



## CRANLEIGH PARISH COUNCIL

### MINUTES OF THE PLANNING COMMITTEE MEETING HELD AT 7.00 PM ON MONDAY 28<sup>th</sup> 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: Two representatives from Barton Willmore, two representatives from A2Dominion, the Bursar from Cranleigh School, Cllr S Jeacock, two members of the public, Administration Clerk L Glazier

#### 1. APOLOGIES FOR ABSENCE

None received.

#### 2. DECLARATIONS OF INTEREST

No declarations of interest made.

#### 3. GUEST SPEAKER

The representative from Barton Willmore thanked Members for their time and outlined the two proposals for new sports facilities and the provision of teacher accommodation, highlighting the following key points:

- The two proposals are dependent on funding from the sale of homes proposed for Guildford Road.
- The projects will assist in the growing success of the school.
- The sporting facilities will be free via an agreement between schools and youth clubs.
- There will be a small charge for local clubs i.e. football.
- There will be an increase in parking spaces from 25 informal to 44 marked spaces. The barrier will remain, and the spaces will only be used for users of the sporting facilities and occasionally a visiting school's mini bus.
- The proposed floodlights will be lower and have the light more focused than the current ones.
- The plans meet the minimum requirements for Sports England. This has been done in the pavilion, but the upstairs recording provision is a requirement for cricket matches.
- A noise assessment has been done and concluded there are no adverse impacts, but they do expect that conditions maybe added to any planning permission given.
- They have also ensured the terraced areas are shielded by a roof to reduce any possible noise.

6. PUBLIC SESSION

A2Dominion gave a brief outline of the amendments to phase one of their development.

- The previous application was granted, but since that time things have changed, so the proposed changes meet the current need.
- The number of houses has changed from 67 to 73 for phase one, but the total for the site will still be 265 houses.
- In the proposals the four-bedroom houses have been reduced from 31 to 19 and the three-bedroom from 18 to 16. The two-bedroom houses have been increased from 6 to 26 houses.
- The design is similar as the previous application.
- There will be 2 additional affordable homes in phase one, meaning there will be a total 16 affordable houses and the 3 houses to fund the parkland built in phase one.
- Parking spaces provided on the site will be 173 which is above the required 163 required.
- Section 106 has been altered in order to provide more affordable housing in phase two, but the whole site total will still be 35% affordable.

One resident made the following comments for CR/2019/0002 – Exeter House:

- There are only 3 employees that live within 5 miles of Cranleigh, so there would not be a loss of local employment.
- The right of way to the three shops will remain.
- There are currently 13 cars parked by employees at Tyler Court, with the change to residential use this will reduce to 4 spaces being used in Tyler Court, with one of the spaces being for visitors.
- The application is to ensure the right to move Exeter House from office use to residential use once the current tenants leave.

4. MINUTES

The minutes of the Planning Committee Meeting held on 10<sup>th</sup> December 2018 were AGREED with the following amendment:

Page PC2299, Item 7, WA/18/1966 above Members vote, insert: Further comments of concern were raised by Councillors and these included the location being in an Area of Strategic Visual Importance (ASVI); an over development of the site; issues of flooding; a lack of a highways report and lighting overspill towards the back of John Wiskar Drive.

The minutes of the Planning Committee Meeting held on 7<sup>th</sup> January 2019 were AGREED and signed by the Chairman as a true record.

5. CHAIRMAN'S REPORT

The Chairman informed Members of a soft sand review consultation and agreed that the Committee would not comment, but the link is available from the Administration Clerk if Members would like more information.

The Chairman updated Members that the Licencing application for Browns had been approved with agreed changes to the hours the licence would be held.

NEW PLANNING APPLICATIONS - LIST 19/02, 19/03 and 19/04

7.

**TM/2019/0001**

**10, Redcroft Walk, Cranleigh, Surrey, GU6 8DS**

Application for works to trees subject of tree preservation order wa197

NO OBJECTION.

