



## CRANLEIGH PARISH COUNCIL

### MINUTES OF THE PLANNING COMMITTEE MEETING HELD AT 7.00 PM ON MONDAY 15 JULY 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: One representative from OSP Architecture, One representative from Goodman, Mann & Broomhall, Senior Admin Clerk L Glazier

#### 1. APOLOGIES FOR ABSENCE

There were apologies from Cllr R Tyler (unwell) and Cllr L Talmage.

#### 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 01 July 2024 were AGREED and to be signed by the Chairman as a true record.

#### 4. CHAIRMAN'S REPORT

The Senior Admin Clerk reported that Surrey County Council have notified the Parish Council that application SCC Ref 2023-0075 – Loxley Wells Site – Land South of Dunsfold Road and East of High Loxley Road, Dunsfold, has been approved.

#### 5. GUEST SPEAKER

OSP Architecture thanked the planning committee for the opportunity to present their proposals for Stocklund Square.

The existing infrastructure and current proposals were explained to the committee, along with their aim to refresh Stocklund Square to encourage people to stay in the area and explore the rest of the High Street, whilst creating a social space for visitors to the village.

Members were made aware that the angles on the proposed building have been adjusted to improve the visibility to the shops at the rear. The proposed building will be built with the environment in mind and is to include an air source heat pump.

The roof of the proposed building will be extended towards the road to provide a cover for those waiting for the bus along with benches.

Members asked that sufficient cover was given for those waiting for a bus especially on wet and breezy days.

Members raised that there needs to be a balance between the old and the new as it is in the conservation area. There needs to be progress but in balance with the heritage, how is that incorporated in the design?

- Stocklund Square in an integral part of the conservation area and the High Street, where modern intervention has started with the addition to Pizza Express, the plans are a continuation of the Pizza Express addition, to ensure they are visually connected. The incorporation on modern interventions in the space are to create a desirable busy space that is visually attractive and inviting, a space which is currently wind swept and could be used more.

Members asked if Wilde and Green retain their outside space?

- We recognised the difficulties of having a first floor establishment, so there will be space for them to continue to use.

Members support the improvements of the space, but the bus shelter is important, it is a modern proposal for the area, whilst timber is included in the proposals there is no direct link to Cranleigh architecture in the design.

- As Stocklund Square was the train station area it was considered to give a train station waiting area design to create views through to the rear shops and to incorporate a station style clock on the building.

Members asked if the trees will be retained and will there be a maintenance plan?

- The current trees will remain, with the addition of planters with seating and planting in the space, as having a biodiversity net gain for the area has been a consideration also.
- As long as Goodman, Mann & Broomhall are the maintenance company they will maintain the area and the improvements that are made.

The Chairman thanked OSP Architecture and Goodman, Mann & Broomhall for coming to explain the plans and the changes to the Committee. Members expressed how Stocklund Square does need to be refreshed, but it needs to be sympathetic and cohesive with the existing village visually as the proposals for the leisure centre have.

6. PUBLIC SESSION

There were no members of the public present.

7. NEW PLANNING APPLICATIONS - LIST 24/27 AND 24/28

**TM/2024/01156** **Jenkins, 86 Horsham Road, Cranleigh, GU6 8DY**  
APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 26/99

NO OBJECTION

**TM/2024/01154** **Woodland between Lorimer Avenue and Marjoram Avenue, Cranleigh, GU6 8WQ**  
APPLICATION FOR WORKS TO AND REMOVAL OF TREES SUBJECT OF TREE PRESERVATION ORDER 01/17

NO OBJECTION – Members have no objection to T 20 and those with ash die back to be removed and the understanding the trees will be replaced, or with the ash trees time given for new growth.

Members OBJECT to the other trees being removed.

**WA/2024/01169 Folds Cottage, 1 Thornsflush, Guildford Road, Cranleigh, GU6 8PA**  
Certificate of Lawfulness under Section 192 for alterations to integral garage to provide habitable accommodation.

NO OBJECTION

**WA/2024/01164 18 Exbury Crescent, Cranleigh, GU6 8RE**  
Erection of a single storey extension together with alterations to part of integral garage to provide habitable accommodation.

NO OBJECTION

**PRA/2024/01160 Former Ambulance Station, Little Mead, Cranleigh, GU6 8ND**  
Demolition notification: G.P.D.O. Schedule 2 part 11 class B: demolition of detached single storey brick built building.

PRIOR APPROVAL NOT REQUIRED

**WA/2024/01180 33 Longhurst Avenue, Cranleigh, GU6 8FG**  
Erection of an outbuilding and creation of additional hardstanding.

NO OBJECTION

**WA/2024/01165 Kalundra House, The Ridgeway, Cranleigh, GU6 7HT**  
Erection of extensions and alterations.

NO OBJECTION – Consideration must be given to the root protection zones of the trees and bird nesting season during construction.

**PRA/2024/01159 8 Highland View, Smithwood Common, Cranleigh, GU6 8QR**  
Erection of single storey rear extensions which would extend 5.99 m beyond the rear wall of the original house for which the height would be 2.95 m and for which the height of the eaves would be 2.95 m.

NO OBJECTION

**NMA/2024/01170 Jenkins Barn, 70 Horsham Road, Cranleigh, GU6 8DU**  
Amendment to WA/2023/02618 to change the cladding materials to the ground floor from black timber to red brick; as well as adding a brick arch feature to the ground floor windows.

ALLOWED

7. AMENDED PLANNING APPLICATIONS

None received.

8. APPEALS

An appeal notification has been made to the Secretary of the State for WA/2024/00248 - Mossy Copse, Smithwood Common, Cranleigh, the appeal will be determined by written representations.

9. ENFORCEMENT

Nothing to report.

10. GUILDFORD BOROUGH COUNCIL CONSULTATION

Draft Climate Change, Sustainable Design, Construction and Energy Supplementary Planning Document (SPD) – Members had no comments and thanked Guildford Borough Council for their notification for the consultation.

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 7.55pm.

The next Planning Committee Meeting will be held on **Monday 05 August 2024**

**Signature**.....

**Date**.....