



CRANLEIGH PARISH COUNCIL

MINUTES OF THE PLANNING COMMITTEE MEETING HELD AT 7.00 PM ON MONDAY 01 JUNE 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: One member of the public, Administration Clerk L Glazier

1. APOLOGIES FOR ABSENCE

The committee accepted apologies from Cllr R Tyler (Holiday).

2. DECLARATIONS OF INTEREST

Cllr N Sanctuary declared that he is the Chair of Governors at Glebelands School.

Cllr J Betts declared that he is a local builder.

WA/2020/0698 – April Cottage, Grove Road, Cranleigh. Cllr J Betts declared a non-pecuniary interest as the applicant is his neighbour.

3. MINUTES

The minutes of the Planning Committee Meeting held on 11 MAY 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 20/19, 20/20 and 20/21

TM/2020/0072 3 Wildwood Close, Cranleigh, GU6 7LP
APPLICATION FOR REMOVAL OF TREE SUBJECT OF TREE PRESERVATION ORDER 14/09

One member of the public and Cllr R Burbridge joined the meeting.
OBJECTION – Members highlighted that removal of the tree does not stop the problem due to bounce back. It is recommended that the structural limitations are addressed along with maintenance and a crown lift to the tree as this will reduce the amount of water consumption. Members expressed that this is an important veteran tree that is supporting the local wildlife.

WA/2020/0654 3 Ellery Close, Cranleigh, GU6 8DF

Alterations to elevations including raising pitch of roof and dormer window.

OBJECTION – Members consider the proposals to be over dominate, out of character, disproportionate, bulky, overbearing and an over development.

The proposals are effectively adding an additional storey to the property, which removes the character from the property and the rest of the development.

Concern was raised regarding the increased ridge height, as the proposed dormer would be over the height of the pre-existing ridge height. This would cause overlooking to the rear of the property, Horsham Road and would negatively affect the street scene as it would be seen from the road.

WA/2020/0685 Crooked Lea House, Guildford Road, Cranleigh, GU6 8PP

Erection of extension and alterations to elevations.

NO OBJECTION – Members would like to see the following conditions added to any permission given, as the correct materials need to be used for the bats to utilise the new space.

- For more than 1 bat box to be placed, due to the usage and size of the property
- A bat specialist to be on site when existing materials are being removed that are associated with bats
- Provide a list of materials to be used for approval by a bat specialist.

WA/2020/0695 Cowdreys, Smithwood Common, Cranleigh, GU6 8QY

Erection of extension.

NO OBJECTION.

WA/2020/0698 April Cottage, Grove Road, Cranleigh, GU6 7LH

Certificate of Lawfulness under Section 192 for the erection of a garden room.

One declaration of interest - Cllr J Betts left the meeting

NO OBJECTION.

Cllr J Betts returned to the meeting

NMA/2020/0064 Land South of High Street between Alfold Road and Knowle Lane, Cranleigh

Amendment to WA/2016/2160 - Improvements to the Landscaping scheme.

NO OBJECTION.

WA/2020/0708 1 Seltops Close, Cranleigh, GU6 7JW

Erection of extensions; alterations to elevations and associated works.

Cllr D Nicholas joined the meeting

NO OBJECTION – Members highlighted that there is a mature tree in the rear corner of the plot, so consideration should be taken to the root protection zones and mitigation to the foundations of the proposed extension. It is also important to retain the hedging to the side of the proposals.

It was noted that the proposed first floor plans were not available.

WA/2020/0724 8 Thistley Lane, Cranleigh, GU6 7AU

Erection of single storey extension.

NO OBJECTION – Members noted that there are large trees to the back of the site and the root protection zones should be taken into consideration and protected during construction.

WA/2020/0686 7 Mower Place, Cranleigh, GU6 7DE

Erection of extension (revision of WA/2020/0320).

It was agreed to consider application WA/2020/0686 at this point in the meeting.

NO OBJECTION.

WA/2020/0742 7 Mower Place, Cranleigh, GU6 7DE
Certificate of Lawfulness under Section 192 for rear two storey extension and porch.

NO OBJECTION – Members question whether this should be a full planning application. It is recommended that the new window on the north elevation should be obscured glazed and be 1.7metres from finish floor level.

It was noted that the proposed first floor plans were not available.

Although WA/2020/0686 and WA/2020/0742 are two separate applications Members considered if both applications were approved the accumulative effect could be detrimental to the surrounding area.

TM/2020/0075 Osterley, 15 Homewood, Cranleigh, GU6 7HS
APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 39/99

NO OBJECTION.

AMENDED PLANNING APPLICATIONS

7.

WA/2020/0397 - Longfield Cottage, Barhatch Road, Cranleigh – Members note the change in measurements between the garage and tree. Due to the increased activity around the tree members would like to repeat their previous comments.

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.

8.

APPEALS

None received.

9.

ENFORCEMENT

Nothing to report.

10.

RUDGWICK NEIGHBOURHOOD PLAN

Members thanked Rudgwick and noted their neighbourhood plan.

11.

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 8.32pm.

The next Planning Committee Meeting will be held on **Monday 22 June 2020 at 7.00 pm.**

Signature.....

Date.....