



CRANLEIGH PARISH COUNCIL

MINUTES OF THE PLANNING COMMITTEE MEETING HELD AT 7.00 PM ON MONDAY 17th SEPTEMBER 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 R Tyler*

PRESENT*

ALSO PRESENT: One member of public, Administration Clerk L Glazier

1. APOLOGIES FOR ABSENCE

None received.

2. DECLARATIONS OF INTEREST

WA/18/1374 - 2, The Ridings, Cranleigh. Cllr R Cole and Cllr K Fernandes declared non-pecuniary interests.

3. MINUTES

The minutes of the Planning Committee Meeting held on 28th August 2018 were AGREED and signed by the Chairman as a true record.

4. CHAIRMAN'S REPORT

The Chairman reported to Members that WA/2017/0104 - Land Adjacent to Brockhurst Farm, Alfold Crossways for up to 39 dwellings was DISMISSED and WA/2017/1947 - Land Adjacent to Brockhurst Farm, Alfold Crossways for up to 23 dwellings was ALLOWED.

5. PUBLIC SESSION

One parishioner raised the following concerns for application WA/18/1345 - 9, Hitherwood, Cranleigh:

- Hitherwood is an area of 3 and 4 bedroom houses with nice sized gardens.
- The plans would be an overdevelopment of the site.
- No 9 and the new property would have very small gardens.
- The new property would look directly into No.7's garden.
- The front lounge widow of the new property would have a boarded fence as a view.
- The surrounding trees would be touching all sides of the new house and also would be built on the tree roots.
- It would be built next to the stream which is also a wildlife corridor.
- There are currently sewage problems along Hitherwood, especially with heavy rainfall. Adding a new house would increase these problems.

6. NEW PLANNING APPLICATIONS - LIST 18/35,18/36 and 18/37

TM/18/0117 Land South Of High Street Between Alfold Road And, Knowle Lane, Surrey
Application for works to trees subject of tree preservation order

OBJECTION – Members were unable to find any sufficient justification for the works to the trees, especially for raising the canopy for T27, as this would impact the rural view from the road, the urban biodiversity, the rural setting, which would also have an impact on the local wildlife.

WA/18/1341 30, The Drive, Cranleigh, Surrey, GU6 7LZ
Erection of extensions and alterations following demolition of existing garage.

NO OBJECTION.

WA/18/1342 Cranleigh School, Horseshoe Lane, Cranleigh, Surrey, GU6 8QQ
Alterations to elevations.

NO OBJECTION.

WA/18/1343 Cranleigh School, Horseshoe Lane, Cranleigh, Surrey, GU6 8QQ
Listed building consent for alterations to elevations and internal alterations.

NO OBJECTION.

WA/18/1345 9, Hitherwood, Cranleigh, Surrey, GU6 8BN
Erection of a dwelling and associated works following demolition of existing garage together with alterations to form new access.

OBJECTION – Members highlighted that the 5 year housing supply has been met.

The proposed dwelling would be an overdevelopment of the site and is out of keeping and character to the surrounding area.

Members agreed the loss of trees would have a detrimental impact on the natural environment, the biodiversity, loss of landscape value, loss of screening and disturb the wildlife corridor. The new foundations for the dwelling would have implications for the RPZ – root protection zones.

Members noted that the amenity space is small in comparison to the neighbouring properties.

The area has a history of flooding, which raises concerns as the proposed dwelling is close to the stream.

The proposed dwelling would overlook into the neighbouring garden of number 7 and 11.

Members are concerned that the proposals could create a terraced look to the area.

TM//18/0121 Pinecrest, Ridgeway Close, Cranleigh, Surrey, GU6 7JD
Application for works to tree subject of tree preservation order 16/09

NO OBJECTION.

TM/18/0122 2 Bryher, Nightingales, Cranleigh, Surrey, GU6 8DE
Application for works to trees subject of tree preservation order 26/99

NO OBJECTION.

WA/18/1365 94 Woodgers, Horsham Road, Cranleigh, Surrey, GU6 8DY
Erection of extensions and alterations.

NO OBJECTION.

WA/18/1374 2, The Ridings, Cranleigh, Surrey, GU6 7AZ

Erection of an attached dwelling along with associated works.

(two declarations of interest - Cllr Cole left the meeting.)

OBJECTION – Members agreed the proposals would create a terraced look to the area that currently does not exist.

The attached dwelling would be an overdevelopment of the site, overbearing, would make the current property over dominant and is out of character for the area. Members were also concerned as there appeared not to be any off-road parking associated with the proposed dwelling.

The proposals would also overlook into the neighbouring garden and amenity space.

(Cllr Cole returned to the meeting)

CR/18/0018 38, High Street, Cranleigh, Surrey, GU6 8AT

Prior notification application g.P.D.O. Part 3 class o - change of use from use from offices class b1a (office) to use class c3 (residential) use to provide 3 dwellings.

OBJECTION – Members could find no commercial justification for the loss of office space and do not feel a sufficient commercial case has been made for the loss of office space.

It was also highlighted that there is no associated parking for this building and question where potential residents would park their vehicles.

NMA/18/0117 Land Comprising Of 5 Fields South Of, Amlets Lane, Surrey

Amendment to wa/2017/1362 to provide alterations to the boundaries of plots 63 65 and 136.

NOTED.

PRA/18/0033 Snoxhall Farm, Knowle Lane, Cranleigh, Surrey, GU6 8JW

General permitted development order 2015 schedule 2 part 3 class q - prior notification application for the change of use from agricultural barns to 3 dwellings.

NOTED.

