



CRANLEIGH PARISH COUNCIL

MINUTES OF THE PLANNING COMMITTEE MEETING HELD AT 7.00 PM ON MONDAY 22 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: Administration Clerk L Glazier

1. APOLOGIES FOR ABSENCE

None received.

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.

Cllr R Burbridge declared that she is a trustee of Rowley's.

WA/2020/0821 - 15 Northdowns, Cranleigh. Cllr G Worthington declared an interest as he is a friend of the owner.

WA/2020/0831 - Two Brooks, Mossy Copse, Smithwood Common, Cranleigh. Cllr J Betts declared an interest as he is known to the occupant.

3. MINUTES

The minutes of the Planning Committee Meeting held on 01 JUNE 2020 were AGREED and signed by the Chairman as a true record.

4. CHAIRMAN'S REPORT

There was no report from the Chairman.

The Admin Clerk informed Members that there was a stake holder meeting on the 05 June 2020 in regard to the rebuild of the Cranleigh Church of England school, where it was discussed about the financial cost of replacing the school on the existing site or building on the new site.

It was explained that it would be more expensive to rebuild on the existing site than on the new site. The stake holders support a rebuild on the existing site, while SCC financial evidence supports the build on the new site.

At the meeting, the application was said to be expected to be considered in June 2020, but at the time of the meeting on the 05 June 2020 the application was expected in July 2020 and since then had moved to August 2020.

5. PUBLIC SESSION

There were no members of the public present.

6. NEW PLANNING APPLICATIONS - LIST 20/22, 20/23 and 20/24

NMA/2020/0073 Bramber Lodge, New Park Road, Cranleigh, GU6 7HJ

Amendment to WA/2017/2035 for Small change to first floor windows on south side. The change is non-material because: - it makes the windows slightly smaller - it reduces the view of the neighbours' gardens - it is on the south side so not visible from the street.

NOTED as application already approved at the time of the meeting.

WA/2020/0810 Bennetts, East Whitley Lane, Shamley Green, GU5 0TD

Erection of extensions following demolition of existing.

NO OBJECTION – Members would like to see that the materials used are in keeping with the rest of the dwelling.

WA/2020/0821 15 Northdowns, Cranleigh, GU6 8BX

Erection of extension following demolition of existing.

(One declaration of interest - Cllr G Worthington left the meeting)

Cllr R Tyler Chaired this item.

NO OBJECTION – Members questioned if the extension would infringe on the 45% rule to the neighbouring property.

(Cllr G Worthington returned to the meeting)

WA/2020/0825 Timbers, New Park Road, Cranleigh, GU6 7HN

Erection of extensions and alterations to elevations.

NO OBJECTION – Members would like to see a bat survey carried out as there is a woodland area to the rear of the property.

WA/2020/0829 8 Oak Grove, Grove Road, Cranleigh, GU6 7JR

Erection of extensions and alterations to elevations.

OBJECTION – Members agreed there was not enough detail on the proposed impact to the trees on site as this is a very large extension to the existing property.

As there is ancient woodland to the south Members would like a tree plan, bat survey and a more extensive Biodiversity report supplied, along with considerations to the tree Root Protection Zones.

WA/2020/0831 Two Brooks, Mossy Copse, Smithwood Common, Cranleigh, GU6 8QR

Certificate of Lawfulness under Section 192 for hip to gable loft conversion and dormer window plus roof lights.

(One declaration of interest - Cllr J Betts left the meeting)

NO OBJECTION – Members recommend a bat survey is carried out as the site is in a woodland area.

(Cllr J Betts returned to the meeting)

WA/2020/0873 12 Alfold Road, Cranleigh, GU6 8NQ

Erection of dormer window.

NO OBJECTION.

WA/2020/0882 Land between Downs Link and rear of 120 to 132 Horsham Road, Cranleigh

Application under Section 73 to vary Condition 1 of WA/2017/1396 (approved plan numbers) to amend the market mix of dwellings and site layout.

OBJECTION – Upon considering the information provided in the application Members found the statements confusing in relation to housing type. It is said they need more mid-size properties, but they are replacing the mid-size properties with larger properties.

Members agreed there is no justification for the change and the information supplied on the mix of houses is not sufficient. It was also highlighted that there appears not to be any alterations to provide additional parking and amenity space given the proposal of increasing the population volume at the site.

AMENDED PLANNING APPLICATIONS

7.

None received.

8.

APPEALS

None received.

9.

ENFORCEMENT

Nothing to report.

10.

GUILDFORD LOCAL PLAN

NO COMMENT

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.

It was AGREED to move the Planning Committee meeting from the 03 August 2020 to 27 July 2020.

The Chairman closed the meeting at 7.51pm.

The next Planning Committee Meeting will be held on **Monday 13 July 2020 at 7.00 pm.**

Signature.....

Date.....