



CRANLEIGH PARISH COUNCIL

MINUTES OF THE PLANNING COMMITTEE MEETING HELD AT 7.00 PM ON MONDAY 05 AUGUST 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 member of the public, Cllr A Morrison, Senior Admin Clerk L Glazier

1. APOLOGIES FOR ABSENCE

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

2. DECLARATIONS OF INTEREST

No declarations of interest were made.

3. MINUTES

The minutes of the Planning Committee Meeting held on 15 July 2024 were AGREED and to be signed by the Chairman as a true record.

4. CHAIRMAN'S REPORT

The Chairman highlighted to Members that the closure of Amlets Lane has increased volume of traffic through the High Street and it is significant in easing the traffic using the High street, but it is also a road that has safety concerns due to its narrow nature.

Thames Water are currently dealing with leaks in Grove Road and Cromwell Place, with the recent changes by Government to increase housing allocation numbers, Cranleigh's infrastructure is insufficient to support further development.

5. PUBLIC SESSION

One member of the public was present for application WA/2024/01331 - Land Rear of David Mann and Sons LTD, 101 High Street, Cranleigh, GU6 8AY.

The member of the public highlighted the following points:

- During the construction Churchill have not abided by the planning conditions set out, resulting in a significant impact to the neighbouring properties.
- The monolith signage was erected without permission, it has since been removed, following it being reported to WBC enforcement. Therefore the application is not retrospective.

- The applications states there are 13 signs, but only 10 can be found on the plans, there are concerns the 3 signs could be placed on the High Street entrance to the site.
- The location plan is incorrect as the pathway to the High Street is missing.
- Having the signs up for 3 years is excessive.
- There are 4 flags that are 6 meters high proposed, one will be next to the bedroom of a new Churchill resident, which would obstruct their view and create noise where there currently isn't.
- The flags will only be seen by the residents of the development and the resident of 9 Victoria Road.
- The monolith would cast a shadow across the garden and window of the neighbouring dwelling, as this area only has sunlight in the morning it would result in them having no sunlight to their home and garden 24/7 for 3 years. This is unacceptable as the residents of these dwellings are vulnerable young adults, the monolith would have a significant impact to the wellbeing of the young adults.
- The signs would have a significant visual impact on the area with very few non-residents being able to view the signs. The flags would have a significant noise impact on the local area.

6. NEW PLANNING APPLICATIONS - LIST 24/29, 24/30 AND 24/31

WA/2024/01331 Land Rear of David Mann and Sons LTD, 101 High Street, Cranleigh, GU6 8AY

Application for advertisement consent to display 13 non- illuminated signs. Members agreed to discuss application WA/2024/01331 at this point in the meeting.

OBJECTION – Members raised the following points of concern:

- The location is in a restrictive environment in the conservation area, the proposals are inappropriate for the street scene and would not be viewable by the wider community therefore redundant for their purpose.
- The site of this development is very different than other development sites in the village, the signage needs to be proportionate and sensitive to the neighbouring residents who are in close proximity to the site.
- The proposed signage is significantly out of proportion for the area, this is an area to the rear of the High Street with the main view of the site being the entrance to the site via Victoria Road.
- The number of signs should be reduced considerably in number and the physical size. Members accept the signage is temporary, but it must be reduced so that it does not negatively affect the local residents.
- The monolith is inappropriate for the area and would be detrimental the local residents, but more significantly to the vulnerable young adults, a less intrusive option should be proposed.

WA/2024/01243 Myna, Bookhurst Road, Cranleigh, GU6 7DW

Alterations to roofspace to provide habitable accommodation including dormer windows.

