



CRANLEIGH PARISH COUNCIL

MINUTES OF THE PLANNING COMMITTEE MEETING HELD AT 7.00 PM ON MONDAY 25th MARCH 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: 5 representatives from A2Doiminion and JPD Architects, Cllr E Townsend, Cllr S Jeacock, Administration Clerk L Glazier

1. APOLOGIES FOR ABSENCE

The committee accepted apologies from Cllr R Burbridge (holiday and Cllr R Tyler (Prior Commitment)).

2. DECLARATIONS OF INTEREST

WA/2019/0361 - Former Builders Yard, Horsham Road, Cranleigh. Cllr J Betts declared a non-pecuniary interest as applicant works for him.

3. MINUTES

The minutes of the Planning Committee Meeting held on 4th March 2019 were AGREED and signed by the Chairman as a true record.

4. CHAIRMAN'S REPORT

The Chairman notified Members of two appeals one for Arch House next to Astra House and the other for Land at Oak Grove.

5. PUBLIC SESSION

A2Doiminion and JPD Architects gave a presentation on their plans for a section 73 application to vary a condition to change the parameters of Phase 2 of their development. They also intend to reduce the height of the houses from 2.5 storey to 2 storey (max of 9 metres in height) and work towards single storey properties on the outer edges of the site. In doing this they aim to create more green space and improve the connection of the north and south of the site. They also intend to enhance the lakeside area with lakeside homes.

They confirmed that they wish to reduce the height as it looks nicer and the extra height is not needed, the lakeside homes would be controlled by conditions and covenants to prevent the view of the lake being obstructed, they have no intention of increasing the number of homes in Phase 2 & 3 and that the additional landscaped areas will be managed and not the responsibility of the residents.

6. NEW PLANNING APPLICATIONS - LIST 19/10, 19/11 and 19/12
- TM/2019/0031 4 The Copse, Cranleigh, Surrey, GU6 7NU**
Application for works to a tree subject of tree preservation order wa338
- NO OBJECTION – Members would like to highlight that the reduction should be balanced and would like to see the tree left in a balanced state.
- WA/2019/0251 6 Woodstock Close, Cranleigh, Surrey, GU6 7LD**
Certificate of lawfulness under section 192 to render all external walls of brick house.
- NOTED.
- WA/2019/0258 Land Known As Starvelle Yard, Baynards Road, Rudgwick, Surrey**
Change of use of agricultural building to a dwelling and external alterations with associated amenity space.
- NO OBJECTION.
- WA/2019/0261 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 (revision of wa/2018/2134).
- NOTED.
- WA/2019/0278 Homefield, Guildford Road, Cranleigh, Surrey, GU6 8LR**
Erection of an outbuilding following demolition of existing outbuilding.
- NO OBJECTION.
- WA/2019/0292 Inglenook Cottage, Knowle Lane, Cranleigh, Surrey, GU6 8UW**
Erection of extensions and alterations to elevations including alterations to roof space to provide habitable accommodation.
- NO OBJECTION – Members would like to see a bat survey due to the roof conversion.
- TM/2019/0033 2 Woodstock Close, Cranleigh, GU6 7LD**
Application for works to trees subject of tree preservation order 20/10
- NO OBJECTION.
- NMA/2019/0038 Fortune House, Knowle Lane, Cranleigh, GU6 8JP**
Amendment to WA/2018/1944 for erection of gates with brick piers.
- NOTED.
- WA/2019/0339 2 Collins Court, 39 High Street, Cranleigh, GU6 8AS**
Change of use of first floor from office (use class b1) to a dwelling.
- OBJECTION – Members are aware of several potential clients seeking this type of property and would recommend further marking of the office space.
- WA/2019/0340 2 Collins Court, 39 High Street, Cranleigh, GU6 8AS**
Listed building consent for internal alterations.
- OBJECTION – Following comments for WA/2019/0339.

Richmond Lodge, 46 Horsham Road, Cranleigh, GU6 8DU

Erection of extension and alterations.

NO OBJECTION.

WA/2019/0356 39 Taylors Crescent, Cranleigh, GU6 7EN

Certificate of lawfulness under section 192 for the erection of a single storey extension following demolition of existing conservatory.

NOTED – Members did highlight this would contravene the 45% rule and be detrimental to the neighbour to the right, but also note a precedent has been set in this area.

WA/2019/0357 Thorns Brook, Guildford Road, Cranleigh, GU6 8PG

Erection of a single storey front extension.

OBJECTION – The property has already had its 40% increase in the floor space of the original dwelling and a further increase in property size should not be approved.

WA/2019/0361 Former Builders Yard, Horsham Road, Cranleigh

Erection of a dwelling and associated work following demolition of existing buildings.

(one declaration of interest – Cllr J Betts left the meeting)

OBJECTION – The plans provided are inaccurate as there is a new 5-bedroom dwelling between High Park Cottage and 104 Horsham road. The proposed plans are overbearing, an overdevelopment of the site and it do not have the same building line as the surrounding properties.

The proposed dwelling and boundary are too close to the properties in Ellery Close, with little consideration being given to screening between the properties and the effects of additional noise that would be created.

The proposed entrance is very narrow and given that it is adjacent to a building of local merit very little consideration has been given to the impact this proposed dwelling would have. More care should be taken as there is a building of local merit in front of the proposed dwelling.

(Cllr J Betts returned to the meeting)

WA/2019/0365 Field End, The Common, Cranleigh, GU6 8SH

Erection of extensions and alterations to existing detached garage buildings including the construction of dormer windows; erection of a link extension to one garage together with use of that garage as ancillary accommodation

OBJECTION – The RPZ would be infringed upon for the forward-facing extension to the south of the plan, as the foundations of the proposed extension will have an impact to at least 3 of the established trees.

Licensing Act 2003 – Application

Cranleigh Folk Festival - Knowle Park, Knowle Lane, Cranleigh, GU6 8JL

OBJECTION – In the absence of supporting information and an event plan Members have serious concerns regarding public safety.

Following a previous presentation made at a Parish Council meeting from 1170 the event is hoped to attract in the region of 20,000 people. Access it is hoped to be through the Berkeley Homes building site, but the site is closed on Saturday pm and the whole day on Sunday, adding further public safety concerns. In the event of this access not being feasible and the safety issues that would arise from this access it would be assumed that the majority of attendees would

access the site via Knowle Lane by car or on foot. This poses many safety concerns for Members due to the nature of the road and traffic.

Due to the lack of a comprehensive plan Members would be unable to support this application in its current state. In order for a decision to be made efficiently and sensibly an event plan is needed along with supporting information.

7. AMENDED PLANNING APPLICATIONS

None received.

8. APPEALS

An appeal has been made to the Secretary of State for CR/2018/0020 – Arch House, The Common, Cranleigh.

An appeal has been made to the Secretary of State for WA/2017/2361 Land at 8 Oak Grove, Cranleigh

9. ENFORCEMENT

Nothing to report.

10. 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 8.31pm.

The next Planning Committee Meeting will be held on **Monday 15th April 2019 at 7.00 pm.**

Signature.....

Date.....