TM/18/0128 Acres End, Bookhurst Road, Cranleigh, Surrey, GU6 7DW

Application for works to and removal of trees subject of tree preservation order 05/13

OBJECTION – Members highlighted the property was approved on the basis of the presence of the existing trees and agreed that a case has not been made to justify the removal of the existing trees, with the information provided being insufficient to comment on trees with a preservation order. Members noted that this property is within the countryside.

WA/18/1407 Sandy Hill, Winterfold Heath Road, Ewhurst, Cranleigh, Surrey, GU6 7WH

Erection of extensions and alterations.

OBJECTION – Members highlighted that this is an area of outstanding natural beauty (ANOB) and would need a biodiversity assessment, as a project of this size would have an impact on the biodiversity in the area. It was agreed that an underground garage for 21 cars is a large civil engineering project, that would undermine the existing trees and have a significant impact on the root protection zones.

Members agreed that more information is needed for such a substantial project.

WA/18/1412 210 Surrey House, High Street, Cranleigh, Surrey, GU6 8RL
Alterations to elevations.

NO OBJECTION.

WA/18/1415 Fairhaven, Ewhurst Road, Cranleigh, Surrey, GU6 7EB

Erection of 2 buildings to provide 8 dwellings following demolition of existing dwellings and outbuildings. (Revision of wa/2018/0304)

OBJECTION – Members agreed the 5 year housing supply has been met. Even though changes have been made Members still agree that this development would contravene Policy TD1: Townscape and Design of the local plan.

The proposed development is out of keeping for the area and would be harmful to the surrounding area.

It was also highlighted that the addition of 16 cars using an unadopted road is effectively doubling the traffic, but also expressed concerns that the plans don't show any visitor parking, which is essential as there is no on road parking outside of the site.

Members would like to express their concern and strongly highlight that the entrance to the site and the neighbour pathway is an access route to 4 of the local schools, which raises safety concerns for the students and families that use the area.

Members also would like to highlight some of their previous concerns:

OBJECTION – Members highlighted that the 5yr housing supply has been met and there is no requirement for this development.

It was strongly agreed that this development would contravene Policy TD1: Townscape and Design of the local plan, as it is not protecting the character and amenity of the local area. There is a distinctive character in the area of large detached homes with larger gardens, highlighting that the proposed dwellings are not in keeping with the surrounding area.

The proposed plans are an overdevelopment of the site, resulting in a negative impact on the local amenity, with it being of much greater impact due to individual dwellings being on each level of the proposed buildings, in an area of large detached houses. In accordance with the NPPF the density of the proposals should be similar to that of the surrounding area, these proposals do not comply with this.

The local precedent of the cinema is not a valid precedent to compare these proposals. The applications are completely different due to the building on the cinema site being replaced by a building of similar size, bulk and mass.

Members strongly highlight their concerns for the safety of pedestrians, in particular the high volume of school children and parents with young children that use the footpath bordering the site. The increased volume of vehicles would pose a significant increase in danger to those using the public footpath, which exits next to the entrance to the site.

The site access point for vehicles is at a bottleneck point of the access road Nuthurst Avenue, Members could not justify that this would be a safe access and egress for the proposed increase in volume of vehicles. In addition, the parking

provided does not meet WBC parking guidelines, particularly because there is no visitor parking provided, but they also queried the usability of the parking shown on the plans. Members highlighted that it is a road of varying widths, where cars are unable to park safely outside of the site. It was agreed that Nuthurst Avenue is not

capable of taking any additional traffic, with the resulting reduced and more difficult access for emergency vehicles to Nuthurst Avenue.

There is not sufficient amenity space for the proposed dwellings and the storage of recycling and waste bins is insufficient for the volume of potential occupants.

Concerns were also raised on the impact these dwellings would have on the surrounding trees and RPA's

Members did recognise and appreciate that the developers have listened to the concerns raised in the previous application.

WA/18/1455 Underslaw Farm, Alfold Road, Cranleigh, Surrey, GU6 8NQ

Erection of 4 dwellings with associated landscaping access and the construction of a new garage and drive for underslaw.

OBJECTION – Members question if this is a greenfield site and the answers given for question 12 of the application form.

It was highlighted that the proposed parking does not meet the WBC parking guidelines.

Members strongly disagree with a further grant to destroy a bat roosting site, due to the cumulative effect of bat roosting sites being destroyed within a 1.5km area of the site and the bat population being decimated in the local area. Members also highlighted that a roost and a bat box are completely different, bat boxes don't mitigate the damage of the loss of another significant roost in the area. The bat population needs time to re-establish itself in this area.

7. AMENDED PLANNING APPLICATIONS

WA/18/1154 – Notcutts Garden Centre, Guildford Road, Cranleigh – Display of illuminated and non illuminated lights.

WA/18/0572 – Penwerris, 51 Horsham Road, Cranleigh - Erection of a block of 12 sheltered apartments and 2 bungalows (age restricted) with associated access, electric buggy/cycle store, refuse bin store and parking following demolition of existing building (as amplified by drainage information received 18/05/2018 and amended by plans and information received 11/09/2018).

8. APPEALS

An Appeal has been made to the Secretary of State for application WA/18/0810 – 5 Woodstock Close, Cranleigh - Alterations To Roof To Form Habitable Accommodation Including Installation Of Front And Rear Dormers And Front And Rear Roof Windows.

9. STREET NAMING APPLICATION

Members were concerned that Shire may cause confusion with Shere and that Bridle may be confused with Bridal.

ENFORCEMENT

10.

The Leander development is still under special measures and is being closely watched by residents.

There has been further waste being burnt at the Bookhurst Hill site.

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

It was NOT AGREED for a Member to speak on behalf of the Parish Council.

The Chairman closed the meeting at 9.01pm.

The next Planning Committee Meeting will be held on **Monday 8th October 2018 at 7.00 pm.**

Signature.....

Date.....