



CRANLEIGH PARISH COUNCIL

MINUTES OF THE PLANNING COMMITTEE MEETING HELD AT 7.00 PM ON MONDAY 01 JULY 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 M Scully*
Cllr G Worthington*

PRESENT*

ALSO PRESENT: 3 representatives A2Dominion, Administration Clerk L Glazier

1. APOLOGIES FOR ABSENCE

The committee accepted apologies from Cllr J Betts (Prior Commitment), Cllr R Burbridge (Holiday), Cllr H Nicholson (Prior Commitment) and Cllr A Richardson.

2. DECLARATIONS OF INTEREST

The comments and observations from Cllr R Cole, as a Waverley Borough Councillor and Member of the Joint Planning, Central Planning and Eastern Planning Committees at Waverley Borough Council, are preliminary prior to consideration at WBC and are based on the evidence and representations to the Parish Council. A Councillor may have a different view following consideration or hearing of possible new evidence at Borough level.

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

3. MINUTES

The minutes of the Planning Committee Meeting held on 10 June 2019 were AGREED and signed by the Vice Chairman as a true record.

4. CHAIRMAN'S REPORT

There was no report from the Vice Chairman.

5. PUBLIC SESSION

It was agreed for A2Dominion to speak at this point in the meeting about the West Cranleigh Nurseries plans where they covered the following points:

- They briefly outlined the applications and the site.
- It was explained that the main changes are in area C which are phase 2 and 3 of the application, where the greenhouses were, as they have now been removed.

- The changes to the parameter plans are to extend the build form closer to the lake side edge, increasing the green space within the site to create a more organic green areas in the site, to have a greener scheme and development. With the changes there will be a 10% increase in greenspaces. When comparing the previous application and the current proposals this amounts to 200sqm of extra green space.
- There are no changes to the number of dwellings, but there are changes to the building heights. All 2.5 storey dwellings are no longer in the plans for the site. The higher buildings are planned to be towards the existing developments.
- The aim is to maintain a view of the lakes throughout the development, even with the addition of the lakeside properties.
- The conclusions to the EIA are still the same as the 2016 report, as the changes to the proposals will have no significant effect to the area. The LVIA explains that there will be some potential benefits with the changes. Along with this it is aimed to retain the significant trees within the site and around the lakeside.
- The changes would not affect the provision and mix of units across the site. There will also be no change to the garden sizes, and they will comply with WBC's requirements.
- It was explained that between outline planning permission and the reserved matters application changes can be made.

6. NEW PLANNING APPLICATIONS - LIST 19/24, 19/25 and 19/26

WA/2019/0799

West Cranleigh Nurseries, Alfold Road, Cranleigh, GU6 8NQ.

Application under Section 73 to vary Condition 3 of WA/2016/2207 - Outline permission for the erection of 265 dwellings, (condition specifies the agreed plan numbers) to allow changes to parameter plans to redistribute building heights across the site and extending the area of land within Area C to the water's edge. This application is accompanied by and Environmental Statement.

OBJECTION – Members could not see the benefits that the changes would have to the site and agreed that there would be more potential to damage the natural amenity of the site. Highlighting that the parkland is at the other end of the site, so the amenity of this area of site needs to be retained, the proposed changes would have no overall benefit to the whole site.

Members also raised concerns for the potential damage the works would have to the trees around the lakes and the impact this would have to the lakes. Members agreed that the proposals would be a loss of amenity and that it would be a great loss not to be able to walk around the lakes in their entirety. A concern was also raised for the proposals to the northern border of the site and the potential for the green space to turn to scrubland overtime.

Members do support the reduction in the building heights.

WA/2019/0811

22 Rydelands, Cranleigh, GU6 7DD.

Erection of extensions and alterations.

NO OBJECTION.

WA/2019/0839

Bartleys, Barhatch Road, Cranleigh, GU6 7DJ.

Erection of extensions and alterations following part demolition of existing dwelling.

NO OBJECTION – Members highlight that there are a number of mature trees on site and consideration should be given to the root protection zones of the trees on site, especially those closest to the proposed works.

