



CRANLEIGH PARISH COUNCIL

MINUTES OF THE PLANNING COMMITTEE MEETING HELD AT 7.00 PM ON MONDAY 15 FEBRUARY 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, one member of the public

1. APOLOGIES FOR ABSENCE

The committee accepted apologies from Cllr J Betts (prior meeting) and Cllr R Cole (resignation from the Council).

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 25 January 2021 were AGREED and will be signed by the Vice Chairman as a true record.

4. CHAIRMAN'S REPORT

There was no report from the Vice Chairman.

5. PUBLIC SESSION

One member of the public was present who raised the following concerns for application WA/2021/0023 - Tylers Court, Exeter House, Rowland Road, Cranleigh:

- There are still many inconsistencies within the application along with a lack of detail on the proposals.
- The only change appears to be the addition of sky view glass.
- Is disappointed to see the 2 balconies on the west elevation still remain as part of the application, even though there is a high potential for overlooking into the gardens of Victoria Road.
- If the dwellings are approved, they would appear to be of poor quality and not needed in the area.

6. NEW PLANNING APPLICATIONS - LIST 21/03, 21/04 and 21/05

WA/2021/0023 Exeter House, Tylers Court, Rowland Road, Cranleigh, GU6 8SA

Change of use from office (Use Class B1a) to 5 dwellings (Use Class C3) with erection of extension (revision of WA/2020/1435).

It was agreed to consider application WA/2021/0023 at this point in the meeting
OBJECTION – Members highlighted the following concerns.

- The 2 windows to the north would overlook into the neighbouring gardens.
- The potential residents would not have a sufficient view or natural light into their living space.
- It would appear the potential residents would be able to walk out onto the 2 proposed balconies, creating a wider view and overlooking to a wider number of neighbouring residents.
- There is still not sufficient amenity even with the sky view windows.
- The parking for the residents of the flats is insufficient and would exacerbate the existing parking problems. With the parking being in close proximity the high street there would be the potential for shoppers to also use the spaces provided for the residents.
- Members highlighted that some shops in this area are experiencing damp for the first time, due to flooding and the water table. The addition of 5 dwellings would add to the problem and therefore agree with the lead flood authority that there is insufficient information for the proposed drainage scheme to meet the requirements.

Members agreed that the concerns from the previous applications still apply as they have not been addressed in this new application.

WA/2020/1435 - OBJECTION – Members highlighted that although there was a change of use application in 2019 there is no approved residential scheme.

Members are unable to support the application as the application is not articulated enough within the parameters of permitted development, but also conflicts with many planning regulations.

The proposals are an overdevelopment that would result in cramped accommodation and overlooking to the neighbouring properties. Mainly from the proposed high-level balconies, which intrude on the neighbour's privacy and the removal of glass that is currently obscured. The glass that is currently obscured should remain obscured for any future development, which Members note is not ideal for any proposed living areas.

It was agreed that more information would be needed in relation to the proposed roof windows.

Members would like to repeat their previous comments in relation the site.

CR/2019/0002 - OBJECTION – Members agreed this application is premature as there is no commercial case for it to be changed. As the property is currently rented as office space it has not been given a chance to be re-let as office space, meaning that there is no evidence for it not to be viable for commercial use in the current climate.

CR/2018/0013 - OBJECTION – Members would like to object to this application due to the only information available is that of the previous refused planning application WA/2017/0481.

WA/2017/0481 - OBJECTION – The Committee agreed that this would be a loss of office space and hence employment within Cranleigh, highlighting the loss of potential for start-up businesses to use the space.

In principle, the proposed flats are not of sufficient quality for Cranleigh and would be an overdevelopment of the property. The four flats would lead to pressure on the 5 parking spaces provided with one being inaccessible. Members noted that the existing obscure glass should remain to conserve the privacy to numbers 2,3 and 4 Victoria Road, which appears to be a condition from a previous application, which brings in to question the quality of life a potential resident would have. The Velux windows to be placed in the roof space would cause a loss of privacy to several houses in Victoria Road. The plans appear to be conflicting as to whether the 2nd floor balcony is a Juliet or full balcony, the Committee Members object to a full balcony.

TM/2021/0017 1 Wellwyns Road, Cranleigh, GU6 8BP
APPLICATION FOR WORKS TO AND REMOVAL OF TREES SUBJECT OF
TREE PRESERVATION ORDER WA76

OBJECTION – Members would like to see an arboriculturist report and more information included. It was also agreed that replacing an oak tree with an ash tree is not acceptable, it should be replaced with an oak tree.

WA/2020/2105 6 Mead Road, Cranleigh, GU6 7BG
Alterations to elevations.

NO OBJECTION – Although Members had no objections they would like to see the new door and window layout to be in keeping with the rest of the house.

WA/2021/0009 Byeways, Wanborough Lane, Cranleigh, GU6 7DT
Erection of extensions and alterations (revision of WA/2019/1414)

OBJECTION – Members highlight that this is part of the heritage area and Byeways is the last remaining character property which is older than the neighbouring properties.

