



## CRANLEIGH PARISH COUNCIL

### MINUTES OF THE PLANNING COMMITTEE MEETING HELD AT 7.00 PM ON MONDAY 24 AUGUST 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: Cllr S Jeacock, Administration Clerk L Glazier

1. APOLOGIES FOR ABSENCE

The committee accepted apologies from Cllr G Worthington (holiday) and Cllr R Cole (holiday).

2. DECLARATIONS OF INTEREST

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

3. MINUTES

The minutes of the Planning Committee Meeting held on 27 JULY 2020 were AGREED and signed by the Vice Chairman as a true record.

4. CHAIRMAN'S REPORT

The Administration Clerk reported.

An update has been received on the SCC proposal for the rebuilding of Cranleigh C of E Primary School, in light of the representations from the Community they will not be proceeding with the proposal of the school on a new site and the application will be withdrawn. Although the application is still active on the SCC website.

A temporary pavement licence application has been received at WBC for The Richard Onslow, 113-117 High Street, an email in support has been sent by the Parish Council.

5. PUBLIC SESSION

Cllr S Jeacock reported that a recent repair to the road surface of the bridge on Elmbridge Road has come loose and potential could cause a skid risk to drivers. It was agreed for the Administration Clerk to report this to SCC Highways.

6. NEW PLANNING APPLICATIONS - LIST 20/30, 20/31, 20/32 and 20/33
- NMA/2020/0105** **Bowls Green, 3 Bookhurst Road, Cranleigh, GU6 7DP**  
Amendment to WA/2017/0299 to change the exterior walls to be rendered.  
  
NO OBJECTION.
- TM/2020/0129** **32 Durnsford Way, Cranleigh, GU6 7LW**  
APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 08/03  
  
NO OBJECTION - Members highlighted the disturbance of nesting birds is a criminal offence.
- TM/2020/0130** **32 Durnsford Way, Cranleigh, GU6 7LW**  
APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 08/03  
  
NO OBJECTION - Members highlighted the disturbance of nesting birds is a criminal offence.
- TM/2020/0132** **3 Cromwell Place, Cranleigh, GU6 7LF**  
APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 16/00  
  
NO OBJECTION.
- WA/2020/1075** **Land to rear of 114 and 118 Horsham Road, Cranleigh**  
Application under Section 73 to vary Conditions 1 and 7 of WA/2020/0100 (approved plan numbers and use of garage) to allow removal of proposed garage (to serve 114) and alterations to proposed car port (to serve new dwelling).  
  
NO OBJECTION – Members would request that the trees on site are provided with TPO's to prevent their removal by current or future owners.  
  
Consideration should also be given to the RPZ's of the trees during construction following the recommendations of the Tree Officer.  
  
Members would like to see any existing building that could be removed undergo a wildlife survey, due to the variety of wildlife in the area.  
  
Consideration should be given to the provision of an electric charging point.
- WA/2020/1080** **Candles Copse, Dunsfold Road, Cranleigh, GU6 8LG**  
Erection of extensions and alterations to elevations.  
  
NO OBJECTION.
- WA/2020/1111** **21 Trelawne Drive, Cranleigh, GU6 8BS**  
Erection of extensions and alterations following demolition of existing conservatory.  
Members considered this application at this point in the meeting.  
NO OBJECTION.
- NMA/2020/0108** **Hoar Withies, The Ridgeway, Cranleigh, GU6 7HR**  
Amendment to WA/2016/0938 for widening the front doorway.  
  
NO OBJECTION.

**WA/2020/1112 Fairfield, 10 Mead Road, Cranleigh, GU6 7BG**

Erection of extensions.

NO OBJECTION – Members question if the proposals would contravene the 45 degree rule in relation to number 8 Mead Road.

It was also highlighted that due to the brook nearby additional consideration will need to be taken for the storage of materials, chemical usage and rainwater drainage to prevent it from being added to the watercourse. Along with this new rainwater drainage should not be in the form of a soakaway as this would lead to a greater chance of flooding.

**TM/2020/0146 8 Oak Grove, Grove Road, Cranleigh, GU6 7JR**

APPLICATION FOR REMOVAL OF TREES SUBJECT OF TREE PRESERVATION ORDER WA223

OBJECTION – Members are very concerned by the proposed removal of 5 trees along with the lack of an arboriculturist report, as this area is adjacent to ancient woodland. Before permission can be given an arboriculturist report should be provided.

Members would also like to highlight that ash trees do not necessarily die due to ash die back.

**WA/2020/1115 Inglenook Cottage, Knowle Lane, Cranleigh, GU6 8UW**

Erection of 3 bay garage.

OBJECTION – Members agreed there is insufficient information to the siting of the garage, as the scale of the drawing appears to be incorrect and there are trees located on the site where the garage is proposed to be constructed.

The biodiversity checklist is incorrect as there is a large pond/watercourse, trees and arboretum in the area.

