



## CRANLEIGH PARISH COUNCIL

### MINUTES OF THE PLANNING COMMITTEE MEETING HELD AT 7.00 PM ON MONDAY 29 MARCH 2021 VIA ZOOM MEETING

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

#### PRESENT\*

ALSO PRESENT: one member of the public, Administration Clerk L Glazier

#### 1. APOLOGIES FOR ABSENCE

None received.

#### 2. TO ELECT A VICE CHAIRMAN

Cllr M Scully was nominated for the position of Vice Chairman of the Planning Committee by Cllr N Sanctuary, 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 representative of Rowley's.

DW/2021/0006 - The Pines, 41 Horsham Road, Cranleigh. Cllr D Nicholas declared that he is known to the owners.

TM/2021/0055 - 5 Napper Place, Cranleigh. Cllr D Nicholas declared that he is known to the owners.

WA/2021/0472 - 13 Longpoles Road, Cranleigh. Cllr D Nicholas declared that he is known to the owners.

#### 4. MINUTES

The minutes of the Planning Committee Meeting held on 08 March 2021 were AGREED and signed by the Chairman as a true record.

#### 5. CHAIRMAN'S REPORT

The Administration Clerk reported to Members that the dates and times for road closures outside of the Richard Onslow have been received by WBC. Members asked if there would be more dates to follow as the dates provided are only until the 16 May 2021. The Council remains supportive.

WBC have informed the Council that two trees have been identified for removal, a willow on the Cranleigh Common and a maple at Lucks Green. WBC continue planning replacement young trees within the main green at locations where they can reach maturity without the need to prune or fell.

The Administration Clerk updated Members that the Rudgwick Neighbourhood Plan has now reached the referendum stage, which will be carried out on the 6 May 2021.

6. PUBLIC SESSION

There were no comments from the member of public present.

7. NEW PLANNING APPLICATIONS - LIST 21/09, 21/10 and 21/11

**DW/2021/0006 The Pines, 41 Horsham Road, Cranleigh, GU6 8DT**

The erection of a single storey rear extension which would extend beyond the rear wall of the original house by 6m, for which the height would be 3m, and for which the height of the eaves would be 3m.

*(one declaration of interest)*

NO OBJECTION

**NMA/2021/0028 3 Park Gate Cottages, The Common, Cranleigh, GU6 8SG**

Amendment to WA/2020/1658 for amending the extension door and window arrangement.

ALLOWED

**PRA/2021/0007 Vachery Farm Building, Horsham Road, Cranleigh**

General Permitted Development Order 2015, Schedule 2 Part 3 Class Q - Prior Notification Application for change of use of agricultural building to 5 dwellinghouses (Class C3), and for building operations reasonably necessary for the conversion.

NO OBJECTION – Members highlighted that the site is next to ancient woodland and the RPZ's of the trees nearby would need to be protected.

**TM/2021/0047 Silverway, 2 Southwood Chase, Cranleigh, GU6 7LA**

APPLICATION FOR WORKS TO AND REMOVAL OF TREES SUBJECT TO TREE PRESERVATION ORDER 14/09

NO OBJECTION – Members highlighted that the site is near ancient woodland.

**TM/2021/0052 Glendinning, Avenue Road, Cranleigh, GU6 7LL**

APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 40/07

NO OBJECTION

**NMA/2021/0037 Wanborough House, Wanborough Lane, Cranleigh, GU6 7DT**

Amendment to WA/2020/1421 for replacement of front entrance porch and internal alterations.

NO OBJECTION

**SO/2021/0002 Proposed pipeline Alderbrook Reservoir to Lambs Wood Reservoir Bookhurst Road, Cranleigh**

Request for Screening Opinion for 4.6km of rising main from Alderbrook Water Storage Reservoir (WSR) to Lambswood WSR, with a cross connection at Amlets Lane.

EIA NOT REQUIRED

**TM/2021/0055**     **5 Napper Place, Cranleigh, GU6 8DG**  
APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 26/99

*(one declaration of interest - Cllr D Nicolas left the meeting)*

NO OBJECTION – The sympathetic and sensitive approach by the applicant was applauded by Members, although they did note that 2 out of the 5 trees are not in the applicants garden. Members would hope that permission would be gained for the 2 trees not within their garden from the owners before work starts.

