



## CRANLEIGH PARISH COUNCIL

### MINUTES OF THE PLANNING COMMITTEE MEETING HELD AT 7.00 PM ON MONDAY 17 FEBRUARY 2020 IN THE COUNCIL CHAMBER, VILLAGE WAY, CRANLEIGH

Cllr G Worthington\* (Chairman of the Committee)  
Cllr R Tyler \* (Vice Chairman)  
Cllr J Betts  
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 Cole (prior commitment), Cllr J Betts (prior commitment) and Cllr D Nicholas (holiday).

2. DECLARATIONS OF INTEREST

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 27 January 2020 were AGREED and signed by the Chairman as a true record.

4. CHAIRMAN'S REPORT

The Chairman reported that the two mature trees that have been removed from the front of Hazelwood Place, Knowle Lane, had no restrictions so could be removed without planning permission, as this area is not in the Conservation area and there are no trees with a Tree Preservation Order (TPO) on them in the vicinity.

5. PUBLIC SESSION

There were no members of the public present.

6. NEW PLANNING APPLICATIONS - LIST 20/04, 20/05 and 20/06

**AG/2020/0001** **Land Coordinates 507830 134870 South of Cox Green Road, Horsham**  
General Permitted Development Order 2015, Schedule 2 Part 6 Class E -Prior Notification Application for erection of a workshop and storage container and construction of an access path.

NOTED.

- WA/2019/2132 Netherleigh, Woodland Avenue, Cranleigh, GU6 7HZ**  
Erection of a dwelling and outbuilding together with associated works following demolition of existing dwelling (revision of WA/2019/1343).
- NO OBJECTION – Members did express their concerns that the outbuilding could be classed as a separate dwelling in the future.
- WA/2020/0017 Cowdreys, Smithwood Common, Cranleigh, GU6 8QY**  
Erection of extensions and alterations and erection of garage and studio outbuilding following demolition of existing outbuildings (revision of WA/2019/1327).
- NO OBJECTION - Whilst Members do not fully agree with the special circumstances of this application, Members have used their discretion for this particular application and do not object, as the proposals will improve the rundown buildings and the site as a whole. Members would like to request that the recommendations of the bat survey are strongly adhered to.
- TM/2020/0021 Bennachie, 5 Southwood Chase, Cranleigh, GU6 7LA**  
APPLICATION FOR WORKS TO AND REMOVAL OF TREES SUBJECT OF TREE PRESERVATION ORDER 14/09
- OBJECTION – Members strongly object to the removal of 4 mature tree and would like to see a maintenance plan proposed for the 4 trees in order to retain them.
- Members are not opposed to the works for T1, T2 and G1.
- WA/2019/2144 Thorn Cottage, Upfold Lane, Cranleigh, GU6 8PD**  
Repairs to fire damaged dwelling with alterations.
- NO OBJECTION.
- WA/2020/0037 Ambleside, New Park Road, Cranleigh, GU6 7HJ**  
Erection of extensions and alterations following demolition of existing detached garage (follows Invalid application WA/2019/1758).
- NO OBJECTION.
- WA/2020/0038 Timbers, Knowle Lane, Cranleigh, GU6 8UW**  
Erection of a detached garage following demolition of existing.
- NO OBJECTION – Subject to a bat survey being carried out. Members did question whether the answers given in section 2.2 and 2.4 of the biodiversity check list are correct, as there are trees and woodland on the boundary and surrounding area.
- WA/2020/0041 The Three Horseshoes, 4 High Street, Cranleigh, GU6 8AE**  
Alterations to existing play area.
- NO OBJECTION.
- WA/2020/0042 19 Wyphurst Road, Cranleigh, GU6 7AT**  
Erection of single storey rear extension.
- NO OBJECTION.
- WA/2020/0044 Fern House, Knowle Lane, Cranleigh, GU6 8JN**  
Alterations to existing garage to provide habitable accommodation.
- NO OBJECTION.