- WA/2018/2127 Cherry Trees, Woodland Avenue, Cranleigh, Surrey, GU6 7HU**  
Erection of extensions and alterations together with associated landscaping including a low retaining wall.

NO OBJECTION.

- WA/2018/2134 Albert Cottage, Ewhurst Road, Cranleigh, Surrey, GU6 7EF**  
Certificate of lawfulness under section 192 for the erection of a two storey rear extension and alterations to fenestration following demolition of existing single storey rear extension and front porch.

NOTED.

- WA/2018/2137 Cranleigh School Playing Fields, Horseshoe Lane, Cranleigh, Surrey**  
Construction of an all weather athletics track multi-use games area erection of a pavilion and storage building following demolition of existing storage building alterations to existing rugby pitch installation of flood lighting provision of car parking and associated works.

*Before the committee deliberated the chairman stressed that the applications WA/2018/2137; WA/2018/2138; WA/2108/2139 and WA/2018/2158 had to be taken as separate applications from WA/2018/2074 - the application to erect 40 dwellings on Guildford Road, which the applicant had said enabled the other applications. The planning committee had indeed objected to this application at an earlier meeting.*

NO OBJECTION with the following comments:

- That it is made sure the flood lighting is switched off by given time and this is actively adhered to.
- That there will be ongoing communication with the neighbouring properties.
- That noise levels, especially during the evenings, were monitored
- Concerns have been raised to Members about car parking, as parking can overspill at some events held at the main school. It is asked that further parking provision is looked at.

- WA/2018/2138 Cranleigh School, Horseshoe Lane, Cranleigh, GU6 8QQ**  
Erection of 8 dwellings, change of use, extensions and alterations to 2 existing buildings to provide a total of 10 staff dwellings following demolition of existing dwelling and outbuildings together with associated works including the erection of garages.

NO OBJECTION.

- WA/2018/2139 Cranleigh School, Horseshoe Lane, Cranleigh, GU6 8QQ**  
Listed Building consent for alterations to Barn to provide a staff dwelling together with alterations and extension to curtilage listed barn to provide a staff dwelling.

NO OBJECTION.

- WA/2018/2158 Cranleigh School, Horseshoe Lane, Cranleigh, GU6 8QQ**  
Erection of 24 staff dwellings across 7 sites (sites 2 - 8); to include some new accesses onto horseshoe lane following demolition of certain existing structures together with associated works.

*It was agreed to consider application WA/2018/2158 at this point in the meeting.*

NO OBJECTION.

