



CRANLEIGH PARISH COUNCIL

MINUTES OF THE PLANNING COMMITTEE MEETING HELD AT 7.00 PM ON MONDAY 03 JUNE 2024 HELD AT COUNCIL CHAMBER, VILLAGE WAY, CRANLEIGH

Cllr R Burbridge* (Chairman)
Cllr M Scully* (Vice Chairman)
Cllr R Tyler
Cllr D Nicholas
Cllr H Nicholson
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 R Tyler (unwell).

2. DECLARATIONS OF INTEREST

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

3. MINUTES

The minutes of the Planning Committee Meeting held on 13 May 2024 were AGREED and to be signed by the Vice 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 24/20, 24/21 AND 24/22

TM/2024/00860 16 Sylvaways Close, Cranleigh, GU6 7HG
APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER WA338

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

WA/2024/00893 Rydinghurst Farm, Elmbridge Road, Cranleigh, GU6 8LJ
Erection of a stable block and a detached hay barn with associated works following demolition of existing aircraft hangar.

NO OBJECTION

- WA/2024/00877 Rye Farm Manor, Elmbridge Road, Cranleigh, GU6 8JX**
Certificate of lawfulness under section 192 for the erection of gates and piers following removal of existing gate.
- NO OBJECTION
- WA/2024/00882 Stonescapes LTD Stonescapes, Yew Tree Nursery, Guildford Road, Cranleigh, GU6 8PA**
Application under Section 73 to vary conditions 1 (approved plans) and 2 (materials) of WA/2023/01838 to allow alterations to siting, design and materials.
- NO OBJECTION
- PRA/2024/00883 Great Garson Farm, Alfold Road, Cranleigh**
General Permitted Development Order 2015 Schedule 2 Part 3 Class Q - Prior notification application for change of use of agricultural building to 1 dwelling (Use Class C3) and for building operations reasonably necessary for the conversion.
- NO OBJECTION – Members ask that bat surveys are completed before any works are carried out.
- WA/2024/00931 Cornwall House, Bridge Road, Cranleigh, GU6 7HH**
Erection of outbuilding for use as garden room following demolition of existing shed.
- NO OBJECTION
- WA/2024/00910 Vachery Farm, Horsham Road, Cranleigh**
Erection of a building and ancillary boiler/utility shed for tourist accommodation (retrospective).
- OBJECTION – Members strongly highlight that there has been a resident in the accommodation for a significant period of time and the answers to the ecological survey are incorrect due to the rural nature of the site.
- Members request that the definition of tourist accommodation is defined and any restrictions for the use of this type of accommodation is made clear.
- It is asked that an ecological survey is carried out, due to the location of the site.
- Members would like to repeat their objection to application WA/2023/00873 for the buildings use as welfare facility for farm workers.
- OBJECTION – Members strongly question and do not accept the proposed use of the building and request that if retrospective permission is granted a condition should be applied that residential use is not permitted, this is due to the fixtures and fittings that are in place imply that the intended use is residential.*
- Members request that the welfare facility use is define more specifically.*
- There are several inaccuracies within the application, the vehicle access has been altered to create a roundabout around one of the trees, there are also trees and hedges nearby, with some having been removed, the site is visible from a public footpath and the sewage and drainage should be known. Members did highlight that a soak away is not workable in clay ground.*
- Due to the replacement of an old derelict building a bat report should have been carried out and provided.*

Members question the claims that it was built without planning permission due to the assumption it was permitted development, planning advice should have been sought prior to the start of demolition and construction.

Members question the need for a boiler room if it is to be use as a welfare facility for farm workers.

WA/2024/00932 Mossy Copse, Smithwood Common, Cranleigh, GU6 8QR
Erection of a dwelling and associated works following demolition of existing dwelling.

NO OBJECTION – Providing the dwelling is within the footprint of the existing dwelling and the garage is proportionate to the dwellings needs.

WA/2024/00911 Fox Meadow, Wanborough Lane, Cranleigh, GU6 7DS
Application under Section 73 to vary condition 1 of WA/2023/02565 (approved plans) to allow alterations to elevations and design.

NO OBJECTION

WA/2024/00952 Farmlands, St Nicolas Avenue, Cranleigh, GU6 7AQ
Erection of single storey extension, installation of first floor obscure glazed window and partial demolition of existing detached garage.

NO OBJECTION

WA/2024/00989 40 Parsonage Road, Cranleigh, GU6 7AJ
Erection of a first floor extension.

NO OBJECTION

NMA/2024/00992 22 Longpoles Road, Cranleigh, GU6 7JZ
Amendment to WA/2022/02824 for the omission of the extension that is beyond the rear wall of the house. Addition of French doors on the new rear wall elevation. The location of a main drain which the previous extension would have been built over.

NO OBJECTION

7. AMENDED PLANNING APPLICATIONS

WA/2024/00363 - Dobbes, Ewhurst Road, Cranleigh – Members OBJECT to the proposed amendments as they will overlook the neighbouring dwellings and are disproportionate.

8. APPEALS

None received.

9. ENFORCEMENT

Nothing to report.

10. SURREY COUNTY COUNCIL

SCC_Ref_2023-0076 Loxley Well Site - Land South of Dunsfold Road and East of High Loxley Road, Dunsfold, Surrey

NO OBJECTION

11. ATTENDANCE AT AREA PLANNING COMMITTEE (EASTERN) AND JOINT PLANNING COMMITTEE

It was AGREED for Cllr R Burbridge to speak on behalf of the Parish Council.

The Chairman closed the meeting at 7.35pm.

The next Planning Committee Meeting will be held on **Monday 24 June 2024**

Signature.....

Date.....