



## CRANLEIGH PARISH COUNCIL

### MINUTES OF THE PLANNING COMMITTEE MEETING HELD AT 7.00 PM ON MONDAY 14 SEPTEMBER 2020 VIA GOTO MEETINGS

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

The committee accepted apologies from Cllr J Betts (work commitments), Cllr R Cole (prior meeting) and Cllr D Nicholas (prior meeting)

2. TO ELECT A CHAIRMAN

Cllr J Betts was nominated for the position of Chairman of the Planning Committee by Cllr R Tyler, this was seconded by Cllr R Burbridge and AGREED by the Committee.

3. DECLARATIONS OF INTEREST

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.

4. MINUTES

The minutes of the Planning Committee Meeting held on 24 AUGUST 2020 were AGREED and signed by the Vice Chairman as a true record.

5. CHAIRMAN'S REPORT

The Administration Clerk reported that an application has been received for a temporary pavement licence by Yangaz Bistro Grill, 127 High Street, Cranleigh. Members support the application.

6. PUBLIC SESSION

No members of the public were present.

7. NEW PLANNING APPLICATIONS - LIST 20/34, 20/35 and 20/36

**PRA/2020/0018 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 – Without official confirmation that the applicant owns the proposed access Members cannot support the application.

Members agreed that this is an inappropriate development for the area, which is outside of the development area, with insufficient information regarding the access and egress to the main road. Members highlighted that a biodiversity report is not included in the application documents.

Members question if the prior use has been classified correctly.

**TM/2020/0168 4 Thurlow Walk, Cranleigh, GU6 8DQ**

APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 26/99

NO OBJECTION.

**TM/2020/0169 Oaklands, Knowle Lane, Cranleigh, GU6 8JN**

APPLICATION FOR REMOVAL OF TREE SUBJECT OF TREE PRESERVATION ORDER 21/11

NO OBJECTION.

**TM/2020/0170 Aviary Moor, Rowly Drive, Cranleigh, GU6 8PJ**

APPLICATION FOR WORKS TO TREE SUBJECT TO TREE PRESERVATION ORDER 25/06

NO OBJECTION.

**WA/2020/1191 7 Mower Place, Cranleigh, GU6 7DE**

Erection of extensions.

NO OBJECTION – Members question why 3 separate applications have been made to achieve the same extension which was refused previously as a single application. Members also noted that the dwelling would have extended by over 40% of its original footprint.

**NMA/2020/0121 Rowley Place, Guildford Road, Cranleigh, GU6 8PF**

Amendment to WA/2020/0602 for the substitution of French doors for bifold doors.

NO OBJECTION.

**TM/2020/0175 Land at Russet Grove, Cranleigh, GU6 7FT**

APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 11/16

NO OBJECTION – Members would like to highlight that ash trees do not necessarily die due to ash die back.

Members would like more detail of the habitat recommendation, as there is no specification to the size each trunk will be reduced to, leaving the potential for all trees to be removed. Along with this Members would like details of how they will dispose of the cut material.

- TM/2020/0178** **1 Fortune Drive, Cranleigh, GU6 8DH**  
APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 25/99  
  
NO OBJECTION.
- WA/2020/1228** **Alfriston, Ewhurst Road, Cranleigh, GU6 7ED**  
Erection of extension following demolition of existing.  
  
NO OBJECTION.
- WA/2020/1240** **131 Cranleigh Mead, Cranleigh, GU6 7JX**  
Erection of porch.  
  
NO OBJECTION.
- WA/2020/1244** **Two Brooks, Mossy Copse, Smithwood Common, Cranleigh, GU6 8QR**  
Alterations to elevations including raising roofline and erection of porch following demolition of existing.  
  
NO OBJECTION.
- WA/2020/1246** **CO-OP Store, Village Way, Cranleigh, GU6 8AF**  
Application for advertisement consent to display 1 illuminated fascia sign and 9 non illuminated signs following removal of existing signs.  
  
NO OBJECTION – Members note this is in the conservation area.
- WA/2020/1249** **Old Cottage, Wanborough Lane, Cranleigh, GU6 7DS**  
Erection of extension.  
  
OBJECTION – Members agreed the proposals are incongruous to the design of the property making the extension out of character and an overdevelopment. The proposals are also not in keeping with the Cranleigh Neighbourhood Plan design statement.
- WA/2020/1250** **Old Cottage, Wanborough Lane, Cranleigh, GU6 7DS**  
Listed Building consent for an extension.  
  
OBJECTION - Members agreed the proposals are incongruous to the design of the property making the extension out of character and an overdevelopment. The proposals are also not in keeping with the Cranleigh Neighbourhood Plan design statement.
- WA/2020/1259** **Norton House, Rowly Drive, Cranleigh, GU6 8PL**  
Erection of two storey porch extension.  
  
NO OBJECTION – Members question whether this contravenes permitted development as it is within 3 metres of the highway, but also if it conforms to the associated regulations for porches.
- NMA/2020/0124** **Land comprising of 5 fields south of Amlets Lane Cranleigh**  
Amendment to WA/2016/0517 for PROVISION OF AN EXTERNAL STEPS TO TAKE ACCOUNT OF LEVELS.  
  
NO OBJECTION.
- WA/2020/1299** **Land coordinates 505641 138593 Knowle Lane, Cranleigh**  
Extension and alteration of the existing silage pit to provide an agricultural barn.  
  
NO OBJECTION.

8. AMENDED PLANNING APPLICATIONS

WA/2020/1115 – Inglenook Cottage, Knowle Lane, Cranleigh – Members agreed there is still insufficient information and repeat their previous comments.

*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.*

9. APPEALS

None received.

10. ENFORCEMENT

Nothing to report.

11. BT PAYPHONE REMOVAL CONSULTATION 2020

No comments.

12. 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 7.55pm.

The next Planning Committee Meeting will be held on **Monday 05 October 2020 at 7.00 pm.**

**Signature**.....

**Date**.....