



CRANLEIGH PARISH COUNCIL

**MINUTES OF THE PLANNING COMMITTEE MEETING HELD AT 7.00 PM
ON MONDAY 7th JANUARY 2019
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: Four members of the public, Administration Clerk L Glazier

1. **APOLOGIES FOR ABSENCE**

None received.

2. **DECLARATIONS OF INTEREST**

WA/18/2020- Random Hight, Rowly Drive, Cranleigh. Cllr R Cole declared a non-pecuniary interest.

WA/18/2053 and WA/18/2096 - 2, Mount Road, Cranleigh. Cllr B Freeston declared a pecuniary interest as he lives in a neighbouring property.

3. **MINUTES**

The following amendments to the minutes of the Planning Committee Meeting held on 10th December 2018 were AGREED:

Page PC2297, Item 5, 2nd paragraph insert: old.

Page PC2298, Item 5, bullet point 1 insert: which is in line with WBC's parking Guidelines.

Page PC2298, Item 5, bullet point 3 remove: It reflects WBC's Local Plan. Insert: It reflects the housing outlined in the Local Plan.

Page PC2298, Item 5, bullet point 4 insert: residents.

Page PC2298, Item 5, bullet point 6 remove: The. Insert: He stated the.

Page PC2298, Item 5, bullet point 7 insert: , some could be longer.

Page PC2299, Item 6, bullet point 14 remove: families and partners of

The minutes were NOT AGREED and are deferred to the next meeting for further amendments.

4. **CHAIRMAN'S REPORT**

The Chairman informed Members that A2Dominion would like to attend a future meeting, it was agreed to invite them to a future meeting.

5. PUBLIC SESSION

One member of the public present made comments at this point regarding the advertisement of meetings and the contents of the minutes.

6. NEW PLANNING APPLICATIONS - LIST 18/50,18/51 and 18/52

- WA/18/1975 Smiths Cottage, Smithwood Common, Cranleigh, Surrey, GU6 8QY**
 Application under section 73a to vary condition 1 of WA/2018/1126 (approved plans) to allow alterations to windows and roof.
 An extension for comments was asked for but not granted, the application was APPROVED.
- WA/18/1976 Smiths Cottage, Smithwood Common, Cranleigh, Surrey, GU6 8QY**
 Application under section 19 of the planning (listed buildings and conservation areas) act 1990 to vary condition 1 of wa/2018/1127 (approved plans) to allow alterations to windows and roof.
 An extension for comments was asked for but not granted, the application was APPROVED.
- WA/18/1986 Bookhurst, Wanborough Lane, Cranleigh, Surrey, GU6 7DS**
 Erection of a detached garage.
 OBJECTION – Members would like to see the applicant complete an arboricultural statement. It is requested that the Tree Officer confirms if the tree is diseased and also to consider if the foundations of the garage would negatively affect the tree.
- WA/18/1999 110A, High Street, Cranleigh, Surrey, GU6 8AJ**
 Display of non illuminated signs.
 NO OBJECTION.
- WA/18/2019 Land At West Cranleigh Nurseries And North Of Know, Alfold Road, Surrey**
 Application For All Remaining Reserved Matters For Site A Pursuant To The Outline Planning Permission Wa/2016/2207 Comprising Details Of The Design Construction And Management Of A 22.80 Hectare Country Park Including The Provision Of Associated Car Parking, cycle parking, public toilets and play equipment. This is a subsequent application to outline permission WA/2018/2207 which was accompanied by an Environmental Statement.
 OBJECTION – Members agreed that there needs to be a controlled access across Knowle Lane to Snoxhall Fields for users of the site. Along with this a footpath from the North-East of the site proceeding North along the West side of Knowle Lane, to provide safer pedestrian access to and from the site.
- WA/18/2020 Random Hight, Rowly Drive, Cranleigh, Surrey, GU6 8PN**
 Alterations to existing garage.
 (One declaration of interest - Cllr R Cole left the meeting)
 NO OBJECTION.
 (Cllr R Cole returned to the meeting)
- WA/18/2023 6, Harrier Close, Cranleigh, Surrey, GU6 7BS**
 Erection of extension and alterations following demolition of existing conservatory.
 NO OBJECTION.
- WA/18/2041 45, The Mount, Cranleigh, Surrey, GU6 7LU**
 Erection of extensions and alterations to roof including installation of roof lights.
 NO OBJECTION.