- WA/2019/0848** **Threeways, St Nicolas Close, Cranleigh, GU6 7AH.**
Erection of extensions and alterations.
- NO OBJECTION.
- HR/2019/0001** **Holdhurst Farm, Alfold Road, Cranleigh, GU6 8JT.**
Notification of Hedge Removal
- NO OBJECTION – Members would like to highlight that the disturbance of nesting birds is a criminal offence.
- PC/2019/0013** **Rudgwick Brickworks, Lynwick Street, Horsham, RH12 3DH.**
Consultation from a neighbouring authority for variation of conditions of planning permission WSCC/029/16/RW for an extension in time to complete infill and restoration and alterations to the approved scheme.
- NO OBJECTION.
- WA/2019/0870** **Red Tiles, Rowly Drive, Cranleigh, GU6 8PL.**
Erection of extensions and alterations to roof space to provide habitable accommodation.
- OBJECTION – Members question the proximity of the proposed extensions to the boundary of Lantern Cottage and highlighted the potential for the proposals to infringe on the neighbour's amenity. Members also support the neighbour's objections.
- WA/2019/0912** **Former Builders Yard, Horsham Road, Cranleigh**
Erection of a dwelling and associated work following demolition of existing buildings (revision of WA/2019/0361).
- OBJECTION – Members clarified that site is the former garden of High Park Cottage and not a former builders yard, although it is acknowledged that the previous owner did store building materials.
- Members agreed the proposed changes are insignificant and Members previous comments still stand.
- 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.*
- WA/2019/0938** **Bay Tree Cottage, Guildford Road, Cranleigh, GU6 8PA**
Alterations to elevation to allow use of garage as habitable accommodation.
- NO OBJECTION.
- WA/2019/0942** **11 Park Drive, Cranleigh, GU6 7HB**
Erection of extensions and alterations following demolition of existing storage/garage.
- NO OBJECTION.

WA/2019/0943 The Studio, New Park, Horsham Road, Cranleigh, GU6 8EJ.
Certificate of Lawfulness under 192 for the erection of a garage and log store.
NO OBJECTION.

WA/2019/0962 77 High Street, Cranleigh, GU6 8AU.
Change of Use from retail (Use Class A1) to medical & health (Use Class D1).
NO OBJECTION – Members suggested that the 2 parking spaces should be reserved for clients rather than staff, due to the nature of the business.

WA/2019/0965 Bramber Lodge, New Park Road, Cranleigh, GU6 7HJ.
Application under Section 73 to vary Conditions 1 and 5 of WA/2017/2035 (approved plan numbers and obscure glazing) to allow changes to fenestration, materials, layout and design.
NO OBJECTION.

WA/2019/0981 Timbers, New Park Road, Cranleigh, GU6 7HN
Erection of extensions and alterations following demolition of existing garage together with alterations to roof to form habitable accommodation including installation of dormer windows.
NO OBJECTION – Members recommend that a bat survey is carried out before any works take place.

7. AMENDED PLANNING APPLICATIONS

An amendment was received for application WA/2019/0243 – 4 Lashmere, Cranleigh – Omission of first floor extension, clarification regarding on-site parking – No further comments.

8. APPEALS

An appeal has been made to the Secretary of State for application WA/2018/0304 – Fairhaven, Ewhurst Road, Cranleigh.

An appeal decision has been made for WA/2017/2361 – 8 Oak Grove, Grove Road, Cranleigh. The appeal was DISMISSED.

9. ENFORCEMENT

It has been noted that several builders on sites around Cranleigh are working on a Sunday which is a breach of their conditions.

10. NEIGHBOURHOOD PLAN

Ashington Parish Council – No Comments

Warnham Parish Council – No Comments

11. WAVERLEY PLANNING MAPS SURVEY

It was agreed that Members would each complete a survey and submit it to WBC.

12. 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

It was AGREED that Cllr R Tyler would speak on behalf of the Parish Council.

13. 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 8.28pm.

The next Planning Committee Meeting will be held on **Monday 22 July 2019 at 7.00 pm.**

Signature.....

Date.....