NO OBJECTION

TM/2024/01253 53 Hewitts Road, Cranleigh, GU6 8US

APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER WA175

NO OBJECTION

- WA/2024/01272** **Surrey County Council, Cranleigh C of E Primary Upper School, Parsonage Road, Cranleigh, GU6 7AN**
Prior approval for the demolition of two HORSAs huts and associated playground reinstatement works. (County Development Application under Regulation 3).
- NO OBJECTION
- WA/2024/01265** **Sandtiles, Bookhurst Road, Cranleigh, GU6 7DR**
Erection of an extension.
- NO OBJECTION – Members would like a condition added to any permission granted which defines the permitted operational hours and for WBC offers to make a site visit.
- WA/2024/01277** **The Lodge, Brakefield, Alderbrook Road, Cranleigh**
Certificate of Lawfulness under Section 192 for the erection of a single storey rear extension.
- NO OBJECTION
- WA/2024/01287** **13 Heron Shaw, Cranleigh, GU6 8BT**
Erection of extensions and alterations together with alterations to integral garage to provide habitable accommodation following demolition of existing single storey rear extension.
- NO OBJECTION
- WA/2024/01290** **2 Lawns Cottages, Lawns Road, Rudgwick, Horsham, RH12 3AE**
Erection of a single storey extension following demolition of existing conservatory.
- NO OBJECTION
- WA/2024/01291** **Long Mynd, New Park Road, Cranleigh, GU6 7HJ**
Certificate of Lawfulness under Section 192 for construction of a new vehicle access and widening of existing vehicle access.
- NO OBJECTION – Members would like to ensure that no trees are removed or affect for the creation of the new access and widening of the existing access.
- NMA/2024/01255** **1 Kiln Copse, Cranleigh, GU6 7BW**
WA/2024/00413 CHANGE FROM NEW PITCHED ROOF TO EXTENDED FLAT ROOF TO MATCH EXISTING, AND REMOVAL OF ROOFLIGHTS. FRONT-FACING WINDOW TO REMAIN SET BACK AS EXISTING. BUDGET CONSTRAINTS
- NO OBJECTION
- WA/2024/01301** **Northanger, Bookhurst Road, Cranleigh, GU6 7DW**
Installation of Air Source Heat Pump.
- NO OBJECTION
- WA/2024/01302** **10 Russet Grove, Cranleigh, GU6 7FT**
Erection of a single storey rear extension.
- NO OBJECTION

- TM/2024/01326 41 Trelawne Drive, Cranleigh, GU6 8DB**
APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 26/99
- NO OBJECTION – Members would like the ownership of the trees clarified and plans provided showing which trees are having the proposed work as it is not clear from the plans provided, also ask that an arboricultural report is carried out and provided.
- TM/2024/01355 2 Waverleigh Road, Cranleigh, GU6 8BZ**
APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER WA267
- NO OBJECTION
- WA/2024/01349 Arch House, The Common, Cranleigh, GU6 8RZ**
Alterations to existing office building into 2 separate office units.
- NO OBJECTION
- WA/2024/01350 1 Little Manor Gardens, Cranleigh, GU6 8BF**
Certificate of lawfulness under Section 191 for erection of a single storey extension; alterations to roof space including installation of roof lights to provide habitable accommodation and demolition of existing conservatory.
- NO OBJECTION
- WA/2024/01329 Little Pittance, Smithwood Common, Cranleigh, GU6 8QY**
Erection of a single storey extension and porch with alterations to elevations; erection of a single storey extension and installation of conservation rooflights to existing pool building.
- NO OBJECTION
- WA/2024/01330 Little Pittance, Smithwood Common, Cranleigh, GU6 8QY**
Listed Building Consent for extensions together with external and internal alterations including installation of dormer window and conservation rooflights.
- NO OBJECTION
- WA/2024/01344 Land centred Coordinates 504463 137212, Alfold Road, Cranleigh**
Erection of an agricultural workers dwelling and associated works.
- NO OBJECTION
- WA/2024/01373 Cranleigh Arts Centre LTD, Cranleigh Arts Centre, 1 High Street, Cranleigh, GU6 8AS**
Application for advertisement consent to erect a freestanding illuminated sign.
- OBJECTION – Members are strongly concerned that the illuminated sign will be a distraction to drivers approaching the roundabout.
- Members would support a non-illuminated sign.
- WA/2024/01374 Barn at Whiteoaks Lodge, The Common, Cranleigh**
Change of use of building and associated land from use ancillary to Whiteoaks Lodge to form an independent dwelling with associated parking and amenity space; alterations to elevation.
- NO OBJECTION – Members ask that it is ensured that there are no exits from the dwelling onto the neighbouring properties and that obscured glass should be placed for any windows that overlook the neighbouring properties.

