



CRANLEIGH PARISH COUNCIL

MINUTES OF THE PLANNING COMMITTEE MEETING HELD AT 7.00 PM ON MONDAY 15th APRIL 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: Three representatives of Crest Nicholson, one Tetlow King Planning representatives, two CVHT Trustees, 12 members of the public, Administration Clerk L Glazier

1. APOLOGIES FOR ABSENCE

The committee accepted apology from Cllr R Cole (Prior Commitment).

2. DECLARATIONS OF INTEREST

No declarations of interest made.

6. PUBLIC SESSION

It was agreed for Tetlow King Planning to speak at this point in the meeting about the CVHT amended plans where they covered the following points:

- The amendment to the application is to raise the proposed roundabout as a traffic calming measure. This will be on a raised table at the entrance of Knowle Lane for the length of the junction.
- There will also be a raised table at the pedestrian crossing linking the downlink to the north of the roundabout.
- Tetlow King Planning have asked Highways if they could make further improvements to the road, but Highways feel the proposals are sufficient.
- The key worker accommodation will be twice the national standard and be similar to what exists currently at Royal Surrey County Hospital.
- Regarding the comments raised by the Parish Council, Environmental Health have recommended some conditions to address any noise and smells that may come from the site, towards John Wiskar Drive.
- Concerning the comments from the Parish Council about the lack of green space, we have chosen to provide more parking spaces over green spaces. From the research that we have done having sufficient parking was more important to people.

Members asked how they would stop others using the parking as it is so close to the High Street:

- There will be people onsite 24hrs a day who could keep an eye on the parking. Parking permits are being considered for staff and there are visitor spaces proposed, there could be signs erected.

Members asked about the fire access by the proposed key worker accommodation:

- This is proposed to be a daily access for pedestrians.
- There will be a fire access gate or bollard, which will be linked, so the fire services will have access.
- Pedestrians would use existing paths once they have left the site.

Members asked on the amended application who is to provide the path to the south, down Knowle Lane:

- CVHT will provide the section between John Wiskar Drive and the proposed site entrance and Knowle Park Initiative (KPI) will construct the path to the south within their planning consent.
- KPI will make alterations to the pedestrian crossing to the Bruce McKenzie Field.
- The Committee was informed that the path should be in place prior to the building starting, as the work is proposed in the KPI park stage of the building which runs along side the first stage of the housing development.

Why have CVHT refused to attend a public meeting:

- There are other stakeholders involved in the proposals, Clinical Commissioning Group, Surrey County Council and HC-ONE. So, there was insufficient time to get all stakeholders to attend.
- The Council have a nominated Councillor to attend meetings of outside bodies, we believe from the Parish Council's website it is Cllr R Tyler nominated for CVHT. No one has attended one of our meetings.

Members explained that they believe there is no longer a nominated person for CVHT.

Why is there no Care Plan:

- There were some documents added in March.

There has been a lack of communication with the villagers, people need to see those who started the project:

- There have been public exhibitions in 2017 where all the Trustees have attended.
- In October 2018 there was also an exhibition where the plans were explained, the building is fully funded and the website is updated regularly. So, we do not agree to not being engaging with the public.
- We are unable to attend meetings with a short notice period.

There are questions that people who have donated money need answers to:

- There was £1.15million in donations, this is insufficient to build a £9million scheme.
- There need to be the private beds in order to provide the 20 community beds.
- It is only through HC-ONE that these beds can be provided.
- CVHT is paying for the key worker accommodation.

Cllr R Tyler asked why CHVT felt it was appropriate to email an invitation to a private meeting to her private email address:

- A CVHT representative apologised for this. Cllr R Tyler was grateful for the apology.

3. GUEST SPEAKER

Crest Nicholson – update on progress of Horsham Road development

The representatives thanked Members for enabling them to come back to give an update on the development and noted that they have submitted their response to the neighbourhood plan.

Phase 1 is two thirds occupied, despite lagging behind their predictions. The shared ownership and low rent properties are almost full, it is mainly the open market properties that remain unoccupied. The SUD's basins are now also installed.

Phase 2 will be 119 units in which they are currently discharging the pre-commencement conditions and hope to start work in May. The proposals are for 30% affordable provision but following the current market we are proposing to add another

36% to this, so that there will be a total of 66% of the Phase 2 development will be shared ownership or low rent properties.

Members asked when the playground will be ready for use:

This should be ready in two weeks as the health and safety checks are being completed.

There is a community feel to the site as there are annual BBQ's and there are residents who have come from the north of the country and the home counties. Longhurst Park is feeling part of Cranleigh and Crest Nicholson appreciate the feedback from residents and the Parish Council.

