



## CRANLEIGH PARISH COUNCIL

### MINUTES OF THE PLANNING COMMITTEE MEETING HELD AT 7.00 PM ON MONDAY 06 JANUARY 2020 IN THE COUNCIL CHAMBER, VILLAGE WAY, CRANLEIGH

Cllr G Worthington\* (Chairman of the Committee)  
Cllr R Tyler \* (Vice Chairman)  
Cllr R Burbridge  
Cllr R Cole\*  
Cllr D Nicholas\*  
Cllr N Sanctuary\*  
Cllr M Scully\*

PRESENT\*

ALSO PRESENT: Administration Clerk L Glazier

1. APOLOGIES FOR ABSENCE

The committee accepted apologies from Cllr R Burbridge (holiday).

2. DECLARATIONS OF INTEREST

The comments and observations from Cllr R Cole, as a Waverley Borough Councillor and Chair of Planning 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 Chair of Governors at Glebelands School.

3. MINUTES

The minutes of the Planning Committee Meeting held on 16 December 2019 were AGREED with the following amendments:

Page PC2372, Item 3, remove the *t* on line three and replace with a *d*.

Page PC2372, Item 3, add *to be* between need careful on line two of the last paragraph.

4. CHAIRMAN'S REPORT

The Chairman reported that a response on the proposed street names has been received, narrowing the list down following the comments from Waverley Borough Council.

5. PUBLIC SESSION

There were no members of the public present.

6. NEW PLANNING APPLICATIONS - LIST 19/51 and 19/52

**TM/2019/0208 4 The Copse, Cranleigh, GU6 7NU**  
APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER WA338

NO OBJECTION.

**TM/2019/0209 3 The Copse, Cranleigh, GU6 7NU**  
APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER WA338

It was agreed to discuss this application at this point in the meeting.

NO OBJECTION – Members would like future applications to have clearer maps to avoid confusion. As the branch of T3 overhangs the public footpath and poses a potential hazard Members have no objection.

**WA/2019/1977 Land at Sterling Barns, Knowle Lane, Cranleigh.**

Erection of 2 dwellings and associated works in existing parking area.

OBJECTION – the application is considered as building in countryside beyond the Green Belt. Members also highlighted that the proposed dwellings would be outside the village boundary and the use of the land for carparking could not be considered brownfield, as this is land beyond the Green Belt.

**WA/2019/1997 Longfield, Bookhurst Road, Cranleigh, GU6 7DN**

Erection of gates, piers and boundary fence.

OBJECTION – Members agreed that more details are needed for the design of the gates that would be installed, as the photographed gates are considered not to be in keeping with the age of the property, it was agreed that iron style gates would be more appropriate.

**WA/2019/1995 Fairhaven, Ewhurst Road, Cranleigh, GU6 7EB**

Erection of 2 buildings to provide 8 dwellings following demolition of existing dwellings and outbuildings.

OBJECTION – Members would like to reiterate their previous concerns:

- Taking in to account the minimal changes Members still agree that this development would contravene Policy TD1: Townscape and Design of the local plan, as these proposals are out of keeping for the area which is not of inclusive design that responds to the distinctive local character of the area in which it is located, creating a detrimental effect to the character of the area which consists of detached and semi-detached houses.
- Members share the concerns expressed by residents regarding the significant increase in the traffic volume on the entrance to an unadopted road and the lack of consideration for visitor parking.
- Members strongly highlight their concerns for the safety of pedestrians, particularly the high volume of school children and parents with young children who use the footpath bordering the site to access four of the local schools. The increased volume of vehicles would pose a significant increase in danger to those using the public footpath, which exits next to the entrance to the site.
- The site access point for vehicles is at the entrance of Nuthurst Avenue, which is accessed from the Ewhurst road, with a bus stop just before the access, under these circumstances Members could not justify that this would be a safe access and egress for the proposed increase in volume of vehicles. In addition, the usability of the parking shown on the plans raised queries.

- Members highlighted Nuthurst Avenue is a road of varying widths, where cars are unable to park safely outside of the site. It was agreed that Nuthurst Avenue is not capable of taking any additional traffic, if the proposals are approved it would result in reduced and more difficult access for emergency vehicles to Nuthurst Avenue, posing a further hazard to the users and residents of Nuthurst Avenue.
- In accordance with the NPPF the density of the proposals should be similar to that of the surrounding area, these proposals do not comply with this.
- The proposals are an overdevelopment of the site in bulk, scale and mass.
- The amenity space for the proposed dwellings is not adequate and the storage of recycling and waste bins is insufficient for the volume of potential occupants.
- Concerns were also raised on the impact these dwellings would have on the surrounding trees and RPA's
- The proposals also do not include electric vehicle charging points.

**WA/2019/2006 Tythe End Farm, Guildford Road, Cranleigh, GU6 8QZ**  
Erection of 4 dwellings following demolition of existing farm yard.

OBJECTION – This is countryside beyond the Green Belt.

**WA/2019/1989 East Whitley Cottage, Guildford Road, Cranleigh, GU6 8QZ**  
Construction of a swimming pool and associated works.

NO OBJECTION.

**WA/2019/1999 Camelias, Rowly Drive, Cranleigh, GU6 8PN**  
Certificate of Lawfulness under Section 192 for single storey side and rear extensions together with alterations to front porch following demolition of existing garage.

NO OBJECTION – Members questioned if the proposed rear extension would contravene the 45-degree rule. It was also questioned if the front porch of West View would be also gaining a pitched roof on their porch as shown in the proposed front elevation plan.

**WA/2019/2003 Land Centred Coordinates 504460 137144 West of Alfold Road, Cranleigh**  
Erection of an agricultural building.

NO OBJECTION – Due to the extensive use of the existing agriculture buildings for industrial/commercial uses, Members are concerned that a precedent has been set and may continue for this proposed building in the future, but also that this may lead to other barns on the site being made redundant. If the proposal is approved Members would like to request that conditions are attached ensuring the building will not be for commercial or residential use now or in the future.

7. AMENDED PLANNING APPLICATIONS

None received

8. APPEALS

An appeal has been made to the Secretary of State for application CR/2019/0003 – Arch House, The Common, Cranleigh – Noted.

9. ENFORCEMENT

Members raised concerns as to whether planning permission had been gained for a newly contrasted brick wall at Kiln House, Knowle Lane, Cranleigh.

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

It was not agree for a Councillor to speak on behalf of the Parish Council.

11. RUDGWICK NEIGHBOURHOOD PLAN

Members expressed their thanks and congratulated them on their Neighbourhood Plan.

The Chairman closed the meeting at 8.06pm.

The next Planning Committee Meeting will be held on **Monday 27 January 2020 at 7.00 pm.**

**Signature**.....

**Date**.....