- WA/2020/0046 Little Croft, Avenue Road, Cranleigh, GU6 7LE**  
Erection of an extension.  
  
NO OBJECTION.
- WA/2018/2071 Land South of High Street between Alfold Road and Knowle Lane, Cranleigh**  
Approval of reserved matters for phase 2.2 for the erection of 114 dwellings with associated access, parking, drainage and landscaping works following the outline approval WA/2016/1625 for the erection of 425 dwellings (revision of WA/2017/2391). This is a subsequent application under the EIA Regulations and is accompanied by a statement of conformity (as amended by plans received 12/12/2019, 27/12/2019 and 02/01/2020. (Amended description)  
  
NO OBJECTION.
- WA/2020/0073 2 Elmbridge Cottages, Elmbridge Road, Cranleigh, GU6 8NP**  
Erection of extensions.  
  
NO OBJECTION.
- WA/2020/0075 2 Glebe Road, Cranleigh, GU6 7AR**  
Erection of two storey extension following demolition of existing single storey.  
  
NO OBJECTION.
- WA/2020/0088 Units 3, 4, 5, 7, 8, 9, 11, 12 & 13 Manfield Park, Cranleigh, GU6 8PT**  
Construction of over cladding of existing roofs and associated works to units; 3, 4, 5, 7, 8, 9, 11, 12 & 13.  
  
NO OBJECTION.
- WA/2020/0092 Nutmead, Woodland Avenue, Cranleigh, GU6 7HU**  
Application under Section 73A to vary Condition 1 of WA/2019/1206 (approved plan numbers) to allow alterations to design and appearance.  
  
NO OBJECTION.
- WA/2020/0094 Little Spinney, 60 Horsham Road, Cranleigh, GU6 8DU**  
Erection of extensions.  
  
NO OBJECTION.
- WA/2020/0095 Oakmead, Knowle Lane, Cranleigh, GU6 8JW**  
Erection of extension following demolition of existing garage.  
  
NO OBJECTION.
- WA/2020/0099 Sky House, Smithwood Common, Cranleigh, GU6 8QX**  
Erection of extensions and alterations including extended balcony and external staircases.  
  
NO OBJECTION.
- WA/2020/0100 Land to rear of 114 and 118, Horsham Road, Cranleigh**  
Erection of a detached dwelling and garage together with detached garage for existing dwelling and associated works.  
  
OBJECTION - The proposed dwelling is an overdevelopment of the site, with an access that provides reduced sightlines onto Horsham Road. There is no need for this back-land development or requirement for this type of windfall property.

For the dwelling to be erected a significant volume of trees would have to be removed from the area, with some trees having TPO's. Members strongly object to the removal of the trees.

Members previously highlighted that there are Great crested newts within 200 meters of the site, a badger set, and a bat corridor is known in the area. It is requested that full bat report is carried out.

It was also previously highlighted that the application site is near to ancient semi natural deciduous woodland and a woodland priority habitat that is important to bats and other wildlife. The tree species present at the site are also important feeding areas for bat species within the immediate locality.

Members would like a full drainage survey provided, as there is a risk to the front properties and a neighbouring property is already undertaking preventive works, which could worsen any current drainage problems with the addition of a new dwelling to the area.

The area between 114 and 118, Horsham Road and the new Longhurst development currently provides a buffer to the noise on both sides and it would have a detrimental effect to the residents to alter the area in order to add an additional property.

7. AMENDED PLANNING APPLICATIONS

WA/2019/2132 – Netherleigh, Woodland Avenue, Cranleigh – The amendments were considered along with the application.

8. APPEALS

None received.

9. HORSHAM DISTRICT LOCAL PLAN 2019-36

Members noted the notification for the Horsham District local plan 2019-2036.

10. ENFORCEMENT

Nothing to report.

11. 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.

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

The Chairman closed the meeting at 8.25pm.

The next Planning Committee Meeting will be held on **Monday 09 March 2020 at 7.00 pm.**

**Signature**.....

**Date**.....