WA/18/2044 Glebelands School, Parsonage Road, Cranleigh, Surrey, GU6 7AN

Consultation under Regulation 3 for construction of a two and single storey building with associated car parking provision, landscaping, all-weather sports pitch and new access from Parsonage Road to provide a replacement for Cranleigh Primary School with capacity of two forms of entry at Infant stage and three forms of entry at Junior stage on a single site currently forming part of Glebelands School playing field.

OBJECTION – Members agreed to repeat the points sent to SCC that was discussed and agreed at the Cranleigh Parish Council Meeting.

- The existing site was best placed for an expanded school.
- The access road was restricted and not appropriate for the traffic generated by a school of this size.
- No extra parking was being provided.
- There is no drop off/collection point.
- The plans allocate places for nearly double the number of pupils which will result in extra traffic.
- There will be additional traffic movements from the houses built on the existing primary school sites.
- The height of the school building had increased significantly and would be very prominent. It is over bearing and would result in overlooking of neighbouring properties.
- The risk of flooding on the site and cumulative impact off site.
- Loss of amenity for neighbouring properties.
- Noise from the site.
- Loss of school playing field for Glebelands which is forecast to increase in size due to significant local development.
- Impact on residents of Rowland Road and the high likelihood of parking on adjacent grassed areas which would need to be protected.
- Impact on the Common and Conservation Area of traffic movements, especially those using the alleyway from the High Street as a short cut to the site.
- The impact of the movement in this concentrated area of large numbers of people 2 times per day five days a week.
- Plans do not include for additional housing in Dunsfold and potential extra pupils at Glebelands School and resulting additional traffic movements.
- Impact on traffic movements to and from St Cuthbert Mayne School also should be considered.
- Concentrating parking in one area as opposed to the two school sites which currently disperses parking more evenly.
- Reduced parking due to new development.
- The Planning Statement including Statement of Community Involvement Nov 2018 Point 3.5 is incorrect," *The school bus, coach and car drop off would not take place within the application site but would take place on the existing lay-by bays along Parsonage Road, mirroring the arrangements currently used for the existing Cranleigh Primary School.*"
The proposed arrangements do not mirror the current arrangements as people currently park in the Church Lane car park to drop off at the infant school, which will no longer be available and there will also be some reduction of the parking bays due to the residential development on the junior school site. This statement glosses over the pressure from an increase in cars from significantly increased pupil numbers which this reduced parking arrangement is expected to accommodate in an extremely small area which will have additional pressure from an increase in pupil numbers at Glebelands School as well.
- Cranleigh is in a rural location and our schools draw pupils from a wide catchment, where it is recognised the use of the car is high.
- Of paramount importance is the safety of our children and being able to access their school safely.

WA/18/2054 19 Treleaver, Smithwood Avenue, Cranleigh, Surrey, GU6 8PS

Erection of an extension following demolition of existing extension.

NO OBJECTION.

WA/18/2055 7 Morels, Rowly Edge, Cranleigh, Surrey, GU6 8PU

Erection of single storey extensions and alterations to garage door.

NO OBJECTION.