Members highlighted the speed of the cars along the Horsham Road and if they had any ideas. Crest Nicholson suggest maybe setting up a community speed watch with the Longhurst residents.

4. MINUTES

The minutes of the Planning Committee Meeting held on 25th March 2019 were AGREED and signed by the Chairman as a true record.

5. CHAIRMAN'S REPORT

There was no report from the Chairman.

6. PUBLIC SESSION

There were six members of the public present for application NMA/2019/0047. They made the following comments:

- In the original application there was no AOD (above ordinary datum) in the application.
- There are no ground to roof measurements
- No varying of heights to fence or ground level
- No proof to show the actual ridge height
- When the bungalow was built it had shallow foundations and on clay you would need a reasonable foundation
- The base is now raised and the dwelling is clear above the fence line
- The only reference is one of the neighbouring fences
- The faults with the building in relation to the approved plans have not been considered substantial enough to pursue enforcement.
- They claim there is a 6ft fence, but this fence is clearly 1.5ft higher than the neighbouring 6ft fence.
- There are paths and patios now installed around the dwelling
- Neighbours gardens are now experiencing flooding due to water run-off as the land is now higher than the surrounding properties.
- The dimensions should be checked by an independent party
- On Friday 2 trees were cut down and the planting scheme does not follow the approved plans
- The work started before the pre-commencement conditions have been completed
- There are now also outside down lights installed around the dwelling

7. NEW PLANNING APPLICATIONS - LIST 19/13, 19/14 and 19/15

NMA/2019/0047 Land at Rear of Leander, Avenue Road, Cranleigh, GU6 7LL

Amendment to WA/2017/0077 for increase in height of dwelling.

OBJECTION – Members agreed that they did not think this should be considered as an NMA and that there is a strong case for enforcement and sufficient evidence to revisit the objections that have been made. The developer has ignored the neighbours and Parish Council's concerns and hoodwinked WBC and indeed the Planning Inspectorate.

The concerns over flooding have now been proved true and the planting scheme has not been kept to or maintained as part of the planning conditions.

It is recommended that WBC revisit the site due to the external lighting, as planning have been made aware at every stage of the development of the errors made.

Existing trees have been removed from the site, this was not included in the plans.

Members note that this agent constantly makes the same errors and resolves them through NMA's.

WA/2019/0377 Acorn Cottage, Smithwood Common, Cranleigh, GU6 8QX

Alterations to existing garage

NO OBJECTION.

WA/2019/0393 Electricity Sub Station opposite junction with Worcester Drive Russet Grove, Cranleigh

Erection of extension to provide additional substation.

NO OBJECTION.

WA/2019/0394 18 Brookside, Cranleigh, GU6 8DA

Erection of extension and alterations.

Cllr K Fernandes and Cllr A Richardson left the meeting

NO OBJECTION.

Cllr K Fernandes and Cllr A Richardson returned to the meeting

WA/2019/0399 Durdle Dore, Rowly Drive, Cranleigh, GU6 8PJ

Erection of extensions and alterations to existing bungalow to provide a chalet bungalow following partial demolition.

NO OBJECTION – Members would like to see pre-commencement conditions added to the application as the biodiversity checks on the application are incorrect for the trees on the site. As there are a number of mature trees on the site a tree protection plan needs to be provided along with an arboricultural survey and a bat survey, given the age of the property.

WA/2019/0400 Albert Cottage, Ewhurst Road, Cranleigh, 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.

NO OBJECTION.

WA/2019/0405 1 Nightingales, Cranleigh, GU6 8DE

Erection of extension and alterations.

NO OBJECTION.

WA/2019/0415 Rose Cottage, Rowly Drive, Cranleigh, GU6 8PJ

Erection of a single storey rear extension.

NO OBJECTION.

WA/2019/0443 14 Harrowdene, Cranleigh, GU6 7BU

Erection of extensions and alterations.

OBJECTION – Members felt the application should be invalid as the biodiversity checks in the application are incorrect. There is a pond nearby that is known to have Great Crested newt's also there are oak trees with bat boxes nearby. This application needs an ecological report.

WA/2019/0447 Chadderton, 96 Horsham Road, Cranleigh, GU6 8DY

Erection of extensions and alterations following demolition of existing extensions.

NO OBJECTION.

WA/2019/0457 Land South of High Street between Alfold Road and Knowle Lane, Cranleigh

Display of illuminated and non-illuminated signs.

OBJECTION – Members agreed all signs should be non-illuminated as illuminated will cause visual pollution to the area.

