



CRANLEIGH PARISH COUNCIL

MINUTES OF THE PLANNING COMMITTEE MEETING HELD AT 7.00 PM ON MONDAY 20 APRIL 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: Mr T Martin, Administration Clerk L Glazier

1. APOLOGIES FOR ABSENCE

The committee accepted apologies from Cllr D Nicholas (prior commitment).

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.

TM/2020/0060 – Cherries, 12 Waverleigh Road, Cranleigh. Cllr G Worthington declared a pecuniary interest as he lives next door.

3. MINUTES

The minutes of the Planning Committee Meeting held on 30 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

Mr Martin explained that he had joined the meeting to observe the process as A2Dominion would like to present the final phases of the Knowle Park housing development to the Committee at the next meeting.

Cllr R Tyler and Cllr J Betts joined the meeting

6. NEW PLANNING APPLICATIONS - LIST 20/13, 20/14 and 20/15

PRA/2020/0007 Stables, Tythe End Farm, Guildford Road, Cranleigh.
General Permitted Development Order 2015, Schedule 2 Part 3 Class Q - Prior Notification Application for a proposed change of use of agricultural building to 5 dwellinghouses (Class C3) and for building operations reasonably necessary for the conversion.

OBJECTION – Members would like to highlight that this is in the Greenbelt and that there is no evidence that the conversion would not cause damage to the native species of wildlife in the area. With a lack of an ecological report and due to the nature of the current building there would be a loss of habitat to bats and native wildlife, Members recommend a full ecological survey is carried out.

Members also noted that a bungalow and mobile home have been built on this without planning permission and then gained retrospective permission.

TM/2020/0054 Barn, Six Oaks, Guildford Road, Cranleigh, GU6 8PP
APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 02/20

NO OBJECTION.

WA/2020/0384 Strathavon, Guildford Road, Cranleigh, GU6 8PR
Alterations to roof.

NOTED.

WA/2020/0397 Longfield Cottage, Barhatch Road, Cranleigh, GU6 7DJ
Erection of a detached garage and store following demolition of existing.

NO OBJECTION – Although Members did not object to this application they have concerns regarding the oak tree to the south-west and advise that the Tree Officer is consulted on the plans, this is due to the foundations of the proposed garage potentially imposing on the Root Protection Zone. A full tree protection plan should be provided as fencing the area is not sufficient to protect the oak tree.

WA/2020/0403 5 Harrier Close, Cranleigh, GU6 7BS
Erection of extension and alterations following demolition of existing conservatory.

NO OBJECTION.

WA/2020/0404 Thyme End, St Nicolas Avenue, Cranleigh, GU6 7AQ
Erection of extensions and alterations following demolition of existing conservatory.

NO OBJECTION.

WA/2020/0410 The Causey, Church Lane, Cranleigh, GU6 8AR
Erection of extension and associated work including alterations to garage door.

OBJECTION – Members highlighted this is a Grade II listed 19th Century dwelling that is in an environment with other older buildings and a public footpath. The dwelling is in the conservation area meaning the exterior should be retained in order to not have a negative effect on the local amenity.

Members agreed there is a lack of information especially for the alterations of the garage and a modern addition is not in keeping with the local amenity, the conservation area and design standards expected for a listed building.

- WA/2020/0411 The Causey, Church Lane, Cranleigh, GU6 8AR**
Listed building consent for extension and associated work including alterations to garage door.
- OBJECTION.
- PRA/2020/0008 24 Ewhurst Road, Cranleigh, GU6 7AE**
General Permitted Development Order 2015, Schedule 2, Part 3, Class M - Prior Notification Application for change of use from Financial and Professional Services (Class A2) to 1 dwelling (Class C3).
- OBJECTION – As the premises are still currently in use as an office and has not been marketed for future rental Members cannot support this application. In order to consider supporting this application Members would need more clarification on the intended long-term rental.
- WA/2020/0454 Emscote, 124 Horsham Road, Cranleigh, GU6 8DY**
Erection of extensions.
- NO OBJECTION.
- TM/2020/0057 Cranleigh School, Horseshoe Lane, Cranleigh, GU6 8QQ**
APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 08/16
- NO OBJECTION.
- TM/2020/0060 Cherries, 12 Waverleigh Road, Cranleigh, GU6 8BZ**
APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER WA267
(One declaration of interest - Cllr G Worthington left the meeting)
Cllr R Tyler Chaired this item.
- NO OBJECTION.
- (Cllr G Worthington returned to the meeting)
- WA/2020/0468 The Old Police House, Horsham Road, Cranleigh, GU6 8DR**
Application under Section 73 to vary Condition 1 of WA/2018/0740 (approved plan numbers) to allow reduction in size of garage and workshop together with change of materials.
- NO OBJECTION – Members noted this is in the conservation area and consideration would need to be taken with the materials used.
- WA/2020/0470 Land at 1 Bookhurst Hill, Bookhurst Road, Cranleigh, GU6 7DP**
Application under Section 73A to vary condition 11 of WA/20170299 (external materials) to allow alterations to external walls to be rendered.
- NO OBJECTION.
- WA/2020/0477 4 Seltops Close, Cranleigh, GU6 7JW**
Alterations to elevations.
- NO OBJECTION.
- WA/2020/0479 7 Elmbridge Cottages, Elmbridge Road, Cranleigh, GU6 8NP**
Certificate of Lawfulness under Section 191 for use as a children's home.
- OBJECTION – In principle Members have no objection to the change of use, but are unable to support this application at this time. Members raised very strong concerns due to the fire report, as the people using the property would be at risk. Until the recommendations of the fire report are implemented, this application cannot be supported.

WA/2020/0480 49 Mead Road, Cranleigh, GU6 7BQ
Erection of extension.

NO OBJECTION.

Elmbridge Road roundabout, Cranleigh, Surrey, GU9 8NX

Proposed Base Station Installation upon the grass verge adjacent to Elmbridge Road roundabout

Members strongly OBJECT to the proposed location numbered 7 on the plan, as this is within the conservation area, a residential area, at the entrance to the village and would have a negative impact on the street scene and village views.

Members considered the proposed locations numbered 1 and 3 more appropriate, which are situated along the Guildford road in the location of Manfield Park.

Following this Members agreed that proposed location numbered 1 was the most viable option with the lesser impact as it is to the rear of an industrial site, backing onto a large area of fields and a long distance from Cranleigh School, therefore mitigating the use of taller equipment. In addition, would cause less disruption to the wider community and provide easier and safer access for maintenance to be carried out.

AMENDED PLANNING APPLICATIONS

7. None received.

8. APPEALS

None received.

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 8.23pm.

The next Planning Committee Meeting will be held on **Monday 11 May 2020 at 7.00 pm.**

Signature.....

Date.....