



CRANLEIGH PARISH COUNCIL

MINUTES OF THE PLANNING COMMITTEE MEETING HELD AT 7.00 PM ON MONDAY 30 MARCH 2020 VIA VIDEO CONFERENCE

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: Cllr E Townsend, Parish Clerk B Bell, Administration Clerk L Glazier

1. APOLOGIES FOR ABSENCE

The committee accepted apologies from Cllr N Sanctuary (prior commitment).

2. DECLARATIONS OF INTEREST

No declarations of interest made.

3. MINUTES

The minutes of the Planning Committee Meeting held on 09 March 2020 were AGREED and signed by the Chairman as a true record.

4. CHAIRMAN'S REPORT

There was no report from the Chairman.

5. PUBLIC SESSION

There were no members of the public present.

6. NEW PLANNING APPLICATIONS - LIST 20/10, 20/11 and 20/12

NMA/2020/0026 Land south of High Street Between Alfold Road and Knowle Lane, Cranleigh.

Amendment to WA/2017/1436 for alterations to the bridge.

NO OBJECTION – Members questioned if the tree to be removed has had permission granted. If permission has been granted it is recommended that a replacement is planted to compensate for the loss, this would need to be like for like or an English species.

In addition to this Members would like to highlight that the disturbance of nesting birds is a criminal offence.

- CR/2020/0002 Gainsborough House, 204 High Street, Cranleigh.**
Prior Notification Application G.P.D.O. Schedule 2, Part 3, Class O - Change of use from Use Class B1a (office) to Use Class C3 (residential) use to provide 2 dwellings.
- OBJECTION – Members are unable to support the application due to the lack of information. Members also questioned the feasibility of fitting two separate dwellings on this site and what provisions are proposed for parking for the potential residents.
- NMA/2020/0032 Land at 1 Bookhurst Hill, Bookhurst Road, Cranleigh, GU6 7DP**
Amendment to WA/2017/0299 to change the exterior walls to rendered.
No further action taken on NMA, applicant applied for variation of condition application. 16/03/2020
- NO OBJECTION.
- NMA/2020/0036 22 Rydelands, Cranleigh, GU6 7DD**
Amendment to WA/2019/0811 for Redesign of consented design to the extension roof, to create hipped roof design with crown.
- NO OBJECTION.
- TM/2020/0044 Rosemere, 125 Horsham Road, Cranleigh, GU6 8DZ**
APPLICATION FOR WORKS TO TREES SUBJECT TO TREE PRESERVATION ORDER 11/09
- NO OBJECTION – Members support the reduction and branch removal of the trees in the application, but Members OBJECT to the removal of the oak tree T3 and support the Tree Officers email, as the tree appears to be in sufficient condition and is not causing damage to the pool or associated infrastructure.
- TM/2020/0047 102 Cranleigh Mead, Cranleigh, GU6 7JX**
APPLICATION FOR REMOVAL OF TREE SUBJECT OF TREE PRESERVATION ORDER 08/03
- OBJECTION – Members agreed there was insufficient information provided, but from the information they had, they could see no potential damage to dwellings and that it appears to be a healthy tree. Given this information Members cannot support the removal of the tree.
- It was noted that several trees have previously been removed for this site and the Tree Officers email was not available.
- WA/2020/0308 Underslaw Farm, Alfold Road, Cranleigh, GU6 8NQ**
Alterations to elevations with relocation of solar panels.
- OBJECTION – Members questioned whether the garden room has planning permission. The proposals are not sympathetic to the neighbouring amenity, are not aesthetically pleasing and make the external appearance not as it should be.
- WA/2020/0320 7 Mower Place, Cranleigh, GU6 7DE**
Erection of extensions.
- NO OBJECTION.
- WA/2020/0331 Swallowfield, Rowly Drive, Cranleigh, GU6 8PL**
Certificate of Lawfulness under Section 192 for the re-location of the kitchen into a single storey side extension to the house.
- NO OBJECTION.

- WA/2020/0344** **Swallowfield, Rowly Drive, Cranleigh, GU6 8PL**
Certificate of Lawfulness under Section 192 for the erection of a side extension.

NO OBJECTION.
- WA/2020/0361** **2 Harrier Close, Cranleigh, GU6 7BS**
Erection of extension following demolition of conservatory.

NO OBJECTION.
- WA/2020/0367** **Sycamore House, 40 High Street, Cranleigh.**
Construction of dormer window.

NOTED.
- WA/2020/0375** **Maytree House, 1 Woodcote, Cranleigh, GU6 8NZ**
Erection of a single storey extension and alterations.

NOTED.
- WA/2020/0380** **Alderley Cottage, The Common, Cranleigh, GU6 8NS**
Certificate of Lawfulness under Section 192 for erection of a single storey rear extension and alterations; alterations to existing garage to form habitable accommodation.

NO OBJECTION.

7. AMENDED PLANNING APPLICATIONS

WA/2019/1995 – Fairhaven, Ewhurst Road, Cranleigh – The amendments do not change Members OBJECTION to this application and would reiterate their previous objections:

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.*

8. APPEALS

The appeal decision for WA/2018/1474 Pollingford Place, Horsham Road - was ALLOWED – NOTED.

9. ENFORCEMENT

Nothing to report.

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

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

The Chairman closed the meeting at 8.39pm.

The next Planning Committee Meeting will be held on **Monday 20 April 2020 at 7.00 pm.**

Signature.....

Date.....