WA/2024/01403 95 Cranleigh Mead, Cranleigh, GU6 7JT
Erection of a single storey extension together with alteration to integral garage to form habitable accommodation.

NO OBJECTION

WA/2024/01369 222 High Street, Cranleigh, GU6 8RL
Change of use of ground floor retail unit (Class E) to hot food takeaway (Sui Generis); extension and alterations including installation of extraction and ventilation equipment; provision of vehicle parking.

OBJECTION – Members highlight that the access and egress from the site is dangerous with no sightlines due to the one street parking, so would be inappropriate for regular vehicle movements.

Members are concerned as this end of the High Street has an increase in residential dwellings, therefore it would be the wrong place for a takeaway, due to the increase in noise, smells and footfall to the area, where it is currently minimal.

WA/2024/01406 3 Burton Cottages, Ewhurst Road, Cranleigh, GU6 7EB
Certificate of Lawfulness under Section 192 for erection of dormer extension with installation of rooflights to provide habitable accommodation in roof space.

NO OBJECTION

WA/2024/01408 50 Nightingales, Cranleigh, GU6 8DE
Certificate of Lawfulness under Section 192 for the erection of a single storey rear extension.

NO OBJECTION

WA/2024/01407 50 Nightingales, Cranleigh, GU6 8DE
Erection of a porch extension and alterations to rear elevation.

NO OBJECTION

WA/2024/01421 78 Longhurst Avenue, Cranleigh, GU6 8FG
Erection of single storey extensions and alterations to fenestration.

NO OBJECTION

NMA/2024/01415 Beechcroft, Avenue Road, Cranleigh, GU6 7LL
Amendment to WA/2024/00552 to change an external window on the first floor from triple casement window to two single casement windows.

NO OBJECTION

7. AMENDED PLANNING APPLICATIONS

WA/2024/00989 - 40 Parsonage Road, Cranleigh – No further comments.

8. APPEALS

An appeal decision has been received for WA/2022/02340 – Rye Farm Manor, Elmbridge Road, Cranleigh, the appeal was DISMISSED.

An appeal has been made to the Secretary of the State for WA/2024/00046 – Land centred Coordinates 505867 134101, Guildford Road, Rudgwick, the appeal will be determined by written representations.

An appeal has been made to the Secretary of the State for WA/2023/01639 – Withybush Farm, Knowle Lane, Cranleigh, the appeal will be determined by written representations.

An appeal has been made to the Secretary of the State for WA/2024/00225 – 37 Hewitts Road, Cranleigh, the appeal will be determined by written representations.

An appeal has been made to the Secretary of the State for WA/2023/00213 - Land to rear of Pets Pantry, Guildford Road, Cranleigh, the appeal will be determined by written representations.

9. ENFORCEMENT

The Senior Admin Clerk reported that the Parish Council have been notified by WBC of reports to enforcement regarding activity along the Dunsfold Road to the northwest of Stovolds Hill. WBC are monitoring the activity and have made several visits to the land, currently there is no breach of planning control, but the operator has been made aware of the Injunction Order and Tree Preservation Order on the land.

10. SURREY COUNTY COUNCIL

SCC_Ref_2024-0078 Land at Cranleigh C of E Primary Upper School, Parsonage Road, Cranleigh, Surrey GU6 7AN

Proposal: Prior approval for the demolition of two HORSAs huts and associated playground reinstatement works.

NO OBJECTION

11. COMMONS CONSENT APPLICATION

Cranleigh Cricket Club – Members have no objection.

12. 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 8.06pm.

The next Planning Committee Meeting will be held on **Monday 02 September 2024**

Signature.....

Date.....