



CRANLEIGH PARISH COUNCIL

MINUTES OF THE PLANNING COMMITTEE MEETING HELD AT 7.00 PM ON THURSDAY 08 AUGUST 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 A Richardson*
Cllr N Sanctuary*
Cllr M Scully*
Cllr G Worthington

PRESENT*

ALSO PRESENT: One member of public, Administration Clerk L Glazier

1. APOLOGIES FOR ABSENCE

The committee accepted apologies from Cllr R Cole (Holiday), Cllr R Burbridge (Holiday), Cllr G Worthington (Holiday).

2. DECLARATIONS OF INTEREST

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

Item 7. Amended applications WA/2019/0912 - Cllr J Betts declared a non-pecuniary interest as he is known to the applicants.

3. MINUTES

The minutes of the Planning Committee Meeting held on 22 July 2019 were AGREED and signed by the Chairman as a true record.

4. CHAIRMAN'S REPORT

The Chairman reported the tree officer's response to the conditioning of tree applications and the reasons for not extensively conditioning these applications. Members understood their reasons and will continue to comment to each application and elaborate when necessary.

The Chairman brought to Members attention the Billingshurst Neighbourhood Plan Pre-submission Consultation and that it will be considered at the next Committee meeting.

5. PUBLIC SESSION

There was one member of the public present, who made no comments.

6. NEW PLANNING APPLICATIONS - LIST 19/30, 19/31 and 19/32

NMA/2019/0109 Land South of High Street between Alfold Road and Knowle Lane, Cranleigh
Amendment to WA/2017/1611 to amend architectural appearance.

NO OBJECTION – Members were disappointed to see that only one communal electric charging point has been included within the plans and would like to draw attention to condition 5 of the original decision notice.

Members agreed that in order to future proof the development there needs to be more provision of electric charging points in communal areas.

TM/2019/0110 Pinecrest, Ridgeway Close, Cranleigh, GU6 7JD
APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 16/09

NO OBJECTION - Members would like to highlight that the disturbance of nesting birds is a criminal offence.

WA/2019/1116 44 Cranleigh Mead, Cranleigh, GU6 7JS
Certificate of Lawfulness under Section 192 for erection of an extension following demolition of existing conservatory.

NO OBJECTION.

WA/2019/1168 Land at West Cranleigh Nurseries and North of Knowle Park between Knowle Lane and Alfold Road, Cranleigh.
Application for all remaining reserved matters for site A pursuant to the outline planning permission WA/2016/2207, comprising details of the design, construction and management of a 22.80 hectare country park including the provision of associated car parking, cycle parking, public toilets and play equipment. This application affects a public footpath. This is a subsequent application to outline permission WA/2016/2207 which was accompanied by an Environmental Statement (revision of WA/2018/2019).

NO OBJECTION – Members would like to see electric charging points provided in the car park, to future proof the development.

Members would also like to see a condition added that public footpath 393 will not be permitted for car use, this is due to the current path being upgraded to a bridleway and the intention for it to be widened to a total of 4 metres. Although Members do understand that only 3 metres of this will be paved.

The Chairman updated Members on the progress of a decision made at the full Parish Council meeting, acting as an adjacent landowner, to contact SCC and make a formal complaint in regard to the safety concerns of the construction of the bell mouth entrance, which is now directly opposite the Parish Council's crossing point. Pedestrians will now cross directly into the newly constructed bell mouth. The Clerk has not received a response in the two weeks since making a formal complaint to SCC about a safety audit not being completed and the dangers and risks to pedestrians using the crossing point to access the Bruce McKenzie field. The Clerk will now escalate the complaint and contact the Chief Executive. The Chairman highlighted that the Parish Council do have a duty of care to those who use the grounds and a duty to highlight the dangers now faced by the users of the grounds.

WA/2019/1183 Lapscombe Farm, Smithwood Common, Cranleigh, GU6 8QX

Erection of detached garage with attached garden store.

OBJECTION – Members highlighted that this is land in the Green Belt and the circumstances for building in the Green Belt need to be very special. It was agreed that the details provided within in the application to justify the very special circumstances are not convincing enough.

WA/2019/1190

1 Cameron Close, Cranleigh, GU6 8EB

Erection of a single storey extension and alterations to porch.

NO OBJECTION – Members raised concern of a potential infringement on the root protection zones of the trees on the boundary between numbers 1 Cameron Close and 53 Nightingales. Members ask that the Tree Officer visit the site to ensure the foundations proximity will not infringe on the root protection zones.

WA/2019/1194

The Three Horseshoes, 4 High Street, Cranleigh, GU6 8AE

Erection of extension and alterations following relevant demolition of unlisted existing outbuildings in a Conservation Area.

NO OBJECTION – Members agree that as 2.1 a) of the biodiversity checklist is marked yes, the elements are present for bat habitations and a bat report needs to be completed prior to approval of the application.

7.

AMENDED PLANNING APPLICATIONS

(One declaration of interest) Cllr J Betts left the meeting

An amendment was received for application WA/2019/0912 – Land at Coordinates 506393 138270 Horsham Road, Cranleigh – Amended location plan, Amended street scene plan, additional Design and access, Planning and Heritage Statement – Members maintain their previous OBJECTIONS and due to the amended location plan, would like to add that there will now also be a loss of privacy to 5 Ellery Close.

Cllr J Betts returned to the meeting

An amendment was received for application WA/2019/0653 – Baufort House, Woodland Avenue – Reduction in depth of extension by 1.5m and additional shadow plans – NOTED.

8.

APPEALS

None received.

9.

ENFORCEMENT

Nothing to report.

10.

HIGH STREET PROTECTION PROPOSAL

Members would strongly object to concrete bollards, but like the idea of bell-shaped bollards. Members would like to see something aesthetically pleasing, in keeping with the local vernacular, that would enhance the street scene, where the bollards are placed straight and level.

11.

DRAFT STATEMENT OF COMMUNITY INVOLVEMENT 2019

Members note the draft statement, thanked Horsham District Council and wish them good luck with the consultation.

12.

STREET NAMING

Members agreed to defer this item to the next meeting.

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 8.52pm.

The next Planning Committee Meeting will be held on **Monday 02 September 2019 at 7.00 pm.**

Signature.....

Date.....