



CRANLEIGH PARISH COUNCIL

MINUTES OF THE PLANNING COMMITTEE MEETING HELD AT 7.00 PM ON MONDAY 08 MARCH 2021 VIA GOTO MEETINGS

Cllr R Tyler * (Vice Chairman)
Cllr R Burbridge*
Cllr D Nicholas
Cllr N Sanctuary*
Cllr M Scully*

PRESENT*

ALSO PRESENT: Administration Clerk L Glazier, Admin Clerk R Pass

1. APOLOGIES FOR ABSENCE

The committee accepted apologies from Cllr D Nicholas (prior meeting).

2. TO ELECT A CHAIRMAN

Cllr R Tyler was nominated for the position of Chairman of the Planning Committee by Cllr M Scully, this was seconded by Cllr N Sanctuary and AGREED by the Committee.

3. DECLARATIONS OF INTEREST

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

WA/2021/0145 - Cranleigh C of E Infant School, Church Lane, Cranleigh. The Administration Clerk an declared an interest as she lives in a neighbouring property.

WA/2021/0262 - Pemberley, 27 Cromwell Place, Cranleigh. Cllr R Burbridge declared that she is known to the applicant.

4. MINUTES

The minutes of the Planning Committee Meeting held on 15 February 2021 were AGREED and signed by the Chairman as a true record.

5. CHAIRMAN'S REPORT

The Administration Clerk reported that the Planning Inspector's report is now available for the West Sussex County Council and South Downs National Park Soft sand review of the joint minerals Local Plan.

SCC have granted permission for application SCC ref: 2020/0014/DHB, WBC ref: WA/2020/0226 – Glebelands School, Parsonage Road – New 3G all-weather football pitch for school and community use to replace current playing pitch in north west corner of school site. Addition of running track located around two existing playing fields. Toilet and changing facilities located south of the running track adjacent to school buildings.

Waverley Borough Councillor Cllr R Reed has brought the Planning Committees comments to the attention of the Planning Officers as the applicant is concerned the comments made by the Committee would have a detrimental effect on their application. The application the Committee considered at their last meeting was a revision of a previously approved application. Members did not object to the previous application but did highlight that not all the documents could be downloaded or viewed at the time of the meeting and that they were unable to scrutinize the application.

6. PUBLIC SESSION

No members of the public were present.

7. NEW PLANNING APPLICATIONS - LIST 21/06, 21/07 and 21/08

- WA/2021/0145 Cranleigh C of E Infant School, Church Lane, Cranleigh, GU6 8AR**
Consultation under Regulation 3 for application for prior notification of proposed demolition Town and Country Planning Act (General Permitted Development) Order 2015 Schedule 2 Part 11; Prior approval for demolition of single storey school reception block and associated timber sheds and canopies.
(One declaration of interest)
The Admin Clerk clerked this application.
Full permission has been granted.
The Admin Clerk left the meeting.
- WA/2021/0152 Timbers, Knowle Lane, Cranleigh, GU6 8UW**
Replacement windows and doors.
NO OBJECTION
- WA/2021/0153 Timbers, Knowle Lane, Cranleigh, GU6 8UW**
Listed Building Consent for new windows and doors.
NO OBJECTION
- WA/2021/0172 2 Mead Close, Cranleigh, GU6 7BH**
Erection of extension and detached garage following demolition of existing.
NO OBJECTION – Members highlighted that the RPZ's of the trees onsite will need to be protected and the Tree Officer should be notified of this.
- TM/2021/0037 The Oaks, 16 Bloxham Road, Cranleigh, GU6 7EY**
APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 05/00
NO OBJECTION - Members highlighted the disturbance of nesting birds is a criminal offence.
- TM/2021/0041 4 Nightingales, Cranleigh, GU6 8DE**
APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 26/99
NO OBJECTION - Members highlighted the disturbance of nesting birds is a criminal offence.
- WA/2021/0196 Hill Cottage, Smithwood Common, Cranleigh, GU6 8QY**
Erection of extensions and alterations to elevations including Juliette balconies and new fenestration.
NO OBJECTION – Members ask that the proposals are sympathetic and maintain the heritage value of the of the property, which the current proposals appear not to do.

