



CRANLEIGH PARISH COUNCIL

MINUTES OF THE PLANNING COMMITTEE MEETING HELD AT 7.00 PM ON MONDAY 8th OCTOBER 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 A Richardson*
Cllr R Tyler*

PRESENT*

ALSO PRESENT: Two members of the public, Administration Clerk L Glazier

1. APOLOGIES FOR ABSENCE

The committee accepted apologies from Cllr B Freeston (Holiday).

2. DECLARATIONS OF INTEREST

The Administration Clerk declared a pecuniary interest in amended application WA/17/1389 - Cranleigh C of E Primary Upper School & Lower School, Parsonage Road & Church Lane, Cranleigh as she lives in a neighbouring property.

3. MINUTES

The minutes of the Planning Committee Meeting held on 17th September 2018 were AGREED and signed by the Vice Chairman as a true record.

4. CHAIRMAN'S REPORT

The Vice Chairman reported on the amended proposals received for Penwerris, 51 Horsham Road, Cranleigh and noted the response to the Parish Councils objections.

5. PUBLIC SESSION

There were two members of the public present, who made no comments at this point.

6. NEW PLANNING APPLICATIONS - LIST 18/38,18/39 and 18/40

TM/18/0140 Down Ampney, Rowly Drive, Cranleigh, Surrey, GU6 8PN

Application for removal of tree subject of tree preservation order 25/06

It was agreed to consider application TM/18/0140 at this point in the meeting.

OBJECTION – No case has been made for the removal of the tree, with the information and plans within the application being insufficient to justify the removal of the tree or make an informed decision. Members would like to see other methods used and considered before removal a tree is applied for. Members highlighted that they are often receiving applications of the removal of characteristic trees and will object if no valid case is made.

- WA/18/1474 Pollingfold Place, Horsham Road, Ellens Green, Horsham, Surrey, RH12 3AS**
Change of use of land to gypsy / traveller site to provide: 7 private pitches each including 1 dayroom and 1 mobile home; parking area for touring caravans to also be used as seasonal transit pitches; with associated hardstanding and landscaping
- OBJECTION – Members would like to know the total capacity of potential caravans on the site and for this to be included within the application. Concerns were raised to the cumulative effect of traffic along the Horsham Road, if the change of use were agreed. Members would also expect the Council to police the up keep of the site, if approved.
- WA/18/1490 Little Vachery, Lawns Road, Rudgwick, Horsham, Surrey, RH12 3AE**
Certificate of lawfulness under section 192 for erection of a 3 bay garage following demolition of existing garage.
- NO OBJECTION.
- WA/18/1495 Thorns Brook, Guildford Road, Cranleigh, Surrey, GU6 8PG**
Erection of a detached garage.
- NO OBJECTION – Members support the neighbours comments and following this would like the tree office to visit the site to assess the trees and identify RPA's on site.
- WA/18/1509 12, Trelawne Drive, Cranleigh, Surrey, GU6 8BS**
Certificate of lawfulness under section 192 for the erection of a single storey rear extension.
- NO OBJECTION.
- WA/18/1518 51, Wyphurst Road, Cranleigh, Surrey, GU6 7AT**
Construction of rear dormer window to provide habitable accommodation.
- OBJECTION – Members agreed the plans are contrived, incongruous, overbearing, over dominate, out of keeping in both roof faces and would completely change the street scene. It was also agreed there would be a loss of privacy and amenity to the rear of 45 and 47 by way of overlooking.
- WA/18/1540 Sefton, Avenue Road, Cranleigh, Surrey, GU6 7LL**
Application under section 73a to vary conditions 1 & 2 of wa/2018/0902 (plan numbers and materials) to allow change to design and materials.
- NO OBJECTION.
- WA/18/1555 Proposed Car Parking, Queensway, Surrey**
Application under regulation 3 of the town and country planning general regulations 1992 for construction of new parking areas and access path.
- NO OBJECTION – Members agreed that additional parking is needed in this area and there is a need to maximise the spaces created, as Members can see scope for more spaces to the west end of the plans. Members strongly recommend preventative measures are also introduced to stop parking on the communal green spaces.
- WA/18/1575 Land South Of High Street Between Alfold Road And, Knowle Lane, Surrey**
Display of advertisements comprising of 12 poles and flags.
- OBJECTION – Members strongly object to 12 poles and flag and consider this to be visual pollution and an unnecessary distraction to the area, however Members would not object to a total of 4 flags for the whole site i.e. 2 on the Knowle Lane entrance and 2 on the Alfold Road entrance.

WA/18/1602 45, The Mount, Cranleigh, Surrey, GU6 7LU
Erection of extensions and alterations.

NO OBJECTION.

WA/18/1611 Industrial Units, Manfield Park, Surrey
Construction of over cladding of existing roofs to units; 4 5 7 8 9 & 13.

NO OBJECTION.

7. AMENDED PLANNING APPLICATIONS

WA/18/1154 – Notcutts Garden Centre, Guildford Road, Cranleigh – Display of illuminated and non illuminated lights – No further comments.

(One declaration of interest – the Administration Clerk left the meeting.)

WA/17/1389 – Cranleigh C of E Primary Upper School & Lower School, Parsonage Road & Church Lane, Cranleigh – Outline application for the erection of 98 dwellings (including 31 affordable dwellings) provision of new and altered access amenity space landscaping and associated infrastructure with all matters reserved except access following demolition of all existing Buildings.

Members would like to repeat their comments made on the original application.

OBJECTION – The Members objected to the height of the apartments as this was not in keeping with the character of the area or the street scene (policies BB and CC of the Street Scene). These 3 storey buildings contravene Cranleigh Design Statement.

Part of the development is identified as in Flood Zone 3 and the Primary Upper School site has a large area within this zone, therefore fails the consequential test.

The proposed application will remove the current playing fields, which will contravene the six acre rule from Surrey Playing Fields and will result in Cranleigh not having enough playing fields for the number of residents.

This will be a high-density development with inadequate parking provision for the proposed dwellings.

The Members objected to the access down Dewlands Lane, on the grounds of the narrow width of Dewlands Lane, and there is no continuous pavement, making it dangerous to pedestrians.

The Administration Clerk returned to the meeting.

8. APPEALS

An appeal has been made to the Secretary of State for application WA/18/0600 – Land To Rear Of 114 And 118, Horsham Road. Cranleigh - Erection of 2 dwellings.

The appeal decision for Land north of Plot 11A Lydia Park, Stovolds Hill, Cranleigh – no further action.

9. ENFORCEMENT

It has been reported to WBC that work on the Land Adjacent to 1 Brookhurst Hill site has been taking place on Sundays, which is a breach of condition 8 of their permission. The developer has been reminded of condition 8, but a response has not yet been received.

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

It was AGREED for Cllr A Richardson to speak on behalf of the Parish Council.

The Chairman closed the meeting at 8.13pm.

The next Planning Committee Meeting will be held on **Monday 29th October 2018 at 7.00 pm.**

Signature.....

Date.....