



CRANLEIGH PARISH COUNCIL

MINUTES OF THE PLANNING COMMITTEE MEETING HELD AT 7.00 PM ON MONDAY 14th MAY 2018 IN THE COUNCIL CHAMBER, VILLAGE WAY, CRANLEIGH

Cllr B Freeston* (Chairman of the Committee)
Cllr R Cole* (Vice Chairman)
Cllr J Betts*
Cllr R Burbridge*
Cllr K Fernandes*
Cllr E Townsend*
Cllr R Tyler*

PRESENT*

ALSO PRESENT: Four representatives from A2Dominion and Quatro, Two members of the public, Haslemere Deputy Town Clerk P Auger, Cllr S Jeacock, Administration Clerk L Glazier

1. APOLOGIES FOR ABSENCE

The committee accepted apologies for absence/late arrival from Cllr E Townsend (prior meeting).

2. DECLARATIONS OF INTEREST

Cllr K Fernandes declared that she is the Member of the Civic Society.

Cllr J Betts declared that he owns a Cranleigh building company and works as a builder, he has no pecuniary interest in any item on the agenda or any listed application.

3. PUBLIC SESSION

Two parishioners raised the following concerns for application WA/18/0683 – Windy Way, The Common:

- This application is based on the Secretary of State's refusal document, where the only issue that has been addressed is the change of windows in the flats from bay windows to flat windows.
- The building of flats will directly overlook two neighbours.
- There will be an increase in light and traffic pollution.
- The access is single track and shared, where reversing onto is dangerous due to the neighbouring properties access. Also, there is potential for congestion along the access road and main road with an increased volume of cars.
- The garage that is proposed to be removed is a party wall, which if the wall between the properties is retained would not be of sufficient height to retain the privacy of the neighbouring properties, due to roof loss.
- SCC have said that all cars need to leave the site in forward gear, given the parking shown on the plans this would not be possible.
- Parking for six cars for the flats is insufficient as most one-bedroom flats have two occupants with two cars. Where will the additional cars go?

- The plans are incorrect as The Larches actually abuts the site, with a hedge and stream between them. The plan shows space between the site and The Larches that is not there. This then raises concerns for the proposed gated pedestrian/cycle access in front of The Larches.
- The proposed chalet bungalow is far closer to the neighbouring rear property than the plans show.
- Cars would have to make extreme manoeuvres to park in the spaces provided.
- There are significant mature large trees on the site which will be removed.
- The best action for the site would be to renovate the existing property as a single house.

WA/18/0683 Windy Way, The Common, Cranleigh, GU6 8SQ

Erection Of A Building To Provide 4 Flats And Erection Of A Chalet Bungalow With Associated Works Following Demolition Of Existing Dwelling; Relevant Demolition Of Unlisted Building In A Conservation Area.

It was agreed to consider application WA/18/0683 at this point in the meeting.

OBJECTION – Members highlighted that this is within the conservation area and that the 5-year housing supply has been met, this development is not needed.

The proposals are overbearing in nature and an overdevelopment of the site, having a negative impact on the residents of The Larches and Winscombe.

There is insufficient amenity space provided for the flats. The six parking spaces provided are inadequate and unrealistic. With the parking spaces for the chalet bungalow being impractical, with the large number of manoeuvres needed to park in the spaces.

Members highlighted the Inspector's report and that there are no significant changes to address the impact on Winscombe.

Members questioned if new rights of way have been or will be sought, especially for the proposed chalet bungalow.

It was considered that the arboricultural statement and report is not properly represented and inadequate. With lack of justification for the removal of category C trees and other mature trees and shrubs on site.

Members would also like to repeat their previous comments:

OBJECTION – Members agreed that proposed plans would be an overdevelopment of the area in bulk and height, too dense and cluttered. There would also be a loss to neighbour amenity, loss of light and overlooking to the neighbouring properties. The proposed access to the site is suitable for single car traffic, would have a damaging effect to the Common and be detrimental to the visual appearance of The Common. Members raised concerns about the access for emergency vehicles.

