



CRANLEIGH PARISH COUNCIL

MINUTES OF THE PLANNING COMMITTEE MEETING HELD AT 7.00 PM ON MONDAY 23 SEPTEMBER 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: Administration Clerk L Glazier

1. APOLOGIES FOR ABSENCE

The committee accepted apologies from Cllr R Cole (Prior Commitment), Cllr D Nicholas (Prior Commitment) and Cllr G Worthington (Prior Commitment).

2. DECLARATIONS OF INTEREST

No declarations of interest made.

3. MINUTES

The minutes of the Planning Committee Meeting held on 09 September 2019 were AGREED and signed by the Chairman as a true record.

4. CHAIRMAN'S REPORT

The Chairman informed Members that the former builders yard application has been given permission. Members were advised to read the decision notice for the application.

5. PUBLIC SESSION

There were no members of the public present.

6. NEW PLANNING APPLICATIONS - LIST 19/37 and 19/38

WA/2019/1358 Timbers, Rowly Drive, Cranleigh, GU6 8PN
Erection of extension and associated works.

NO OBJECTION.

WA/2019/1401 Thorns Croft, Guildford Road, Cranleigh, GU6 8PA
Certificate of Lawfulness under Section 192 for erection of 2 porches, a rear extension and an outbuilding (revision of WA/2019/0750).

OBJECTION – Members expressed strong concerns due to the pending application DW/2019/0015 running concurrently with this application. The single storey extension would add 24sqm to the existing dwelling, the combination of both applications if approved would result in a total increase of 70sqm of additional building within the Green Belt. The proposals are an over development of the site that would significantly reduce the garden area.

Members agreed the proposed outbuilding is too large at 40sqm and the proposed position of the outbuilding will conflict with the trees, the Root Protection Area's and Root Protection Zone's on site.

Members highlighted that not all documents could be downloaded or viewed from the WBC planning portal.

WA/2019/1403 Lauriel House, Knowle Lane, Cranleigh, GU6 8JW
Erection of 2 dwellings following demolition of existing dwelling (revision of WA/2018/2206).

NO OBJECTION – Members were unable to download the documents from WBC planning portal and were disappointed that all the documents were not available.

Members did highlight that there are a number of sensitive habitats and species on site, therefore the application needs to be scrutinized to determine how the trees and ecology will be impacted by the proposals for the site.

WA/2019/1404 The Chalet, Knowle Lane, Cranleigh,
Certificate of Lawfulness under Section 191 for use of existing outbuilding as an independent dwelling house.

OBJECTION – Members highlighted that it would appear the applicant is wanting to legitimize a dwelling that does not have planning permission.

As the application is asking for a new dwelling to be approved the application does not contain enough information. There's not any information on parking, bin storage, access details, details of the pond, the sewage connection, ecological and environmental surveys. Therefore, with the lack of supporting information and the documents that have been supplied, the necessary information for a new dwelling is not demonstrated to support the application.

WA/2019/1409 40 Parsonage Road, Cranleigh, GU6 7AJ
Erection of a detached dwelling together with new vehicular access and associated works.

OBJECTION – The dwelling would be inappropriate and an overdevelopment of the site that is not in keeping with density of the area. Members highlighted that there is no on-site turning area for cars to leave in forward gear, this is important as The Precinct is adjacent the site and then to either side there is Glebe Road. Members also highlighted that there would be a loss of sightlines.

The proposed rear garden is an inappropriate size leaving no real amenity space for the potential occupiers of the proposed dwelling. There would also be a loss of amenity to the neighbouring number 40, including the rear of number 40 due to overlooking from the proposed dwelling.

Members would like there to be further supporting information for the application.

Members highlighted that not all documents could be downloaded or viewed from the WBC planning portal.

WA/2019/1414 Byeways, Wanborough Lane, Cranleigh, GU6 7DT
Erection of extensions and alterations.

NO OBJECTION - Members highlighted that not all documents could be downloaded or viewed from the WBC planning portal.

As Members were unable to scrutinize the application, they would like for the tree officer to visit the site to establish the impact to the trees on the site as the area around the site is heavily wooded. Members would also like to see an ecological and bat report submitted with the application.

7. LICENSING ACT 2003 - APPLICATION

Wild and Green Kitchen - 180 High Street, Cranleigh, GU6 8RG – Members strongly object to the proposed opening hours and hours for the sale of alcohol.

The opening times would cause noise disturbance and bring anti-social behavior to the area and the neighboring properties. Members also highlighted that if the balcony doors were open while the live music is being played this would cause the noise disturbance to amplify to the residential area opposite.

Members agreed that the hours of opening are inappropriate especially on weekday nights and should be changed with the latest closing time being 11pm Monday to Saturday and 10pm on Sunday, this is to keep times consistent with the pubs currently situated in the village. It was also agreed that the times proposed for New Years Eve are not appropriate for a village instead of closing at 2.30am 1am would be a more suitable time.

Members would like to support the business but note that several retailers have recently been given permission to sell alcohol.

8. AMENDED PLANNING APPLICATIONS

None received.

9. APPEALS

None received.

10. ENFORCEMENT

Nothing to report.

11. NEIGHBOURHOOD PLAN

Steyning – Members congratulated and thanked Steyning.

12. 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 at Area Planning and Joint Planning Committees.

It was AGREED for Cllr R Burbridge to speak at Surrey County Council.

The Chairman closed the meeting at 8.30pm.

The next Planning Committee Meeting will be held on **Monday 14 October 2019 at 7.00 pm.**

Signature.....

Date.....