



## CRANLEIGH PARISH COUNCIL

### MINUTES OF THE PLANNING COMMITTEE MEETING HELD AT 7.00 PM ON MONDAY 19 FEBRUARY 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

The Committee accepted apologies from Cllr N Sanctuary and Cllr R Tyler.

2. DECLARATIONS OF INTEREST

There were no declarations of interest.

3. MINUTES

The minutes of the Planning Committee Meeting held on 29 January 2024 were AGREED and to be signed by the Chairman as a true record.

4. CHAIRMAN'S REPORT

The Senior Admin Clerk reported that the Jenkins Barn application has been approved to build an additional dwelling to the rear. Residents and Members have express their great disappointment in the granting of this application.

5. PUBLIC SESSION

There were no members of the public present.

6. NEW PLANNING APPLICATIONS - LIST 24/05, 24/06 AND 24/07

**WA/2024/00153**

**Blue Jays, Knowle Lane, Rudgwick, Horsham, RH12 3AG**

Erection of an extension, storm porches and alterations to roof over bay window.

NO OBJECTION

- WA/2024/00138      The Cranley Hotel, The Common, Cranleigh, GU6 8SQ**  
Change of use and extension to existing public house to provide 9 residential units with associated amenity space, bin store and parking.
- NO OBJECTION – Due to the prominent position of the site on entrance to Cranleigh High Street and its location within the Conservation Area Members strongly recommend the following:
- The existing access is retained and no additional accesses are created, especially directly on to the High Street.
  - External features are retained and any new additions are to be in keeping with the existing building.
  - Landscaping of the area would be key, due to its prominent visual position.
  - The density of the units in this area are of concern, a reduction of units should be considered.
  - Members would like to see some affordable units included.
  - Electric charging points should be included
  - Members were pleased to see a high number of parking spaces, as parking off site wouldn't not be possible or safe at this location.
- WA/2024/00140      West Whiteoaks, The Common, Cranleigh, GU6 8SN**  
Erection of a porch extension and alterations to rear elevation to form utility room.
- NO OBJECTION
- PRA/2024/00183      Mossy Copse, Smithwood Common, Cranleigh, GU6 8QR**  
Erection of a single storey rear extension which would extend 8m beyond the rear wall of the original house.
- WITHDRAWN
- PRA/2024/00184      Mossy Copse, Smithwood Common, Cranleigh, GU6 8QR**  
Erection of a single storey rear extension which would extend 8m beyond the rear wall of the original house.
- WITHDRAWN
- TM/2024/00178      The Croft, Woodlands Close, Cranleigh, GU6 7HP**  
APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 20/23
- NO OBJECTION – Members request that a qualified arboriculturist carry out the works.
- PRA/2024/00185      Mossy Copse, Smithwood Common, Cranleigh, GU6 8QR**  
Erection of a single storey rear extension which would extend 8m beyond the rear wall of the original house.
- WITHDRAWN
- WA/2024/00203      17 Parkhouse Cottages, Ewhurst Road, Cranleigh, GU6 7ED**  
Erection of extensions and a porch following demolition of existing outbuilding.
- NO OBJECTION

**PRA/2024/00189 1 Summerlands, Cranleigh, GU6 7BL**  
General Permitted Development Order 2015, Schedule 2 Part 1 Class AA - Prior Notification application for enlargement of a dwellinghouse by construction of additional storey.

NO OBJECTION

**WA/2024/00182 60 Avenue Road, Cranleigh, GU6 7LJ**  
Erection of single storey and first floor extensions.

NO OBJECTION - Members have strong concerns for overlooking from bedroom 1 on the plans, as the gardens are smaller in this area so the proposals could become dominant. It is asked that the internal layout is reconsidered to enable obscure glassed windows to be on the rear elevations of the first floor extension.

**WA/2024/00222 Rye Farm Manor, Elmbridge Road, Cranleigh, GU6 8JX**  
Certificate of Lawfulness under Section 192 for the erection of entrance gates and piers.

OBJECTION - Members question this application as the proposed gate location appears to be on byway 352, which should not be obstructed as it is a byway and therefore not a private entry.

**PRA/2024/00266 Mossy Copse, Smithwood Common, Cranleigh, GU6 8QR**  
Erection of a single storey rear extension which would extend 8m beyond the rear wall of the original house.

OBJECTION – Members strongly object to the proposals as it is inappropriate development within the Green Belt (Policy RE2 – Green Belt) and is adjacent to ancient woodland so a 500m buffer would need to be included.

**WA/2024/00248 Mossy Copse, Smithwood Common, Cranleigh, GU6 8QR**  
Certificate of Lawfulness under Section 192 for the erection of two single storey extensions and alterations to openings on south elevation following demolition of existing detached garage.

OBJECTION – Members strongly object to the proposals as it is inappropriate development within the Green Belt (Policy RE2 – Green Belt) and is adjacent to ancient woodland so a 500m buffer would need to be included.

**WA/2024/00225 37 Hewitts Road, Cranleigh, GU6 8US**  
Change of use of land from residential (Use Class C3) to mixed use residential and dog grooming (Sui Generis) and erection of an outbuilding for use as a dog grooming business following demolition of existing shed.

INVALID

**TM/2024/00269 5 Thurlow Walk, Cranleigh, GU6 8DQ**  
APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 26/99

NO OBJECTION – An arboricultural report should be carried out and provided.

AMENDED PLANNING APPLICATIONS

7.

WA/2023/02258 - 8 Highland View, Smithwood Common, Cranleigh – Members had no further comments.

8. APPEALS

None received.

9. ENFORCEMENT

The Senior Admin Clerk to follow up with the progress on the Vachery farm welfare building.

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 7.48pm.

The next Planning Committee Meeting will be held on **Monday 11 March 2024**

**Signature**.....

**Date**.....