- WA/2021/0245 Laurel Cottage, Guildford Road, Cranleigh, GU6 8PR**
Erection of extension and alterations to elevations.
- NO OBJECTION – Members note the 45 degree angle is measured from an incorrect position.
- WA/2021/0255 106 Cranleigh Mead, Cranleigh, GU6 7JX**
Alteration to roofline with dormer window.
- NO OBJECTION – Members would like the roofline checked as it is unclear if the finished surface level is below the roof line.
- WA/2021/0262 Pemberley, 27 Cromwell Place, Cranleigh, GU6 7LF**
Erection of extension and alterations to roof line over existing garage.
(One declaration of interest)
- NO OBJECTION
- WA/2021/0263 Land South of High Street between Alfold Road and Knowle Lane, Cranleigh**
Approval of all reserved matters for phase 3 for the erection of 197 dwellings with associated access, parking and landscaping works following the outline approval WA/2016/1625 for the erection of 425 dwellings. This is a subsequent application under the EIA Regulations and is accompanied by a statement of conformity.
- NO OBJECTION – Members highlight that the flooding mitigation measures rely heavily on the Nuthurst stream and Little Mead Brook. Members are concerned about the accumulative effect this will have as multiple sites are also using Nuthurst stream and Little Mead Brook as a mitigation measure, more attention needs to be given to volume of water going into the stream and brook.
- Members question if the flood forum has been informed.
- WA/2021/0269 Land South of High Street between Alfold Road and Knowle Lane, Cranleigh**
Approval of reserved matters for phase 2.2 for the erection of 4 dwellings with associated access, parking, landscaping works following the outline approval WA/2016/1625 for the erection of 425 dwellings.
- NO OBJECTION – Members highlight that the flooding mitigation measures rely heavily on the Nuthurst stream and Little Mead Brook. Members are concerned about the accumulative effect this will have as multiple sites are also using Nuthurst stream and Little Mead Brook as a mitigation measure, more attention needs to be given to volume of water going into the stream and brook.
- Members question if the flood forum has been informed.
- WA/2021/0272 6 Woodstock Close, Cranleigh, GU6 7LD**
Certificate of Lawfulness under Section 192 for single storey pitched roof rear extension and conversion of roof.
- NO OBJECTION
- WA/2021/0276 Rydinghurst Farm, Elmbridge Road, Cranleigh, GU6 8LJ**
Certificate of Lawfulness under Section 191 to confirm lawful implementation of planning permission WA/2018/0176 by constructing foundations.
- NO OBJECTION

WA/2021/0303 2 Marthas Cottage, Tuckers Drive, Cranleigh, GU6 8LL
Erection of extensions and alterations to elevations including fenestration; alterations to drive and associated works.

NO OBJECTION – Members highlight that section 6 of the application has been marked no to mature trees or hedges being on or neighbouring the site, which appears to be incorrect as there is a large hedge on the border of the site.

It was questioned whether the proposals are more than a 40% increase on the original dwelling.

WA/2021/0305 Starvelle Barn, Baynards Road, Rudgwick, RH12 3AF
Erection of extension and triple detached garage.

NO OBJECTION - Members question if the work has already started.

WA/2021/0308 127 Aeolian House, Horsham Road, Cranleigh, GU6 8DZ
Change of Use from Care Home (Use Class C2) to form a dwelling (Use Class C3).

NO OBJECTION – Although Members have no objection, they would like to see the building to remain and not be demolished in the future.

8. AMENDED PLANNING APPLICATIONS

None received.

9. APPEALS

The appeal decision for PRA/2020/0018 – Tythe End Farm, Guildford Road, Cranleigh, GU6 8QZ was DISMISSED.

10. ENFORCEMENT

It was reported that a 14th Century farmhouse off of the Alfold Road has recently had lots of trees removed, although these may not have TPO's further information is to be sort on the removal.

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.

The Chairman closed the meeting at 7.59pm.

The next Planning Committee Meeting will be held on **Monday 29 March 2021 at 7.00 pm.**

Signature.....

Date.....