of the public, Senior Admin Clerk L Glazier

1. APOLOGIES FOR ABSENCE

There were apologies from Cllr C Walker (Holiday).

2. DECLARATIONS OF INTEREST

No declarations of interest were made.

3. MINUTES

The minutes of the Planning Committee Meeting held on 14 August 2023 were AGREED and to be signed by the Chairman as a true record.

4. CHAIRMAN'S REPORT

There was no Chairmans report.

5. PUBLIC SESSION

There were 4 members of the public present for agenda item 9, who raised the following points:

- It was explained to Members that the residents group in respect of the Knowle Lane proposed development had been given Rule 6 status, which grants them the same rights as the appellant and local planning authority at the planning appeal inquiry.
- The main concerns that they have are the highways and flood risks the proposed development would cause.
- The proposed sightlines from the proposed entrance would mean being able to see through a verge on the road that is not proposed to be altered.
- Consideration has not been given to the increased traffic that would be using Knowle Lane from the new country park and that Knowle Lane would be used as an alternative route into Cranleigh from yet to be built developments in Dunsfold and Alfold.

- The site is flood zone 1, but the site is a raised area and attention basins have been proposed, but are not workable in the area. The proposals suggest the water is to drain uphill and then into ditches around the site, the ditches are not sufficient to accommodate the volume of water, meaning the information and solutions proposed are flooded.
- The lead flood authority have not visited the site, which brings in to question their response. Along with this it is yet to be confirmed whether Surrey Highways has visited the site and area, again bringing in to question their response.
- It was also raised that a possible condition and restriction were considered from the Berkeley homes site along Knowle Lane for 425 dwellings that access onto Knowle Lane could only be for a maximum of 50 dwellings.

It was agreed to continue with the agenda at this point to allow the residents to read the Parish Councils response to the appeal.

6. NEW PLANNING APPLICATIONS - LIST 23/33, 23/34 AND 23/35

WA/2023/01721 5 Waldy Rise, Cranleigh, GU6 7DF

Erection of single storey extensions and alterations.

NO OBJECTION

TM/2023/01744 Acres End, Bookhurst Road, Cranleigh, GU6 7DW

APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 05/13

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

Members request that a full arboricultural report must be carried out and provided.

TM/2023/01737 Oakleaves, Ewhurst Road, Cranleigh, GU6 7DL

APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 18/05

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

Members request that a full arboricultural report must be carried out and provided.

WA/2023/01801 Mossy Copse, Smithwood Common, Cranleigh, GU6 8QR

Erection of extension and alterations to existing outbuilding.

NO OBJECTION

WA/2023/01761 Mossy Copse, Smithwood Common, Cranleigh, GU6 8QR

Certificate of Lawfulness under Section 192 for erection of an ancillary outbuilding.

NO OBJECTION

TM/2023/01808 Land at Willowbrook South of Elmbridge Road, Cranleigh, GU6 8GN

APPLICATION FOR REMOVAL OF TREE SUBJECT OF TREE PRESERVATION ORDER WA129

NO OBJECTION – Members note that there is an unwillingness to replant following the removal of the tree, it is strongly recommended that replanting is carried out as this is a corridor of trees with the potential for bat foraging.

WA/2023/01838 **Stonescapes LTD Stonescapes, Yew Tree Nursery, Guildford Road, Cranleigh, GU6 8PA**
Erection of a commercial building following demolition of existing buildings.

NO OBJECTION

9. PLANNING APPEAL

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

APP/R3650/W23/3326412 - Land Centred Coordinates 505938 138328, Knowle Lane, Cranleigh

The Chairman invited the residents to speak following their reading of the Parish Councils objection to the planning appeal.

The members of the public were pleased with the Parish Councils objection, which covered the points they hoped for and some additional considerations.

Members agreed to send the objection letter as it is as there were various points that the residents group would raise to which they had more knowledge of.

AMENDED PLANNING APPLICATIONS

7.

None received.

8.

APPEALS

None received.

10.

ENFORCEMENT

Nothing to report.

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 7.30pm.

The next Planning Committee Meeting will be held on **Monday 25 September 2023**

Signature.....

Date.....