



CRANLEIGH PARISH COUNCIL

MINUTES OF THE PLANNING COMMITTEE MEETING HELD AT 7.00 PM ON MONDAY 30 SEPTEMBER 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: Seven members of the public, Senior Admin Clerk L Glazier

1. APOLOGIES FOR ABSENCE

There were apologies from Cllr R Tyler, Cllr C Walker and Cllr M Scully.

2. DECLARATIONS OF INTEREST

WA/2024/01724 - Rydinghurst Farm, Elmbridge Road, Cranleigh. Cllr H Nicholson declared an interest as she lives in a neighbouring property.

WA/2024/01789 - 2 Village Way, Cranleigh. All Members declared an interest as the Parish Council owns a neighbouring property.

3. MINUTES

The minutes of the Planning Committee Meeting held on 09 September 2024 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 seven members of the public present for application WA/2024/01731 - Pendrea, Grove Road, Cranleigh, who made the following comments:

- A Horsham Road property applied for new dwellings to constructed into the rear garden that is adjacent to the garden of this site, the applications were refused at appeal. The reasons for refusal would also apply to this proposed dwelling.
- The two storey dwelling would be inappropriate and not in keeping with the neighbouring properties.
- The neighbouring properties have shorter gardens, so will be over looked by the proposed dwelling.
- This is an area that is predominantly bungalows.

- Currently from Collingdon the roof of Pendrea can be seen and there are no windows on the elevation, if the new dwelling is approved there will be a second storey with windows on the elevations, that will overlook the Collingdon properties on the opposite side of the road.
- The Collingdon bungalows were intentionally built to not be overlooking.
- The beginning of Grove Road is not of a mixed style dwellings, they are bungalows and chalet style bungalows, a two storey dwelling would be out of keeping.
- The existing bungalow was built as an annexe to 33 Cromwell Place with a gate between the properties for access, not as a separate dwelling.
- The Horsham Road end of Grove Road is at a higher elevation than the rest of Grove Road and Cromwell Place, the proposed dwelling would be dominant to the surrounding properties.
- The proposed dwelling is significantly bigger than the current bungalow, which is on a small plot, the examples included in the application are misleading, the proposed style is out of keeping, rear bedroom window will be overlooked and there is the potential for the garden of 33 Cromwell Place to be permanently in shade.
- Helmsley and Garthwaite will be dominated and overlooked by the proposed dwelling.
- The area is of an older demographic and the older demographic of Cranleigh is increasing, it would be detrimental to remove another bungalow from Cranleigh when there are many larger 4 bedroom properties for purchase within the village.
- The residents would request a site visit before a decision on the application is made by WBC

6. NEW PLANNING APPLICATIONS - LIST 24/37, 24/38 AND 24/39

WA/2024/01731

Pendrea, Grove Road, Cranleigh, GU6 7LH

Erection of a two storey detached dwelling with associated works following demolition of existing bungalow.

OBJECTION – Members agreed the proposals are out of keeping, an overdevelopment of the site, would have a significant negative impact on the neighbouring amenity and a negatively intrusive dominance on the street scene.

The bungalow is in a central position in Grove Road that is mainly bungalows, with no continuous footpath or on road parking, the proposals would change the visual amenity in the area.

Members note that the bungalow was built as an annex to 33 Cromwell Place.

Members are concerned that there are only two parking spaces for a 4 bedroom dwelling, with very little turning area for access and egress to be completed in a forward gear. Due to the nature of the road on street parking would not be appropriate.

Consideration needs to be given to Cranleigh having a growing older demographic and the retention of bungalows within the village.

Members highlight a planning application made for Land to the rear of Garthwaite, 135 Horsham Road, Cranleigh, for two new dwellings and the reasons for refusal by WBC and the Planning inspectorate, would be a consideration for this application.

WA/2024/01691

The Cranley Hotel, The Common, Cranleigh, GU6 8SQ

Change of use together with erection of extension and alterations to provide 9 residential units and associated works.

NO OBJECTION – Members agreed to repeat their previous comments:

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/2024/01705 Ruffold Farm, Guildford Road, Cranleigh, GU6 8LT
Certificate of Lawfulness under Section 192 for use of existing outbuilding as ancillary residential accommodation.

NO OBJECTION

WA/2024/01711 8 Parkhouse Cottages, Ewhurst Road, Cranleigh, GU6 7ED
Erection of single and two storey extensions and alterations to elevations.

NO OBJECTION – Members highlighted that the proposals appear to be more than 50% of the original property.

WA/2024/01724 Rydinghurst Farm, Elmbridge Road, Cranleigh, GU6 8LJ
Erection of an ancillary outbuilding.

NO OBJECTION – Members ask that it is clarified if the proposed entrance to the ancillary outbuilding will be via Pepperbox Lane or Elmbridge Road.

WA/2024/01750 Land at West Cranleigh Nurseries & North of Knowle Park between Knowle Lane & Alfold Road, Cranleigh
Application under Section 73 to vary Condition 1 (approved plans) of WA/2022/00195 to allow alterations to layout and design.

NO OBJECTION

WA/2024/01789 2 Village Way, Cranleigh, GU6 8AF
Installation of parcel service lockers (retrospective).

NO OBJECTION – Members agreed that the location appropriate, well lit and easy to access.

TM/2024/01774 9 Sylvaways Close, Cranleigh, GU6 7HG
APPLICATION FOR REMOVAL OF TREE SUBJECT OF TREE PRESERVATION ORDER 05/00

NO OBJECTION – Members request that the tree is replaced with a native species.

TM/2024/01776 50 Nightingales, Cranleigh, GU6 8DE
APPLICATION FOR REMOVAL OF TREES SUBJECT TO TREE PRESERVATION ORDER 25/99

OBJECTION – Members strongly object to the removal of the oak trees and recommend the oaks are topped in order to control the root growth.

However Members had no objection to the removal of the ash tree.

PIP/2024/01818 Plot Community Building, Land Comprising of 5 Fields South of Amlets Lane, Cranleigh

Application for Permission in Principle for the erection of 5 dwellings.

NO OBJECTION – Although Members understand the lack of demand for a community building, it is strongly asked that any dwellings build here should be affordable as this will be of more benefit to the local community.

WA/2024/01814 Karinya, Bridge Road, Cranleigh, GU6 7HH

Alterations to roofspace to provide habitable accommodation including installation of rooflights.

NO OBJECTION

WA/2024/01827 43 Hitherwood, Cranleigh, GU6 8BW

Erection of single storey extensions and alterations to elevations.

NO OBJECTION

7. AMENDED PLANNING APPLICATIONS

There were no applications received.

8. APPEALS

An appeal decision has been received for WA/2023/01014 – Mannings Hill, Mannings Hill Cranleigh, the appeal was ALLOWED.

9. ENFORCEMENT

Nothing to report.

10. 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 8.16pm.

The next Planning Committee Meeting will be held on **Monday 21 October 2024**

Signature.....

Date.....