TM/2019/0052 Fairfields 114, Horsham Road, Cranleigh, GU6 8DY

Application to remove tree subject of tree preservation order 29/01

NO OBJECTION – Members strongly agreed that co-operation with the neighbours as stated in point 12 of the application should be pursued further before consideration is given to the removal of the tree. As mature trees have already been removed making changes to the street scene, given the nature of the site underpinning or a root barrier is strongly advised.

WA/2019/0461 Westview, Rowly Drive, Cranleigh, GU6 8PN

Certificate of lawfulness under section 192 for erection of a single storey side extension and alterations to porch.

NOTED.

8. LICENSING ACT 2003 - APPLICATION

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

In the absence of an event management plan Members OBJECT to the application, with concerns relating to all four points of WBC Statement of Licensing Policy:

- The prevention of crime and disorder
- Public safety
- The prevention of public nuisance
- The protection of children from harm

With Members not being experts in some of the relevant fields they have reiterated their comments from the last meeting in regard to public safety. Following on from this Members would expect to see reports and responses from Surrey Police and SCC.

Members also raised concerns as during the proposed period for the licence there will be football matches taking place on the neighbouring Bruce McKenzie Field, with the football clubs not having been consulted on the event, which will have a negative impact on them.

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.

9.

AMENDED PLANNING APPLICATIONS

WA/2018/1966 – Land south of John Wiskar Drive on East side of Knowle Lane, Cranleigh.

Cllr R Burbridge left towards the end of this discussion.

OBJECTION – Members objected on the following points:

- Knowle Lane is currently a congested lane. These proposals mean there will be two junctions opposite each other, a business at the top of Knowle Lane, queues at the High Street junction exiting and entering Knowle Lane, pedestrians crossing at various points along Knowle Lane and potentially a care home increasing the frequency of emergency vehicles needing access. These amendments are not good enough as the volume of traffic is due to increase further due to the KPI and Berkeley Homes developments all having new accesses onto Knowle Lane.
- A raised platform does not do a good job, as it creates a false sense of security to pedestrians.
- The speed of the cars using Knowle Lane not only needs to be decreased from the north, but the south also as this is the main culprit for speeding traffic and within the plans nothing has been done to address this.
- There will be a culmative effect of traffic from all directions which is a real concern that needs to be resolved, as children using the football grounds will need to cross Knowle Lane safely.
- The applicant has still failed to provide detailed care documentation and funding documentation for the proposals, despite requests from the Parish Council and WBC. This documentation is required to reach a proper decision.
- The Councillors have a responsibility to all 11,000 residents of Cranleigh not just the few who would be able to afford the care home. The proposals need to be of benefit to the whole community.
- The proposals need to be suitable and correct as the site sits in an Area of Strategic Visual Importance and is outside of the village settlement. The site was considered an exception as it was of benefit to the whole community, these proposals are not for the benefit of the whole community.
- There is a lack of information for the proposals, it is an overdevelopment of the site with the mass, bulk and positioning of the care home.
- There is no evidence of sustainability in the long-term, this raises strong concerns.
- The site is transitional on the outskirts of the village and should be less urban, these proposals bring an urbanisation to the area, therefore causing damage to the character of the area.

- There would be a significant impact on the neighbouring amenity at John Wiskar Drive.
- There is no objective housing need for single occupancy housing. HC-ONE most likely will not need all the spaces in the accommodation block, as the rooms are single occupancy this will create a transient nature for the block. Thus the skills will be at the lower end of the scale. Why not buy some of the Hewitt’s low-cost accommodation to allow health care workers and their families to live and invest in Cranleigh?
- There is no documentation to show any consultation with the local GP’s, this is important to the services and treatment the proposals intends to supply to the potential residents of the care home, which highlights the need for a care plan.
- The argument the applicant uses that the NHS cannot express their interest until planning has been accepted is spurious. All that is required is a Heads of Terms Agreement.
- Members would like to see more information in writing giving solid foundations to the proposals and longevity to the potential community benefit.
- Members reiterate the points made at the Cranleigh Parish Council meeting on the 11th April 2019.

10. APPEALS

None received.

11. ENFORCEMENT

Nothing to report.

12. STREET TRADING CONSENT

Cranleigh Chambers of Commerce – Stocklund Square and Fountain Square
NO OBJECTION

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

It was AGREED for Cllr J Betts to speak on behalf of the Parish Council.

The Chairman closed the meeting at 9.21pm.

The next Planning Committee Meeting will be held on **Monday 29th April 2019 at 7.00 pm.**

Signature.....

Date.....