Members would like to repeat their comments from the previous application WA/16/1544:

The Committee highlighted that this is a very confusing and convoluted application that needs more clarity in its ambiguous nature, due to the planning documents being for 6 flats and 2 semi-detached houses, but it has been described as 2 buildings to provide 8 flats. With concerns also being raised, as this application is double the invalid application. It was also highlighted that in the application it is said that a bridleway

cannot be seen, this is untrue as there is a bridleway that can be seen from the site. It was also raised that the height of the proposed building is not 2 and half stories as in the documents but 3 stories high.

The application does not respect the local resident's amenity and is considered to be an overdevelopment of the site in mass, bulk and height. The proposed building would create overlooking to the neighbouring properties where there currently is not any, creating a further impact to the resident's amenity. Due to this the committee would ask that a WBC officer revisit the site. The proposals are also seen as not in keeping with the conservation area, as this is now part of the conservation area.

The application contravenes WBC's parking guidelines, along with the stipulations set out by WBC in a previously agreed application in relation to parking near the stream on the boundary.

The proposed access road would have a damaging effect to the Common and not conserve it, this would be detrimental to the visual look and cause material damage to the Common. The Committee see a safety issue for cars accessing the site from the High Street, which is the main road into and out of Cranleigh, this is highly likely to increase the density of traffic and cars backing up in the High Street also the potential for cars to back onto the main road. The Committee highlighted the easement that is in place for the access road has not been set to take into account for high volumes of vehicle movements each day.

It was agreed that WBC's Environmental Health should look at and be involved with the placement of refuse bins, as the suggested area shown is too close to the adjacent property, which will create excess noise and odours. Along with this there appears to be no proper access to the bins for the refuse vehicles.

The Committee Members agreed that with WBC's current 5yr supply there is no longer a need for this type of housing and for the volume proposed to be crowded into the site.

4.

GUEST SPEAKER

A2Dominion and Quatro representatives.

The representatives thanked Members for being able to come and present their plans to the Committee.

One question was raised by a member of the public in regard to the dredging done by the previous owner of the site in Cranleigh Waters and if they are aware of this? They had not been made aware of this and will now investigate this.

- They presented their plans and briefly explained the Knowle Park Trust.
- They plan to replenish the hedging for the adjacent site, that has been removed by the neighbouring developers.
- The dwellings will be no taller than two stories.
- The first phase will have 21% affordable housing.
- They wish to highlight the natural views in and around the site.

Cllr E Townsend joined the meeting and was not present for item 4 (above).

5.

GUEST SPEAKER

Deputy Town Clerk, Haslemere Town Council
General permitted development orders in local villages.

The Deputy Town Clerk briefly explained how Haslemere Town Council had noticed the increase in number of permitted development rights notifications, to change from commercial use to residential.

It was also explained that permitted development rights applications are notifications of the change of use and cannot be commented on, but they wrote to each one of the applications. By having Article 4 direction, this means that the permitted development rights would be removed, and future applications would have to go through the full planning process.

Haslemere Town Council have been advised to include commercial areas within their neighbourhood plan.

WA/18/0682 West Cranleigh Nurseries, Alfold Road, Cranleigh, Surrey, GU6 8NQ

Details Pursuant To Outline Permission Granted Under Wa/2016/2207 For 67 Dwellings Together With Associated Car Parking Landscaping And Open Space Pursuant To Conditions 1 4 5 7 10 11 13 14 15 22 26 40 And 41 A Statement Of Conformity To The original Environmental Statement has been provided with this application.

It was agreed to consider application WA/18/0682 at this point in the meeting.

NO OBJECTION – Members support A2 Dominion in replenishing the northern boundary which was removed by the neighbouring developer.

They ask that the wood fencing at the entrance to the site is replaced with a long-lasting boundary treatment that has architectural merit.

It is suggested that A2Dominion seek further information on the previous dredging of Cranleigh Waters.

There were some concerns for the breadth and quality of the palette. It was highlighted that with a limited palette the materials and construction must be precise.