Members would like an arboriculturist report and for the WBC Tree Officer to consider the site and make recommendations.

**WA/2020/1107 Thorns Brook, Guildford Ford Road, Cranleigh, GU6 8PG**

Erection of extensions.

NO OBJECTION.

**WA/2020/1124 Hewitts Industrial Estate, Elmbridge Road, Cranleigh, GU6 8LW**

Application under Section 74B to modify (condition 5) construction working hours under reference WA/2014/2384 to between the hours of 0800-2100 Monday to Saturday inclusive (excluding Public and Bank Holidays), with no construction work to be undertaken on Sundays with effect from 10th August 2020 until 1st April 2021.

CONDITION DISCHARGE DEEMED CONSENT.

**CA/2020/0129 The Three Horseshoes, 4 High Street, Cranleigh**

CRANLEIGH CONSERVATION AREA  
REMOVAL OF TREE

NOTED.

- NMA/2020/0113 Underslaw Farm, Alfold Road, Cranleigh, GU6 8NQ**  
Amendment to WA/2018/1455 for Removal of two trees (previously proposed to be retained) in order to facilitate unforeseen Thames Water foul and surface water drainage works.
- OBJECTION – Members support the neighbours’ objections. The removal of the 2 trees will have an impact on wildlife species in the area e.g. bats, there will also be a loss of privacy and overlooking to the neighbouring properties.
- Members would request that the WBC Tree Officer reviews the current tree protection conditions that are in place on site and ensure these are adhered to.
- Members would also like to see the enforcement of wildlife strategies being put in place on site.
- WA/2020/1134 Mossy Copse, Two Brooks, Smithwood Common, Cranleigh, GU6 8QR**  
Certificate of Lawfulness under Section 192 for erection of outbuilding following removal of 2 existing outbuildings.
- NO OBJECTION.
- WA/2020/1138 2 Glebe Road, Cranleigh, GU6 7AR**  
Erection of two storey extension following demolition of single storey (follows invalid application WA/2020/0075).
- OBJECTION – Members question if proposals would contravene the 45 degree rule. The proposed extension is not keeping with the neighbouring properties and could have a negative effect on the neighbouring property 2a. In addition to this the parapet wall on the boundary extends above the roofline and would impact the upper windows of number 4, as they would be looking out onto a wall.
- WA/2020/1146 Penwerris, 51 Horsham Road, Cranleigh, GU6 8DT**  
Application under Section 73 to vary Condition 1 of WA/2018/0572 (approved plan numbers) to allow alterations to fenestration.
- NO OBJECTION.
- WA/2020/1147 Boundary Ryse, The Common, Cranleigh, GU6 8NS**  
Erection of detached summerhouse.
- OBJECTION – Members highlighted this is within the Conservation and Heritage Area. The design principle would need to be in line with the Conservation Area and Cranleigh Design Statement. Taking this into consideration the materials that are to be used are not in keeping for the Conservation Area.
- Members question why the summerhouse is at the front of the property and not the rear. As this is the proposed location it would affect the street scene and would set a precedent for modern style in the Conservation area.
- TM/2020/0161 17 Homewood, Cranleigh, GU6 7HS**  
APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 39/99
- NO OBJECTION.
- TM/2020/0163 38 Nightingales, Cranleigh, GU6 8DE**  
APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 26/99
- NO OBJECTION.

**WA/2020/1160 17 Fortune Drive, Cranleigh, GU6 8DH**  
Erection of extension and alterations to elevations.

NO OBJECTION.

AMENDED PLANNING APPLICATIONS

7.

WA/2020/0654 – 3 Ellery Close, Cranleigh – Members would like to repeat their previous comments as the proposals are still out of keeping and it appears there is a ridge height increase of over half a metre.

*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.*

8.

APPEALS

WA/2019/1343 – Netherleigh, Woodland Avenue, Cranleigh – No further comments

9.

ENFORCEMENT

Nothing to report.

10.

HIGHWAYS ACT AND COMMONS ACT DEPOSITS

Upper Canfold, north of Bookhurst Road, Cranleigh

Members noted that any current rights of way that are recorded and any un-recorded where a right may already have been acquired will remain, so this prevents any new routes being recognised as rights of way. It also prevents the land from being registered as a town or village green.

11.

DUNSFOLD PARK ADVISORY GROUP

It was agreed for Cllr N Sanctuary and Cllr S Jeacock to share the role, by attending alternating meetings with Cllr N Sanctuary to attend the first meeting on 27 August 2020.

12.

WBC STREET TRADING POLICY REVIEW

Members would like to see guidelines or conditions put in place for streets that have consent, to address pavement width and the potential for traffic congestion for each application.

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 9.02pm.

The next Planning Committee Meeting will be held on **Monday 14 September 2020 at 7.00 pm.**

Signature.....

Date.....