



## CRANLEIGH PARISH COUNCIL

### MINUTES OF THE PLANNING COMMITTEE MEETING HELD AT 7.00 PM ON MONDAY 21 OCTOBER 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: 22 members of the public (2 via Zoom), Senior Admin Clerk L Glazier

1. APOLOGIES FOR ABSENCE

There were apologies from Cllr R Tyler and Cllr C Walker.

2. DECLARATIONS OF INTEREST

No declarations of interest were made.

3. MINUTES

The minutes of the Planning Committee Meeting held on 30 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 twenty members of the public present for application WA/2024/01889 - Sandelands, Woodland Avenue, Cranleigh, who made the following comments:

- Prior to the 28 March 2024 there was an active badger sett on the site, unfortunately on the 28 March 2024 actions were taken by the land owner/developer to remove the badger sett, it is highlighted that this is a criminal offence. Local residents contacted the relevant authorities and any additional information will be reported. It is noted that the active badger breeding season is November to June.
- Within 24hrs of purchase the group of trees to the rear of the site were removed. Prior to the recent purchase of the site residents requested that the trees were given a collective TPO, WBC refused as they said the trees were not at risk unfortunately this was not the case. Due to this the baseline for a 10% biodiversity net gain would be incorrect if taken from the date of the application, due to the above losses prior to the submission of the planning application.
- The proposals are out of keeping for the area and would be back garden development, which would set a new precedent for the road.

- There are strong concerns over highway safety within the site as the proposed bend in the road is narrow, there is insufficient parking for the number and size of dwellings, it is unrealistic to assume garages will be used for parking, cars will park along the access road within the site, therefore restricting access for emergency services and deliveries to the rear dwellings and parking will inevitably overflow onto Woodland Avenue.
- The site is adjacent to Little Mead Brook, the proposals would turn a predominantly green space into a mainly hard landscaped area, within a flood zone this would exacerbate flooding within and outside of the site.
- Many of the reports within the application are misleading, incorrect or have communicated with an authority outside of the borough instead of the correct authority.
- Although stated within the application, residents would like to confirm that there has been no consultation with them regarding the plans for the site.
- Residents highlighted that the site plan could be incorrect as the redline shows the boundary up to the road, but the verges have been in the ownership of Surrey County Council, along with this the blue boundary area raises concerns as there will need to be a maintenance plan.
- There is no continuous path along Woodland Avenue so pedestrians use the grass verges to refrain from walking in the road. The proposals imply that the grass verge will no longer be useable and will become part of the site, whereas the verges have always been in the ownership of SCC.
- Many school aged children cross Woodland Avenue to get to and from school, without clear sightlines and an increase in vehicle movements from the addition of the dwellings will increase the risks to them and other pedestrian's needing to cross Woodland Avenue.
- Residents have completed their own visual splay data following the appropriate guidance, this highlights further errors within the application documents. The residents results show the visual splay at 21.3 metres, whereas the minimum set by SCC is 43 metres. This would mean the access road to the site should be located further along Woodlands Avenue, it is important to remember that the site is the first as you enter Woodland Avenue from Ewhurst Road.
- This leads to concerns regarding the maintenance of the culvert, ditches and foliage along Ewhurst Road, Bedlow Lane and the entrance to Woodland Avenue. If not maintained this will further impact the sightlines to and from Woodland Avenue and flood risk.
- The proposals would conflict with CRAN13 and CRAN14 of the Cranleigh Neighbourhood Plan.
- Although the gardens seem to comply with the 10metre guidance, this would be out of keeping for the road, as they are large dwellings on large plots.
- Woodland Avenue has an old build style with larger single dwelling plots, larger front gardens and driveways, the proposals are for newer style dwellings that would completely change the character and visual amenity for the road, but this will be amplified as they will be the first dwellings on the entrance to Woodlands Avenue.
- Residents have been made aware that several other developers considered the site inappropriate and unfeasible.
- Due to the nature of the area and the potential for wildlife in and around the site surveys should be carried out to ascertain the extent of protected wildlife, this should include bat surveys.
- During this process residents have been made aware that borough councils may have a legal obligation to protect trees, they await confirmation.
- As a whole the proposals are out of keeping for the area, visually intrusive, an over development of the site and due care and attention has not been given to the site, wider community or provision of the correct information within the application.
- The proposals in their current form would have no benefit to the area and wider community, they would cause more hazards outside of the site with a knock on effect to the wider road network.

