



## CRANLEIGH PARISH COUNCIL

### MINUTES OF THE PLANNING COMMITTEE MEETING HELD AT 7.00 PM ON TUESDAY 3<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: Three members of public, Cllr D Lazarus, Administration Clerk L Glazier

#### 1. APOLOGIES FOR ABSENCE

The committee accepted apologies for absence from Cllr B Freeston (prior commitment), Cllr R Cole (prior commitment) and Cllr J Betts (unwell).

In the absence of the Chairman and Vice Chairman Members nominated Cllr E Townsend to Chair this 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.

#### 3. MINUTES

The minutes of the Planning Committee Meeting held on 12<sup>th</sup> March 2018 were AGREED and signed by the Chairman as a true record.

#### CHAIRMAN'S REPORT

#### 4.

The Chairman updated the Committee on the following points:

- Application WA/2017/2301 – The Common, Cranleigh, for the removal of the cricket nets, is due to come before the Area Planning Committee (Eastern) on the 11<sup>th</sup> April 2018.
- Renaissance Retirement have informed the Council that they have lodged a planning application with WBC for proposals at Penwerris, 51 Horsham Road, which consists of 12 apartments and 3 chalet style bungalows with 18 parking spaces.
- The Council have been updated on the Slinfold neighbourhood plan following receipt of the Examiners report and has published its decision statement in accordance with Regulation 18. Horsham District Council are inviting representations on the modifications only for 7 weeks from 16<sup>th</sup> March 2018 to 4<sup>th</sup> May 2018. The Chairman has asked for the update to be sent to Members of the Neighbourhood Plan.
- Application WA/18/0235 - Mahe, Avenue Road, Cranleigh, has been recommended for refusal by WBC.

5. PUBLIC SESSION

Two parishioners raised the following concerns for application WA/18/0460 - Hewitts Industrial Estate:

- Concerns regarding the eastern boundary of the site, which borders their boundary. On the plans provided there appears to be no boundary treatment, the residents would like to know if the current dilapidated concrete fence will be replaced.
- The residents of 1 & 2 Railway Cottages stopcock access is by Vine Farm, they are concerned as the water main goes through the site under the houses proposed for the area by the Downslink.

6. NEW PLANNING APPLICATIONS - LIST 18/12 and 18/13

**WA/18/0460 Hewitts Industrial Estate, Elmbridge Road, Cranleigh, Surrey**

Approval Of Reserved Matters (Appearance Landscaping Layout And Scale) Following The Outline Approval Of Wa/2014/2384) Erection Of 120 New Dwellings With Associated Parking Landscaping Open Space And Works (Revision Of Wa/2017/1917).

*It was agreed to consider application WA/18/0460 at this point in the meeting.*

NO OBJECTION – Members would like to see the bin areas at the entrance to the site be a central feature. This is in relation to plots 89-92 and 99-102 of the site plan.

It was agreed that a defined closed boundary should be made between the Miller Homes Ltd site and Berkley Homes site, as this is not clearly shown on the plans provided, in order to protect existing residents and to replace the existing boundary treatment. This should also include provision for future repair and maintenance.

It was also considered that attention should be made to ensure there is sufficient access for emergency vehicles and refuse trucks within the site.

Members support the introduction of bat boxes and welcome continued engagement with Miller Homes Ltd.

**TM/18/0042 4 Green Bushes, Greenbush Lane, Cranleigh, Surrey, GU6 8ED**

Application For Works To Tree Subject Of Tree Preservation Order 20/10

NO OBJECTION

**WA/18/0436 69 Craigellie, Horsham Road, Cranleigh, Surrey, GU6 8DX**

Erection Of Extension.

NO OBJECTION – Members would like WBC planning officers to consider if there would be a case of overlooking from the side elevation window of bedroom 4, to the neighbouring property as it is not clear from the plans what the window would look onto.

**WA/18/0443 The Gate House, Knowle Lane, Cranleigh, Surrey, GU6 8RD**

Erection Of A Block Of 5 Flats With Associated Parking And New Access.

OBJECTION – Members strongly highlight that this is a building of local merit and the plans provided are out of character for the area, regarding bulk, scale and mass.

There still appears to be a negative impact on Magnolia Cottage.

Members agreed the provision of 3 parking spaces is inadequate and contravenes WBC parking guidelines. Great concern was raised for the cars turning on to Knowle

Lane from the site as it is a narrow busy road, also there is not space provided for cars to access and exit in forward gear. In relation to this concern was also raised for the access of emergency vehicles to the site.

Members would like to highlight their previous comments below:

- *the bulk and size of the proposed building;*
- *the proposed building is not in keeping with the other properties in the immediate area;*
- *the development would impact on the immediate adjacent property of Magnolia Cottage and the properties opposite;*
- *there are insufficient parking spaces;*
- *the current building is listed as a Building of Local Merit.*

**TM/18/0045 Little Meadow, Alfold Road, Cranleigh, GU6 8NQ**

Application For Works To Tree Subject Of Tree Preservation Order 01/17

NO OBJECTION – Members raised concern for the health of the tree as the RPA appears to have been infringed by the ditch pictured in the planning documents. They would recommend a site visit by the tree officer.

9. AMENDED PLANNING APPLICATIONS

None received.

10. APPEALS

None received.

11. ENFORCEMENT

None received.

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

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

The Chairman closed the meeting at 7.40pm.

The next Planning Committee Meeting will be held on **Monday 23<sup>rd</sup> April 2018 at 7.00 pm.**

**Signature**.....

**Date**.....