The comments and observations from Cllr E Townsend, as a Waverley Borough Councillor, are preliminary prior to consideration at WBC and are based on the evidence and representations to the Parish Council. A Councillor may have a different view following consideration or hearing of possible new evidence at Borough level.

6. MINUTES

The minutes of the Planning Committee Meeting held on 23rd April 2018 were AGREED and signed by the Chairman as a true record.

7. CHAIRMAN'S REPORT

The Chairman updated the Committee on the following points:

- The Gate House planning application has been approved for 5 flats and 3 parking spaces.
- Road Naming Application for four new roads at the Elmbridge Road development: Sycamore Road, Rowan Grove, Holly Bush Close and Field Maple Avenue. No Objections.
- A response has been received following a letter to WBC for their new planning website. Although Members understand the failings of the previous website, there are problems with the new website. Members would like to highlight these issues again – for example the very slow loading of files.
- There is a Public exhibition invitation for the proposed housing development on land at Ruffold Farm, Guildford Road. This will take place in the committee room of the Village Hall on Friday 1st June 5.45pm to 8.15pm.
- The Chairman noted the email received regarding CIL modifications.

8. PUBLIC SESSION

No questions or comments made.

NEW PLANNING APPLICATIONS - LIST 18/17, 18/18 and 18/19

9.

TM/18/0056 3 Woodland End, Southwood Chase, Cranleigh, GU6 7LA

Application For Works To And Removal Of Trees Subject Of Tree Preservation Order 14/09

NO OBJECTION – Members request the Tree Officer visits the site and makes a report.

WA/18/0697 41 John Wiskar Drive, Cranleigh, GU6 8RA

Alterations To Elevations (Numbers 41 - 42).

NO OBJECTION.

WA/18/0698 43 John Wiskar Drive, Cranleigh, GU6 8RA

Installation Of Replacement Windows And Doors (Numbers 43-48).

NO OBJECTION.

WA/18/0699 49 John Wiskar Drive, Cranleigh, GU6 8RA

Installation Of Replacement Windows And Doors (Numbers 49-52).

NO OBJECTION.

WA/18/0700 53 John Wiskar Drive, Cranleigh, GU6 8RA

Installation Of Replacement Windows And Doors (Numbers 53-58).

NO OBJECTION.

WA/18/0701 Land at Queensway, Cranleigh

Application Under Regulation 3 Of The Town And Country Planning General Regulations 1992 For Construction Of A Dropped Kerb And Hardstanding To Provide 12 Parking Spaces.

NO OBJECTION.

WA/18/0740 The Old Police House, Horsham Road, Cranleigh, GU6 8DR

Erection Of Two Storey Rear Extension And Front Porch And Alterations Following Demolition Of Existing Extension And Porch; Erection Of Detached Garage And Workshop.

OBJECTION – The site is within the Conservation Area meaning any materials used would have to be appropriate.

Members expressed that due consideration has not been given to the biodiversity on site. Highlighting that approximately 200 meters from the site there is broadleaf woodland and there is no evidence to prove if there are habits of importance. In addition to this they have not determined evidence of priority species on site.

It was agreed the garage would be overbearing and detrimental to the neighbouring amenity, due to the elevated area and the ridge height of 4.7metres. The garage also appears to contravene the 45% rule, as Brookdene's view would be obstructed by the proposed garage.

10. AMENDED PLANNING APPLICATIONS

WA/18/0460 – Hewitt Industrial Estate, Elmbridge Road, Cranleigh – No further comments.

11. APPEALS

An appeal has been made to the Planning Inspectorate for WA/17/0176 – Land to the west of Lydia Park, Stovolds Hill, Cranleigh, the will be determined by way of a hearing followed by a site visit - Members agreed not to discuss and comment on this at a future meeting.

12. ENFORCEMENT

It was noted that Cala Homes undertook construction work on Bank Holiday Monday, which they are not permitted to do. It has been reported to Planning Enforcement and will be investigated.

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

It was not agreed for any Member to speak on behalf of the Parish Council.

The Chairman closed the meeting at 9.14pm.

The next Planning Committee Meeting will be held on **Monday 4th June 2018 at 7.00 pm.**

Signature.....

Date.....