WA/18/2071 Land South Of High Street Between Alfold Road And, Knowle Lane, Surrey

Approval of reserved matters for phase 2.2 for the erection of 130 dwellings with associated access, parking, drainage and landscaping works following the outline approval WA/2016/1625 for the erection of 425 dwellings. This is a subsequent application under the EIA Regulations and is accompanied by a statement of conformity (revision of WA/2017/2391)

OBJECTION – Members noted that the room sizes have been upped to National Standards. Members agreed to repeat their previous comments:

Members agreed that it appears the overall flood risk strategy for the site is no longer being followed, as given in the outline permission, bearing this in mind this area is the most vulnerable to flooding.

The term *broadly in accordance with recommendation of the approved outline flood risk assessment reference 50600576* is of great concern to the Parish Council, bearing in mind this area of the total development is the most vulnerable to flooding.

Members would like clarification on the height the land would be increased to, as suggested on page 2 of the drainage report.

In addition, the developers have seen fit to encroach on the tree RPA's, when there is so much land available for development.

WA/18/2074 Land Centred Coordinates 504755 139827 East Side, Guildford Road, Surrey

Erection of 40 dwellings (including 14 affordable dwellings) with new vehicular accesses and associated works.

OBJECTION – Members agreed this application is premature as the adopted WBC Local Plan Part 1 has met the short-term need for housing, so there is no need for more developments to be approved.

DW/18/0042 Aston, Woodlands Close, Cranleigh, Surrey, GU6 7HP

The erection of a single storey rear extension which would extend beyond the rear wall of the original house by 2.37M for which the height would be 3.63M and for which the height of the eaves would be 2.63M.

NO OBJECTION.

WA/18/2090 1, Cox Way, Cranleigh, Surrey, GU6 7FZ

Erection of a conservatory.

NO OBJECTION.

WA/18/2053 2, Mount Road, Cranleigh, Surrey, GU6 7LT

Certificate of lawfulness under section 192 for erection of dormer extension and alterations to roof to provide habitable accommodation.

It was agreed to consider application WA/18/2053 at this point in the meeting.

(One declaration of interest - Cllr B Freeston left the meeting)

NO OBJECTION.

WA/18/2096 2, Mount Road, Cranleigh, Surrey, GU6 7LT
Erection of a single storey extension following demolition of existing single storey extension.

(One declaration of interest)

OBJECTION – Members questioned if the proposed extension contravened the 45% rule with respect to windows in the neighbouring property. Due to the pitched angle of the proposed roof there would be a loss of light to the neighbouring property, which would cause a loss of amenity to the neighbouring property, making the proposed extension overbearing and dominant.

(Cllr B Freeston returned to the meeting)

NMA/18/0157 Land Comprising Of 5 Fields South Of, Amlets Lane, Surrey
Amendment to wa/2017/1362 for a change to plot 118 & moving substation.

NOTED.

WA/18/2078 11, Manfield Park, Cranleigh, Surrey, GU6 8NU
Change of use to class B8 (storage or distribution) together with associated external alterations.

NO OBJECTION.

7. AMENDED PLANNING APPLICATIONS

WA/2018/1659 – Windy Way, The Common, Cranleigh – Members would like it to be noted that the area was flooded between 20th - 21st December 2018, where tankers were in attendance all night to remove the waste.

8. APPEALS

None received.

9. LICENSING ACT 2003

Notice of hearing - for Browns, 159 High Street, Cranleigh, Surrey, GU6 8BB – Members agreed not to attend this hearing.

Notice of new premises licence – For Earth's Sake – No Comments.

10. STREET TRADING CONSENT

Kebab Burger Van – outside 41 High Street, Cranleigh – No Comments.

11. ENFORCEMENT

Nothing to report.

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

It was AGREED for Cllr R Cole to speak on behalf of the Parish Council.

13. WA/2018/2074 – LAND EAST OF GUILDFORD ROAD – ENVIRONMENTAL IMPROVEMENTS

As Members objected to the application it was agreed that it would not be proper to comment until an application is approved.

The Chairman closed the meeting at 8.27 pm.

The next Planning Committee Meeting will be held on **Monday 28th January 2019 at 7.00 pm.**

Signature.....

Date.....