



CRANLEIGH PARISH COUNCIL

MINUTES OF THE PLANNING COMMITTEE MEETING HELD AT 7.00 PM ON MONDAY 11 MAY 2020 VIA GOTO MEETINGS

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: 7 representatives of a2dominion and Quatro, Administration Clerk L Glazier

1. APOLOGIES FOR ABSENCE

The committee accepted apologies from Cllr N Sanctuary (prior commitment), Cllr R Tyler (prior commitment), Cllr D Nicholas and Cllr J Betts.

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.

3. GUEST SPEAKER

a2dominion

The a2dominion representatives outlined their proposed plans for phases 2 and 3, that the shortfall of affordable homes will be accommodated in these two phases and that the colours on the parameter plans have been amended to make them clearer.

The aim is to have a sense of continuity throughout the development of phases 1, 2, 3 and the parkland, to create natural views, whilst creating green space and bring the green into the development. Pedestrian access will also feature throughout the whole development, creating waypoints, vistas and views along these routes and in addition connect the neighbouring developments.

It is intended for the house types to complement the surrounding area and phase 1 by using different architectural style and materials. The approach will be of similar style as phase 1, the rural edge to be of softer materials, the lake view softer, lighter materials and the lanes, the centre of the site, to be mainly brick.

The public consultation is due to start this week and under the current circumstances the information will be posted to local residents with links to the website to provide their comments. For those residents that need a hard copy this can be supplied.

Following Members questions the following points were clarified:

- The affordable homes will be mostly in the approach and lanes section of the development
- The time scale for the development is controlled by the market, but it is hoped to be completed in 4 years, which will start 12 months from now.
- Phase 1 is not yet on the market, there has been a 4 week set back, the show home is planned to be ready for September.
- Sewage and services information will be supplied with the application. This had been done with the outline application, but there will be updated information.
- In regard to flood mitigation they have continued to liaise with the EA and will provide updated information and complete information that would be expected if the outline application was to proceed now.
- The ideal is to source materials locally as it is better and sustainable.

It was suggested that the affordable homes should be distributed through the development rather than having the majority at the approach.

4. MINUTES

The minutes of the Planning Committee Meeting held on 20 APRIL 2020 were AGREED and signed by the Chairman as a true record.

5. CHAIRMAN'S REPORT

The Chairman shared an email with information on the submission of the Soft Sand Review of the West Sussex Joint Minerals Local Plan, it has been submitted to the Government for examination.

6. PUBLIC SESSION

There were no members of the public present.

7. NEW PLANNING APPLICATIONS - LIST 20/16, 20/17 and 20/18

WA/2020/0512 Thorns Croft, Guildford Road, Cranleigh, GU6 8PA
Erection of extension following demolition of garage.

OBJECTION – Members raised concerns as the proposals expand on a property in the Greenbelt beyond its limits.

WA/2020/0567 6 Redcroft Walk, Cranleigh, GU6 8DS
Erection of extensions and alterations to fenestration.

NO OBJECTION.

TM/2020/0065 6 Ellery Close, Cranleigh, GU6 8DF
APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 26/99

NO OBJECTION - Members would like to highlight that the disturbance of nesting birds is a criminal offence.

TM/2020/0066 6 Ellery Close, Cranleigh, GU6 8DF
APPLICATION FOR THE REMOVAL OF TREE SUBJECT OF TREE PRESERVATION ORDER 26/99

OBJECTION – Members would like to see a horticultural reason for the removal of the tree, along with referring this to the Tree Officer for a decision.

- WA/2020/0598** **The Three Horseshoes, 4 High Street, Cranleigh, GU6 8AE**
Alterations to existing play area (revision of WA/2020/0041).

NO OBJECTION.
- WA/2020/0602** **Rowley Place, Guildford Road, Cranleigh, GU6 8PF**
Erection of extension.

NO OBJECTION – provided the advice regarding the bats within the ecological survey is followed.
- WA/2020/0608** **Alderley Cottage, The Common, Cranleigh, GU6 8NS**
Erection of extension following demolition of existing and alterations to elevations.

NO OBJECTION.
- WA/2020/0637** **9 Bridge Cottages, Elmbridge Road, Cranleigh, GU6 8LY**
Erection of entrance porch and alterations to fenestration.

NO OBJECTION.
- WA/2020/0639** **21 Worcester Drive, Cranleigh, GU6 7FW**
Installation of PV solar panels on roof

NO OBJECTION.
- WA/2020/0642** **Jasmine Cottage, The Common, Cranleigh, GU6 8SE**
Erection of extension.

NO OBJECTION.
- WA/2020/0646** **Land South of Amlets Lane and North of Roberts Way, Cranleigh**
Erection of a building to provide 3 flats and associated works to replace previously consented Community Building Granted under WA/2016/0517.

NO OBJECTION.
- WA/2020/0648** **Hurstwood, Wanborough Lane, Cranleigh, GU6 7DS**
Erection of extensions including raising the roof pitch; alterations to elevations and fenestrations and associated works

NO OBJECTION – Members raised concerns as to whether the hardstanding would have an impact on the root protection area of the trees nearby. It was also highlighted that this is in countryside outside of the Greenbelt.

AMENDED PLANNING APPLICATIONS

8. WA/2020/0567 – 6 Redcroft Walk, Cranleigh, GU6 8DS – The amendments were considered along with the application.

9. SURREY COUNTY COUNCIL – ADDITIONAL INFORMATION

SCC Ref 2018/0138 - Land at Glebelands School, Parsonage Road, Cranleigh, Surrey GU6 7AN – NOTED.

10. APPEALS

An appeal has been made to the Planning Inspectorate for application WA/2019/1409 - 40 Parsonage Road, Cranleigh – NOTED.

11. LAND BETWEEN CRANLEIGH AND EWHURST

Members agreed that the ancient woodland should be protected to prevent the removal of the ancient woodland for dwellings in the future, as the land is being sold as 25 individual plots.

It was discussed whether adding TPO's to the trees or groups of trees would increase the protection or whether the area being ancient woodland is the best protection.

Members agreed for the Admin Clerk to speak with the WBC Tree Officer, to gain advice on what is a feasible, secure and provides the highest level of protection for the area.

12. ENFORCEMENT

Nothing to report.

13. 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 8.31pm.

The next Planning Committee Meeting will be held on **Monday 01 June 2020 at 7.00 pm.**

Signature.....

Date.....