



CRANLEIGH PARISH COUNCIL

MINUTES OF THE PLANNING COMMITTEE MEETING HELD AT 7.00 PM ON MONDAY 25 JANUARY 2021 VIA GOTO MEETINGS

Cllr J Betts* (Chairman)
Cllr R Tyler * (Vice Chairman)
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 N Sanctuary (prior meeting).

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.

WA/2020/1987 -13 Grange Park, Cranleigh, GU6 7HY. Cllr D Nicholas declared that he is friends of the owners.

WA/2020/183 - Dalkeith, 28 Horsham Road, Cranleigh, GU6 8DW. Cllr D Nicholas declared that he lives in a neighbouring property.

3. MINUTES

The minutes of the Planning Committee Meeting held on 11 January 2021 were AGREED and signed by the Chairman as a true record.

4. CHAIRMAN'S REPORT

There was no Chairman's report.

5. PUBLIC SESSION

No members of the public were present.

6. NEW PLANNING APPLICATIONS - LIST 21/01 and 21/02

WA/2020/1853 **Lemans Barn Farm, Wykehurst Lane, Ewhurst, GU6 7PF**
Erection of a dwelling and associated landscaping following demolition of existing agricultural barns.

OBJECTION – Members agreed that this application needs to be considered at committee level as it is a significant development on a greenfield site within the Countryside and a large change of policy would be needed to permit the application, concerning a greenfield site to brownfield site. Members highlighted that this is also in an area of great landscape value with ancient woodland close by.

Members note that at the time of the meeting there was no report from SCC. Members consider this important due to the narrow proposed access, that is shared, which would cause difficulty with cars and construction traffic passing each other. If permission is to be granted a biodiversity report should be completed and traffic management plan would have to be put in place, both would need to be strictly adhered to and conditioned within the permissions given.

It was also agreed that there should be no increased external lighting for the proposed dwelling due to the impact on the ancient woodland and surrounding area.

TM/2021/0003 **11 Fortune Drive, Cranleigh, GU6 8DH**
APPLICATION FOR WORKS TO AND REMOVAL OF TREES SUBJECT TO TREE PRESERVATION ORDER 25/99

OBJECTION – Members agreed that the case has not been made to justify the removal of the tree with more information and consideration needed as these are trees subject to TPO's.

It is requested that the Tree Officers makes a site visit to establish if the reduction of the oak is appropriate for the size and age of the tree. The application suggests that it would be a 50% lateral reduction, which would appear to be severe.

TM/2021/0004 **20 Fortune Drive, Cranleigh, GU6 8DH**
APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 25/99

OBJECTION – Due to the lack of information Members agreed that trees subject to TPO's should be given more consideration along with detailed information to justify the applied for works.

Members make a firm request that a Tree Officer makes a site visit to establish the necessary works. The proposed works potentially would make the tree look as if it has been overly reduced, but there is a lack of information to support the extent of the works proposed.

TM/2021/0005 **25 Heron Shaw, Cranleigh, GU6 8BT**
APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER WA267

INSUFFICIENT INFORMATION – Due to the lack of information for the proposed works to a tree that is subject to a TPO Members were unable to fully consider the proposals without evidence or justification for the proposed works.

- WA/2020/1987 13 Grange Park, Cranleigh, GU6 7HY**
Erection of extension following demolition of existing.
(Cllr D Nicholas left the meeting having declared an interest)
NO OBJECTION
(Cllr D Nicholas returned to the meeting)
- WA/2020/1697 Dunsfold Park, Stovolds Hill, Cranleigh**
Reserved matters application (access, appearance, landscaping, layout and scale) pursuant to outline permission WA/2015/2395 for new roundabout and associated works. A statement of conformity to the original Environmental Statement has been provided with this application.

NO OBJECTION – Members would like a maintenance plan for the roundabout and associated landscaping in order to maintain its amenity value, whilst not overly interfering with the wildlife and life cycles of the area.

Members would also like to see sustainably resourced materials used.

Members support the views of the Surrey Hills AONB Planning Adviser's response.
- NMA/2021/0008 Strathavon, Guildford Road, Cranleigh, GU6 8PR**
Amendment to WA/2019/1733 for repositioning of a door and internal alterations

NO OBJECTION
- TM/2021/0012 8 Cromwell Place, Cranleigh, GU6 7LF**
APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 16/00

INSUFFICIENT INFORMATION– Due to the lack of information for the proposed works to a tree that is subject to a TPO Members were unable to make an informed decision without evidence or justification for the proposed works.
- WA/2020/2013 The Three Horseshoes, 4 High Street, Cranleigh, GU6 8AE**
Erection of a pergola and 3 sheds to provide additional seating.

NO OBJECTION
- WA/2020/2018 Land to rear of 114 and 118, Horsham Road, Cranleigh**
Application under Section 73 to vary Condition 1 of WA/2020/1075 (approved plan numbers) to allow alterations to proposed dormer windows/fenestration.

NO OBJECTION – Members raised concern due to the potential loss of amenity to the neighbouring property due to the change of roof windows to dormer windows, which negates previous comments therefore increasing the harm. Members request the case officer makes a site visit to assess the impact that the proposals will have to the neighbouring amenity.

If the proposals are granted permission Members request a condition for the dormer windows to be of obscured glass and fixed shut, to retain the neighbouring amenity and still allow light into the dwelling.
- WA/2020/2019 Ambleside, New Park Road, Cranleigh, GU6 7HJ**
Erection of extension and detached garage to replace existing.

NO OBJECTION

7. AMENDED PLANNING APPLICATIONS

(Cllr D Nicholas left the meeting)

WA/2020/1830 – Dalkeith, 28 Horsham Road, Cranleigh – Erection of extensions and alterations to elevations – No further comments.

WA/2020/0965 – Land south of John Wiskar Drive on east side of Knowle Lane, Cranleigh - Erection of a building to provide a 64 bed care home including 16 community beds together with a building to provide 14 health workers accommodation units with access from knowle lane associated parking and ancillary work (revision of wa/2018/1966 and as amplified by letters received 14/12/2020 and 15/12/2020) – Members delegated this application to Full Council.

8. APPEALS

None received.

9. ENFORCEMENT

Nothing to report.

10. 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.

The Chairman closed the meeting at 8.26pm.

The next Planning Committee Meeting will be held on **Monday 15 February 2021 at 7.00 pm.**

Signature.....

Date.....