Members expressed that it is a shame for a property with visual amenity and historical value is proposed to be covered up and would like to request that a historical survey is undertaken especially before any works take place if permission is granted.

It was also highlighted that the new developments within Cranleigh are trying to retain the local architecture, these proposals would do the opposite.

WA/2021/0014 White Meads, Knowle Lane, Cranleigh, GU6 8JW
Erection of extensions and alterations following demolition of existing extension.

OBJECTION – Members highlight that this is a 17th Century building and would expect any proposals to be in keeping with the character of the building. The proposed design of the extension is out of keeping and should not have hanging tiles but timber features in line with the 17th Century building.

This area floods yearly, Members question if the flood mitigation would move the problem to the neighbouring land.

WA/2021/0015 White Meads, Knowle Lane, Cranleigh, GU6 8JW
Listed Building consent for erection of extensions and alterations following
demolition of existing extension.

OBJECTION – Members highlight that this is a 17th Century building and would expect any proposals to be in keeping with the character of the building. The proposed design of the extension is out of keeping and should not have hanging tiles but timber features in line with the 17th Century building.

This area floods yearly, Members question if the flood mitigation would move the problem to the neighbouring land.

- WA/2021/0042 Rustlings, Guildford Road, Cranleigh, GU6 8PG**
Erection of extensions and loft conversion.
NO OBJECTION
- TM/2021/0022 Birdhaven, 9 Woodstock Close, Cranleigh, GU6 7LD**
APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 16/00
NO OBJECTION
- WA/2021/0073 11 Marjoram Avenue, Cranleigh, GU6 8GS**
Erection of rear extension.
NO OBJECTION
- WA/2021/0077 3 Kings Road, Cranleigh, GU6 7JQ**
Erection of extension and detached single garage.
NO OBJECTION – Members highlighted that the 45 degree angle is measured incorrectly, it should be from the centre of the neighbour’s rear doors not the outer edge. When measured from the centre point it the proposals may contravene the 45 degree rule.
- WA/2021/0090 Land to the rear of Little Park Hatch, Bookhurst Road, Cranleigh**
Application under Section 73 to vary Condition 2 of appeal decision WA/2017/0858 (approved plan numbers) to allow re siting of the 6 dwellings with changes to design and layout.
NO OBJECTION – Members would like to see at least two more charging points added to the development.
- SO/2021/0001 Cranleigh C of E Primary Lower School, Church Lane, Cranleigh, GU6 8AR**
Adoption by the County Planning Authority of a Screening Opinion under Regulation 6 of the Town & Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended).
Proposed demolition of an existing timber and brick single storey building to allow the construction of a new reception building consisting of 2 classrooms and ancillary accommodation with an overall area of 276 m2 plus external works.
NO OBJECTION – Members fully support funding for needed improvements to the local schools.
- WA/2021/0107 Land at Pallinghurst Farm, Guildford Road, Rudgwick**
Installation of two in line amplifiers, generators and associated fencing.
NO OBJECTION – Members question if the proposals could be moved further from the houses to create more of a safety barrier as the proposals appear to be close to the road.
- WA/2021/0121 Two Brooks, Mossy Copse, Smithwood Common, Cranleigh, GU6 8QR**
Erection of extension and alterations to elevations.
NO OBJECTION – Members note that there is not a bio-diversity report and the proposals are close the trees on site.
- WA/2021/0127 Bennetts, East Whiple Lane, Shamley Green, GU5 0TD**
Erection of single storey extension following demolition of conservatory (revision of WA/2020/0810).
NO OBJECTION – Members are concerned that the proposals will contravene the 45 degree rule.

WA/2021/0130 **White Moss House, Avenue Road, Cranleigh, GU6 7LL**
Erection of extension and alterations.

NO OBJECTION – Members highlight that there is a black elm tree in the garden so consideration and protection should be given to the RPZ’s during the construction of the extension and alterations.

WA/2021/0141 **12 Alfold Road, Cranleigh, GU6 8NQ**
Erection of extension following demolition of conservatory.

NO OBJECTION

7. AMENDED PLANNING APPLICATIONS

None received.

8. APPEALS

The appeal decision for CR/2019/003 – Arch House, The Common, Cranleigh, GU6 8RZ was DISMISSED.

9. ENFORCEMENT

Nothing to report.

10. NEIGHBOURHOOD PLANS

Haslemere – Submission for independent examination – closing date 19 March 2021 – Members thanked Haslemere for the opportunity to comment and their work on their neighborhood plan.

Bramley - Submission for independent examination – closing date 19 March 2021 - Members thanked Bramley for the opportunity to comment and their work on their neighborhood plan.

11. ATTENDANCE AT AREA PLANNING COMMITTEE (EASTERN) AND JOINT PLANNING COMMITTEE

A speaker on behalf of the Parish Council is to be agreed at the Parish Council meeting on the 18 February 2021.

The Chairman closed the meeting at 8.06pm.

The next Planning Committee Meeting will be held on **Monday 08 March 2021 at 7.00 pm.**

Signature.....

Date.....