



CRANLEIGH PARISH COUNCIL

MINUTES OF THE PLANNING COMMITTEE MEETING HELD AT 7.00 PM ON MONDAY 10 JUNE 2019 IN THE COUNCIL CHAMBER, VILLAGE WAY, CRANLEIGH

Cllr J Betts * (Chairman of the Committee)
Cllr R Tyler * (Vice Chairman)
Cllr R Burbridge
Cllr R Cole
Cllr D Nicholas
Cllr H Nicholson
Cllr A Richardson*
Cllr N Sanctuary*
Cllr G Worthington*

PRESENT*

ALSO PRESENT: Cllr M Scully, Administration Clerk L Glazier

1. APOLOGIES FOR ABSENCE

The committee accepted apologies from Cllr R Burbridge (Holiday), Cllr R Cole (Prior Commitment), Cllr D Nicholas (Illness) and Cllr H Nicholson.

2. DECLARATIONS OF INTEREST

Cllr N Sanctuary declared that he is the Vice Chair of Governors at Glebelands School.

TM/2019/0087 - Acorns 8 Sylvaways Close, Cranleigh. Cllr N Sanctuary declared a non-pecuniary interest as he knows the owners.

3. GUEST SPEAKER

A2Dominion

Speaker postponed until a future meeting.

4. MINUTES

The minutes of the Planning Committee Meeting held on 20 May 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 was one member of the public present, who made no comments.

7. NEW PLANNING APPLICATIONS - LIST 19/21, 19/22 and 19/23

NMA/2019/0075 Land South of High Street between Alfold Road and Knowle Lane, Cranleigh.

Amendment to WA/2016/2160 for the change in design of the LAP from the originally approved drawings.

NO OBJECTION – Members would like to however highlight the following concerns:

- There is no seating provision for users, parents or supporting adults / carers.
- There are no safety signs regarding the danger of the adjacent road, and there appears to be no fencing proposed for the play area, which could be low level, to prevent children running out onto the road.
- There are no rubbish bins shown on the plans.
- It is unclear in the documentation what the proposed amendments are relative to the original scheme.
- Members are concerned about the longevity / life span of the logs / timber activity items proposed.
- Members question who will be responsible for the maintenance and upkeep of the areas in the future.

TM/2019/0077 The Gables, Avenue Road, Cranleigh, GU6 7LE

Application for works to tree subject of tree preservation order 20/10

NO OBJECTION – Due to the introduction of recent legislation in regard to nesting birds, any works should ideally be carried out outside of the bird nesting season, February to August, in line with Natural England's recommended dates. As a general rule, it should be assumed that birds will be nesting in trees during the nesting season.

Contractors must aim to avoid impact to nesting birds and infringement of the Wildlife and Countryside Act 1981 and breaching the European Habitats Directive 1992 / Nesting Birds Directive.

It is requested that if permission is granted it should be conditioned such that if work is to be undertaken within the bird nesting season a pre works survey should be carried out by a suitably competent person. The survey should properly assess, record and confirm that any works carried out in the management of trees and other vegetation will not disturb actively nesting birds.

TM/2019/0078 Mead Oaks, 4 Mead Close, Cranleigh, GU6 7BH

Application for works to trees subject of tree preservation order wa197

NO OBJECTION – Due to neighbour concerns members request that the WBC Tree Officer visits the site to establish the location and ownership of each tree and speaks to the owners of the properties in which the trees reside, as not all trees within the application are in the applicant's garden. Members also note that there is only very minor justification for the works to be carried out.

Due to the introduction of recent legislation in regard to nesting birds, any works should ideally be carried out outside of the bird nesting season, February to August, in line with Natural England's recommended dates. As a general rule, it should be assumed that birds will be nesting in trees during the nesting season.

Contractors must aim to avoid impact to nesting birds and infringement of the Wildlife and Countryside Act 1981 and breaching the European Habitats Directive 1992 / Nesting Birds Directive.

