



## CRANLEIGH PARISH COUNCIL

### MINUTES OF THE PLANNING COMMITTEE MEETING HELD AT 7.00 PM ON MONDAY 23<sup>rd</sup> APRIL 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: Two representatives of Renaissance Retirement, Cllr S Jeacock, Administration Clerk L Glazier

#### 1. APOLOGIES FOR ABSENCE

The committee accepted apologies for absence from Cllr B Freeston (prior meeting).

#### 2. DECLARATIONS OF INTEREST

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.

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

WA/18/0572 - Penwerris, 51 Horsham Road, Cranleigh. Cllr R Tyler declared a pecuniary interest as she is a resident of 51 Horsham Road.

#### 3. MINUTES

The minutes of the Planning Committee Meeting held on 3<sup>rd</sup> April 2018 were AGREED and signed by the Vice Chairman as a true record.

#### CHAIRMAN'S REPORT

4.

There was no report from the Vice Chairman.

#### 5. PUBLIC SESSION

No questions or comments made.

6. NEW PLANNING APPLICATIONS - LIST 18/14, 18/15 and 18/16

**WA/18/0572 Penwerris, 51 Horsham Road, Cranleigh, GU6 8DT**

Erection Of A Block Of 12 Sheltered Apartments And 3 Bungalows (Age Restricted) With Associated Access Electric Buggy/Cycle Store Refuse Bin Store And Parking Following Demolition Of Existing Building.

*It was agreed to consider application WA/18/0572 at this point in the meeting.*

*(one declaration of interest – Cllr R Tyler left the meeting)*

*Meeting adjourned: 19.05*

*Meeting re-adjourned: 19.31*

OBJECTION – Members agreed although the volume of accommodation has been reduced the proposed plans are and overdevelopment of the site, with the site being very crowded. There would be a negative impact on the surrounding area due to the bulk and mass of the building, this would also include the lack of parking provided and poor design.

The proposed parking is insufficient and does not meet WBC Parking Guidelines. Members strongly highlighted that parking on the Horsham Road would be dangerous and cause disruption to the village, as with the limited spaces proposed it is highly likely there would be an overflow of parking on to the Horsham Road and potentially Hitherwood.

Overlooking to the neighbouring properties amenity space from the apartment block is still a concern. There is also a concern for the lack of amenity space provided for the residents of the apartments.

Members noted the application is an improvement and more attractive than the previous application but, are concerned that the views from within the site are poor, with the view from the bungalows looking out onto the parking area.

The proposed boundary treatment behind the bungalows is a concern, that the planting of trees will undermine the structure of the wall, which is a large Victorian wall. This raised a further concern that as the boundary treatment matures the bungalows will become dark.

Members would like to see actual measurements on the plans, as Members found it hard to tell if the bin and buggy area would be large enough to accommodate all potential residents.

Members also highlighted that there is a large yew tree at the entrance of the site and would like the developers to be aware an RPA zone would be needed.

*(Cllr R Tyler returned to the meeting)*

**WA/18/0511 27 & 28 John Wiskar Drive, Cranleigh, GU6 8RA**

Alterations To Elevations.

NO OBJECTION.

**WA/18/0564 Land South of High Street between Alfold Road and Knowle Lane, Cranleigh**

Formation Of A Temporary Driveway For Construction Traffic.

OBJECTION – Members question the necessity for an additional access to the site as they already have a sufficient main access point, also questioning if the proposed location is an existing track way.

There would be a negative impact on the trees and biodiversity in and around the site as the proposed access would bisect a movement corridor for the local wildlife.

Although Members understand the cell web is to protect the RPA's, there is a concern that damage would be done to the trees above ground with the large heavy vehicles passing by.

Members strongly feel that this is something that should have been considered at the early stages of the planning and the phasing process, not once work has started.

Members strongly agree that there is a real risk of this access facilitating phase 2 once phase 1 is completed. In addition to this there is the concern that eventually this will become a permanent access for the site, which Members strongly object to.

As this site has already lost a significant amount of its biodiversity, Members would like the Tree Officer to visit the site to inspect how close the traffic would be to the trees and the potential effect on the wildlife.

**TM/18/0055 2 Sylvaways Close, Cranleigh, GU6 7HG**

Application For Removal Of Tree Subject Of Tree Preservation Order 05/00

INSUFFICIENT INFORMATION.

**WA/18/0600 Land at rear of 114 and 118, Horsham Road, Cranleigh**

Erection Of 2 Dwellings.

OBJECTION – The 5-year housing supply has been met, there is no need for this back-land development.

The two proposed dwellings are an overdevelopment of the site, with an access that provides reduced sightlines onto Horsham Road.

For the dwelling to be erected a significant volume of trees would have to be removed from the area, with some tree having TPO's. Members strongly object to the removal of the trees.

Members considered this application to be invalid due to question 13 of the application parts a, b and c being answered incorrectly. Members highlighted that there are Great crested newts within 200 meters of the site, a badger set, and a bat corridor is known in the area.

It was also highlighted that the application site is near to ancient semi natural deciduous woodland and a woodland priority habitat that is important to bats and other wildlife. The tree species present at the site are also important feeding areas for bat species within the immediate locality.

**WA/18/0605 29 – 40 (Excluding No. 38) John Wiskar Drive, Cranleigh GU6 8RA**

Installation Of Replacement Windows And Doors At Front Sides And Rear Of The Properties.

NO OBJECTION.

**WA/18/0628 Plot 5, Land Comprising of 5 fields south of Amlets Lane, Cranleigh.**

Erection Of An Additional Substation.

NO OBJECTION – Members would like to highlight that landscaping in the area of the substation is crucial to reduce noise to the local residents and to make the area visually more appealing.

9. AMENDED PLANNING APPLICATIONS

None received.

10. APPEALS

None received.

11. ENFORCEMENT

Following a recent incident of a Browns construction lorry traveling at speed through the High Street and a near miss, Members have been advised to call the police if the construction traffic is traveling at unsafe speeds through Cranleigh.

It was noted that Wildwood Lane is in a terrible state, due to the construction traffic for the brick and tiles site. Within the planning application one of the conditions was to keep the road in a good state of repair, it is now in a dangerous state, especially for the many cyclists that use the road. Members have asked for a letter to be sent highlighting the current state of Wildwood Lane and breach of a planning condition.

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

It was AGREED that Cllr R Cole would speak on behalf of the Parish Council.

The Chairman closed the meeting at 8.09pm.

The next Planning Committee Meeting will be held on **Monday 14<sup>th</sup> May 2018 at 7.00 pm.**

**Signature**.....

**Date**.....