6. NEW PLANNING APPLICATIONS - LIST 24/40, 24/41 AND 24/42

**WA/2024/01889**

**Sandelands, Woodland Avenue, Cranleigh, GU6 7HU**

Erection of 5 dwellings and associated work following demolition of the existing dwelling.

Members agreed to consider application WA/2024/01889 at this point in the meeting.

OBJECTION – Members agreed that first and foremost the illegal actions taken to remove the badger sett need to be addressed prior to any planning approval or refusal, as it is illegal to remove a badger sett and the correct lawful process should have been followed.

Woodland Avenue is a road that has an individual character and is visually unique. The proposals are not in keeping with the local character and would have a negative visual impact on the street scene.

The proposals would be an overdevelopment of the site, in bulk, size and mass that would have accessibility restrictions for emergency vehicles and delivery vans, due to residents needing to park in the proposed road within the site.

There appear to be discrepancies with the flood zone this should be checked and confirmed, as there will be an impact to the local area due to the removal of a large green space including a high number of trees and replacing it with hard landscape. Other documents within the application also appear to have discrepancies, i.e. contact with the incorrect water company.

Due to the close proximity to the culvert there is risk of overflow into the site and by the addition of 5 dwellings the natural soakaway is also removed.

Given the proposals and prior removal of biodiversity on the site it would be challenging to provide a 10% biodiversity net gain, which would show the scale of the proposals are an overdevelopment of the site.

Members would like to see a bat survey carried out and provided before any permissions are given or the original dwelling is removed.

Members would like to see a proposal that is more in keeping with the area, considerate of the space and surrounding area, that would provide a mix of smaller and large homes, with similar frontage and garden space as the rest of Woodland Avenue.

**WA/2024/01837**

**Great Withybush, Knowle Lane, Cranleigh, GU6 8JP**

Erection of extensions and alterations.

NO OBJECTION

**WA/2024/01862**

**19 Brookside, Cranleigh, GU6 8DA**

Erection of a single storey extension.

NO OBJECTION

**WA/2024/01853**

**The Croft, Woodlands Close, Cranleigh, GU6 7HP**

Erection of a two storey extension and alterations following demolition of porch, garage and outbuilding.

NO OBJECTION

- TM/2024/01858**      **16 Sylvaways Close, Cranleigh, GU6 7HG**  
APPLICATION FOR WORKS TO TREE SUBJECT OF TREE  
PRESERVATION ORDER 05/00
- NO OBJECTION
- PRA/2024/01933**      **Vachery Farm Building, Horsham Road, Cranleigh**  
General Permitted Development Order 2015 Schedule 2 Part 3 Class Q - Prior  
notification application for change of use of agricultural building to 5 dwellings  
(Use Class C3) and for building operations reasonably necessary for the  
conversion.
- NO OBJECTION – Members highlighted that there is no footpath along this  
section of Horsham Road, with the start of the footpath towards the village  
being narrow. Members would like consideration given to safe access and  
egress from the site for pedestrians and vehicles.
- WA/2024/01922**      **3 Cromwell Place, Cranleigh, GU6 7LF**  
Erection of a single storey extension and a link infill extension to existing  
detached garage with alterations to garage roof; erection of a porch.
- NO OBJECTION
- WA/2024/01934**      **11 Sycamore Road, Cranleigh, GU6 8GN**  
Alterations to roofspace including dormers and rooflights to provide habitable  
accommodation.
- NO OBJECTION
- WA/2024/01936**      **9 Overford Close, Cranleigh, GU6 8BL**  
Certificate of Lawfulness under Section 192 for erection of a single storey  
extension.
- NO OBJECTION
- WA/2024/01928**      **Rowly House, Guildford Road, Cranleigh, GU6 8PG**  
Change of use of land to veterinary use (Use Class E) and erection of a kennel  
(retrospective).
- NO OBJECTION – Members are aware that there is the potential of increased  
noise in the area and that Environmental Health should be consulted.
- WA/2024/01955**      **Rowly House, Guildford Road, Cranleigh, GU6 8PG**  
Change of use of first floor from residential use (Use Class C3) to mixed use  
veterinary and staff accommodation (Sui Generis).
- NO OBJECTION
- WA/2024/01965**      **11 Lawns Cottages, Lawns Road, Rudgwick, Horsham, RH12 3AE**  
Erection of single storey extension and bay window.
- NO OBJECTION
- WA/2024/01969**      **8 Cromwell Place, Cranleigh, GU6 7LF**  
Erection of single storey extension.
- NO OBJECTION

7. AMENDED PLANNING APPLICATIONS

There were no applications received.

8. APPEALS

There were no appeals received.

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 8.07pm.

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

Signature.....

Date.....