It is requested that if permission is granted it should be conditioned such that if work is to be undertaken within the bird nesting season a pre works survey should be carried out by a suitably competent person. The survey should properly assess, record and confirm that any works carried out in the management of trees and other vegetation will not disturb actively nesting birds.

WA/2019/0672 28 -30 High Street, Cranleigh, GU6 8AE

Change of use of unit 30 from dry cleaners (use class sul generis) to retail (use class a1) together with alterations to shop front.

NO OBJECTION – Members question what the additional security is (as referenced within the drawings provided in support of the application) and would like to ensure that the proposed additional security is/are not aluminium roller shutter(s) on the outside of the building as this would be out of keeping for the area.

WA/2019/0673 28 -30 High Street, Cranleigh, GU6 8AE

Display of non-illuminated signs.

NO OBJECTION.

WA/2019/0677 Land at Queensway, Cranleigh

Application under section 73a to remove condition 5 of WA/2018/1555 for the provision of 2 electric vehicle charging points.

OBJECTION – Members expressed their disappointment in the proposal to remove condition 5 to provide 2 electric vehicle charging points, as this will become a needed amenity in the future, also it was highlighted that charging points will be needed to achieve the Government's aims for the future.

Members proposed that rather than remove the condition, is there the possibility to adjust the condition and provide the 2 charging points in one of the car parks in Cranleigh or on WBC land within Cranleigh where there is demand, as there is a lack of demand in Queensway. It is also noted that the lack of demand may be due to the lack of current provision.

Members acknowledge the innovation of charging points and understand there is currently no asset strategy or scheme in place and look forward to seeing a strategy implemented in the future.

WA/2019/0681 4 Lashmere, Cranleigh, GU6 8NA

Erection of extensions and alterations (revision of WA/2019/0243).

NO OBJECTION.

WA/2019/0687 Silverbirch, 10 Homewood, Cranleigh, GU6 7HS

Erection of single storey extension.

NO OBJECTION – Members expressed concern that there may be trees in the back garden as the property backs onto a wooded area and the trees may be impacted as a result of the proposed extension.

Due to the introduction of recent legislation in regard to nesting birds, any works should ideally be carried out outside of the bird nesting season, February to August, in line with Natural England's recommended dates. As a general rule, it should be assumed that birds will be nesting in trees during the nesting season.

Contractors must aim to avoid impact to nesting birds and infringement of the *Wildlife and Countryside Act 1981* and breaching the *European Habitats Directive 1992 / Nesting Birds Directive*.

It is requested that If permission is granted it should be conditioned such that if work is to be undertaken within the bird nesting season a pre works survey should be carried out by a suitably competent person. The survey should properly assess, record and confirm that any works carried out in the management of trees and other vegetation will not disturb actively nesting birds.

TM/2019/0081

5, Napper Place, Cranleigh, GU6 8DG

Application for works to tree subject of tree preservation order 26/99

NO OBJECTION - Due to the introduction of recent legislation in regard to nesting birds, any works should ideally be carried out outside of the bird nesting season, February to August, in line with Natural England's recommended dates. As a general rule, it should be assumed that birds will be nesting in trees during the nesting season.

Contractors must aim to avoid impact to nesting birds and infringement of the Wildlife and Countryside Act 1981 and breaching the European Habitats Directive 1992 / Nesting Birds Directive.

It is requested that If permission is granted it should be conditioned such that if work is to be undertaken within the bird nesting season a pre works survey should be carried out by a suitably competent person. The survey should properly assess, record and confirm that any works carried out in the management of trees and other vegetation will not disturb actively nesting birds.

WA/2019/0713

10 Bloxham Road, Cranleigh, GU6 7EY

Erection of extension and alterations.

NO OBJECTION.

WA/2019/0740

Durdle Dore, Rowly Drive, Cranleigh, GU6 8PJ

Erection of extensions and alterations to existing bungalow to provide a chalet bungalow following partial demolition (revision of WA/2019/0399).

