



## CRANLEIGH PARISH COUNCIL

### MINUTES OF THE PLANNING COMMITTEE MEETING HELD AT 7.00 PM ON MONDAY 08 JANUARY 2024 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

No declarations were made.

3. MINUTES

The minutes of the Planning Committee Meeting held on 11 December 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 no members of the public present.

6. NEW PLANNING APPLICATIONS - LIST 23/50, 23/51, 23/52 AND 24/01

**WA/2023/02658**

**Swallowfield, Rowly Drive, Cranleigh, GU6 8PL**

Erection of extensions and alterations following demolition of existing conservatory.

NO OBJECTION

**WA/2023/02677**

**19 Overford Drive, Cranleigh, GU6 8BJ**

Erection of single and two storey extensions and alterations.

NO OBJECTION

- TM/2023/02670**     **The Croft, Woodlands Close, Cranleigh, GU6 7HP**  
APPLICATION FOR WORKS TO AND REMOVAL OF TREES SUBJECT OF TREE PRESERVATION ORDER 20/23
- OBJECTION – Members agreed that not enough information has been provided for the removal of trees. It is requested that the Forestry Commissions comments are sort and that an arboricultural report is carried out and submitted.
- WA/2023/02646**     **Annexe South House (The Bungalow), Knowle Land, Cranleigh**  
Certificate of Lawfulness under Section 191 for continuous use of The Bungalow as a self contained residential dwelling for a period of more than 4 years.
- NO OBJECTION – Although Members note that Statutory Declarations have been provided, there is no evidence provided for the payment of bills or rent, as outlined in 4.1 of the 2019 Tenancy Agreement.
- WA/2023/02682**     **5 Highland View, Smithwood Common, Cranleigh, GU6 8QR**  
Certificate of Lawfulness under Section 192 for construction of a dormer extension and installation of rooflights to provide habitable accommodation in roof space.
- NO OBJECTION
- TM/2023/02632**     **3 Ellery Close, Cranleigh, GU6 8DF**  
APPLICATION FOR WORKS TO AND REMOVAL OF TREES SUBJECT OF TREE PRESERVATION ORDER 26/99
- OBJECTION - Members would like the fungi species to be identified and clarification on why the option to treat the fungi has not been used, as many species can be treated, along with this why maintenance of the tree and crowning have not been considered before the decision to remove the tree.
- Members request that an arboricultural report is carried out and submitted.
- If application is approved the applicant must replace the oak with an oak.
- WA/2023/02727**     **West Gables, The Common, Cranleigh, GU6 8SN**  
Certificate of Lawfulness under Section 192 for alterations to fenestration and new side door to detached garage.
- NO OBJECTION
- A member of the public joined at this point in the meeting.
- WA/2023/02715**     **Rydinghurst Farm, Elmbridge Road, Cranleigh, GU6 8LJ**  
Erection of replacement dwelling with linked ancillary buildings and associated works following demolition of existing dwelling and ancillary buildings (stable Barn, Little Rydinghurst and garage).
- NO OBJECTION – Members ask if consideration could be given to reusing items from the exiting building for the new building.
- TM/2023/02698**     **36 Nightingales, Cranleigh, GU6 8DE**  
APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 26/99
- OBJECTION – At the time of the meeting it was unclear which tree the works are to be carried out to as T2 is mentioned in the application, but the plans only show T1.

**WA/2023/02701 Screwfix, 11 Manfield Park, Cranleigh, GU6 8PT**

Installation of 4 external air source heat pumps.

NO OBJECTION

**TM/2023/02689 Singletree, 52 Avenue Road, Cranleigh, GU6 7LL**

APPLICATION FOR REMOVAL OF TREES SUBJECT OF TREE PRESERVATION ORDER 01/15

OBJECTION – Members strongly object to the removal of the tree, residents now experience flooding where they previously had not since the removal of a large oak tree from a neighbouring property. Members are very concerned that the removal of further oak trees in this area will exacerbate the flooding to the neighbouring residents.

T2 is part of a mature tree line and could form a bat corridor, Members request that a bat survey is conducted and an arboricultural report is carried out and submitted, before any works are carried out to the tree.

**TM/2023/02721 Amberley House, Guildford Road, Cranleigh, GU6 8PG**

APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 27/06

NO OBJECTION

**PRA/2023/02738 Rye Farm Manor, Elmbridge Road, Cranleigh, GU6 8JX**

General Permitted Development order 2015 schedule 2 part 3 class Q - Prior Notification Application for change of use of agricultural building to 1 dwelling (class C3) and for building operations necessary for the conversion.

NO OBJECTION

**WA/2023/02785 Mossy Copse, Smithwood Common, Cranleigh, GU6 8QR**

Erection of 2 outbuildings following demolition of existing outbuildings.

NO OBJECTION

**WA/2023/02778 Land Adjacent Rowly Lodge, Rowly Drive, Cranleigh, GU6 8PJ**

Check against applicants description Application for a deemed consent under Section 37 Form B (Type III) of the Electricity Act 1989 to install a low voltage pole and associated stay wires and a section of underground cable.

NO OBJECTION – Members would like to ensure that the low voltage pole does not encroach on the path and impede public access, but note there is already a telegraph pole located in the region the proposed site.

**NMA/2023/02781 Linden House, New Park Road, Cranleigh, GU6 7HJ**

WA/2023/01562 Amendment of pitched roof finish from clay tiles to slates. The applicant prefers slates to plain clay tiles.

NO OBJECTION

7. AMENDED PLANNING APPLICATIONS

None received.

8. APPEALS

Nothing received.

9. ENFORCEMENT

Nothing received.

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 7.30pm.

The next Planning Committee Meeting will be held on **Monday 29 January 2024**

**Signature**.....

**Date**.....