- WA/2018/2263 West Cranleigh Nurseries, Alfold Road, Cranleigh, Surrey, GU6 8NQ**  
Details pursuant to outline permission granted under wa/2016/2207 for 73 dwellings comprising phase 1 of the development together with associated car parking landscaping and open space pursuant to conditions 1 4 5 7 10 11 13 14 15 22 26 40 and 41. A statement of conformity to the original Environmental Statement has been provided with this application.  
*It was agreed to consider application WA/2018/2263 at this point in the meeting.*
- NO OBJECTION.
- WA/2018/2141 6, Parsonage Road, Cranleigh, Surrey, GU6 7AN**  
Erection of single storey extension
- NO OBJECTION.
- WA/2018/2146 Stanford House, The Common, Cranleigh, Surrey, GU6 8SJ**  
Certificate of lawfulness under section 192 for alteration to elevation.
- NOTED.
- WA/2018/2150 68, New Park Road, Cranleigh, Surrey, GU6 7JN**  
Erection of a detached dwelling including a new access.
- OBJECTION – Members agreed that the proposals are an over development of the site and the site is of too small for the building proposed. Members agreed that the proposed access would be impossible for refuse and emergency vehicles as it is already difficult and would further limit parking as the hammer head is being used for parking. It was also highlighted that there would be an incursion into the RPZ and the RPZ would need to be protected if the proposals are approved.
- CR/2019/0002 Tylers Court Exeter House, Rowland Road, Cranleigh, Surrey, GU6 8SA**  
Prior notification application g.P.D.O. Part 3 class o - change of use from use class b1a (office) to use class c3 (residential) use to provide 4 dwelling(s).
- OBJECTION – Members agreed this application is premature as there is no commercial case for it to be changed. As the property is currently rented as office space it has not been given a chance to be re-let as office space, meaning that there is no evidence for it not to be viable for commercial use in the current climate.
- CR/2019/0003 Arch House, The Common, Cranleigh, Surrey, GU6 8RZ**  
Prior notification application g.P.D.O. Part 3 class o - change of use from use class b1a (office) to use class c3 (residential) use to provide 2 two bedroom dwellings.
- OBJECTION - Members agreed this application is premature as there is no commercial case for it to be changed to residential use.
- PC/2019/0001 Council Offices Out Of Waverley Area, The Burys, Surrey**  
Consultation from a neighbouring authority for extension to the restoration of the former claypit including the remodelling of the existing landform to enable a change of use to agricultural land (permanent pasture) internal traffic management improvement measures and a proposed scheme of landscaping improvements and ecological enhancement.
- NO OBJECTION – However, Members are concerned about the access to the site by heavy lorries, as the road is narrow.
- WA/2018/2181 12 Rusper, Mead Road, Cranleigh, Surrey, GU6 7BG**  
Erection of extensions and alterations to elevations and roof including dormer and roof lights.
- NO OBJECTION.

- WA/2018/2191 115 Bearsden, Horsham Road, Cranleigh, Surrey, GU6 8DZ**  
Erection of extensions following demolition of existing garage.  
NO OBJECTION.
- WA/2018/2206 Lauriel House, Knowle Lane, Cranleigh, Surrey, GU6 8JW**  
Erection of 2 dwellings following demolition of existing dwelling.  
OBJECTION – Members agreed that the proposals are an inappropriate development in the Green Belt.
- WA/2019/0006 Smithwood House, Smithwood Common, Cranleigh, Surrey, GU6 8QY**  
Alterations to part of roof to provide increased headroom for loft conversion.  
NO OBJECTION.
- WA/2019/0007 Smithwood House, Smithwood Common, Cranleigh, Surrey, GU6 8QY**  
Listed building consent for the internal and external alterations including increase in height of part of roof and removal of chimney.  
NO OBJECTION.
- WA/2019/0012 7 Sundowner, Homewood, Cranleigh, Surrey, GU6 7HS**  
Erection of single storey extension.  
NO OBJECTION.
- WA/2018/2223 Farthings, New Park Road, Cranleigh, Surrey, GU6 7HN**  
Erection of a dormer extension together with erection of a porch following demolition of existing porch.  
NO OBJECTION.
- WA/2019/0020 Winterfold Farm, Barhatch Lane, Cranleigh, Surrey, GU6 7NH**  
Erection of extensions and alterations.  
NO OBJECTION.
- WA/2019/0029 34, Cranleigh Mead, Cranleigh, Surrey, GU6 7JS**  
Certificate of lawfulness under section 192 for erection of a single garage.  
NOTED.

7. AMENDED PLANNING APPLICATIONS

None received.

8. APPEALS

The appeal decision for WA/2018/0600 – 114 and 118 Horsham Road, Cranleigh was DISMISSED.

9. NEIGHBOURHOOD PLAN

Members agreed not to submit comments.

10. ENFORCEMENT

Members were informed that Supra Homes who are currently undertaking building work along the Ewhurst road, have been reported to enforcement for working on a Sunday.

At Leander along New Park road there has been a breach of the inspectors' requirements that have been reported. It is reported that bamboo has been planted instead of laurel.

11. 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.

The Chairman closed the meeting at 8.50pm.

The next Planning Committee Meeting will be held on **Monday 18<sup>th</sup> February 2019 at 7.00 pm.**

**Signature**.....

**Date**.....