NO OBJECTION - Members request that if permission is granted for the application the recommendations and enhancements as set out within the supporting documents, specifically the ecologists report at p.11 & 12 with regard to bats, be individually conditioned within the permission as granted. Reason; in order to encourage use of bat friendly roofing materials, lighting and enhancements.

TM/2019/0085

34, Nightingales, Cranleigh, GU6 8DE

Application for works to tree subject of tree preservation order 26/99

NO OBJECTION.

TM/2019/0087

Acorns 8 Sylvaways Close, Cranleigh, GU6 7HG

Application for works to tree subject of tree preservation order 05/00

(one declaration of interest- Cllr N Sanctuary left the meeting)

NO OBJECTION – Due to the introduction of recent legislation in regard to nesting birds, any works should ideally be carried out outside of the bird nesting season, February to August, in line with Natural England's recommended dates. As a general rule, it should be assumed that birds will be nesting in trees during the nesting season.

Contractors must aim to avoid impact to nesting birds and infringement of the Wildlife and Countryside Act 1981 and breaching the European Habitats Directive 1992 / Nesting Birds Directive.

It is requested that If permission is granted it should be conditioned such that if

work is to be undertaken within the bird nesting season a pre works survey should be carried out by a suitably competent person. The survey should properly assess, record and confirm that any works carried out in the management of trees and other vegetation will not disturb actively nesting birds.

(Cllr N Sanctuary returned to the meeting)

Thorns Croft, Guildford Road, Cranleigh, GU6 8PA

WA/2019/0750 Certificate of lawfulness under section 192 for erection of rear and side extension 2 porches and outbuilding.

OBJECTION – Members agreed that these proposals would be an overdevelopment of the site and question if the proposals contravene the 50% rule for area around a dwelling.

Members also question if the outbuilding should be considered under section 192, as under permitted development similar materials must be used and this is not the case with the outbuilding due to a metal roof being proposed.

WA/2019/0771 Norton House, Rowly Drive, Cranleigh, GU6 8PL

Application under section 73a to vary condition 1 of wa/2019/0172 (approved plans) to allow changes to door openings and width of extension.

NO OBJECTION.

WA/2019/0785 248 High Street, Cranleigh, GU6 8RL

Erection of single storey extension following demolition of existing outbuilding.

NO OBJECTION.

8. LICENSING ACT 2003 - APPLICATION

Little Manor Service Station, 2 High Street, Cranleigh, GU6 8AE

NO OBJECTION.

9. CONSULTATION

SCC - Statement of Community Involvement Consultation 2019

Members agreed the following points:

- The policy is open and informative with opportunities to comment and methods to do so
- Their consultation processes are intended to get informed opinions from members of the community. With this in mind the provision of data to enable consultees to take an informed view is not as accessible as it could be, resulting in emotional and under informed responses.
- There should be better links to relevant information within the consultation, to ensure individuals and community groups can make informed objections or challenges
- Members highlighted that despite the policy to inform hard to reach groups there is an over reliance on electronic communication, which prevents some individuals and groups from receiving or accessing relevant information. The policy should show that the information is about what is received and not what is sent. Members recommend adding to the monitoring section to include those who have received and understood the communication.

10. AMENDED PLANNING APPLICATIONS

None received.

11. APPEALS

The appeal decision for PRA/2018/0022 – Barn at High Stovolds Farm, Stovolds Hill, Cranleigh was DISMISSED.

12. ENFORCEMENT

Nothing to report.

13. SPEAKING AT SURREY COUNTY COUNCILS PLANNING AND REGULATORY COMMITTEE

SCC Ref: 2018/0138 WBC Ref: WA/2018/2044 - Land at Glebelands School, Parsonage Road, Cranleigh

(one declaration of interest- Cllr N Sanctuary left the meeting)

Members deferred this item to the next meeting.

(Cllr N Sanctuary returned to the meeting)

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

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

The Chairman closed the meeting at 8.49pm.

The next Planning Committee Meeting will be held on **Monday 01 July 2019 at 7.00 pm.**

Signature.....

Date.....