*(Cllr D Nicolas returned to the meeting)*

**WA/2021/0396**     **Barhatch Farm, Barhatch Lane, Cranleigh**  
Erection of an extension following demolition of existing extension.

OBJECTION – Members raised their concerns as this is a 15<sup>th</sup> century dwelling of historic importance and due to the historic nature more information is required. Members would like to see the following addressed as it is currently insufficient:

- A conservation officers report with sufficient detail and agreement of the conservation officers
- Sufficient evidence as to why the usage of materials enhances and is in keeping with the existing dwelling
- Confirmation of an exact date when the existing extension proposed for demolition was built

**WA/2021/0397**     **Barhatch Farm, Barhatch Lane, Cranleigh**  
Listed Building consent for erection of an extension following demolition of existing extension.

OBJECTION – Members raised their concerns as this is a 15<sup>th</sup> century dwelling of historic importance and due to the historic nature more information is required. Members would like to see the following addressed as it is currently insufficient:

- A conservation officers report with sufficient detail and agreement of the conservation officers
- Sufficient evidence as to why the usage of materials enhances and is in keeping with the existing dwelling
- Confirmation of an exact date when the existing extension proposed for demolition was built

**WA/2021/0410**     **Arboretum, Bookhurst Road, Cranleigh, GU6 7DW**  
Alterations to roof space to provide habitable accommodation.

NO OBJECTION

**TM/2021/0068**     **4 Kings Lake, Kings Road, Cranleigh, GU6 7GW**  
APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER WA227

NO OBJECTION

**WA/2021/0449**     **Great Garson Farm, Alfold Road, Cranleigh**  
Erection of extension and alterations following partial demolition of existing extension (changes to elevations of previously approved scheme).

OBJECTION – Members strongly object to the proposals as this is a 15<sup>th</sup> Century farm building, is Grade II listed, of historical importance and possibly one of the oldest in the area.

The proposals conflict with the Cranleigh Design Statement, ancient woodland is nearby, the proposals are not in keeping with the main building, do not restore or improve the historic farm building, they are not an appropriate compliment to the building, the proposed materials are not in keeping and are a substantial change from the previously approved scheme.

Due to the position of the farm building the proposed mainly glass and timber extension would have a negative effect on the views of the surrounding area.

It is noted that there is proof of bats in the roof of the building that would be disturbed by the proposals, along with this there is also restricted root protection which requires the trees to be under supervision whilst work is carried out.

Members would like a report provided by the conservation officer.

Members highlight that they supported the previous application as it was in keeping with the front of the building and of a similar aesthetic nature, which these proposals are not.

**WA/2021/0450 Great Garson Farm, Alfold Road, Cranleigh**

Listed Building consent for erection of extension and alterations following partial demolition of existing extension.

OBJECTION – Members strongly object to the proposals as this is a 15<sup>th</sup> Century farm building, is Grade II listed, of historical importance and possibly one of the oldest in the area.

The proposals conflict with the Cranleigh Design Statement, ancient woodland is nearby, the proposals are not in keeping with the main building, do not restore or improve the historic farm building, they are not an appropriate compliment to the building, the proposed materials are not in keeping and are a substantial change from the previously approved scheme.

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It is noted that there is proof of bats in the roof of the building that would be disturbed by the proposals, along with this there is also restricted root protection which requires the trees to be under supervision whilst work is carried out.

Members would like a report provided by the conservation officer.

Members highlight that they supported the previous application as it was in keeping with the front of the building and of a similar aesthetic nature, which these proposals are not.

**WA/2021/0459 Land Coordinates 508364 137830, Horsham Road, Cranleigh**

Change of use of land from forestry to a mixed use of forestry keeping livestock (goats and chickens) and forest school. Erection of outbuildings and replacement of boundary fencing.

OBJECTION – Members request that the neighbour objection is reviewed due to the covenant and the errors on the biodiversity checklist. Members support the neighbour objection.

**WA/2021/0467 Inglenook Cottage, Knowle Lane, Cranleigh, GU6 8UW**

Erection of 3 bay garage (revision of WA/2020/1115).

OBJECTION – Members agree with WBC's objection of the previous application and repeat their previous comments as they still stand.

*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/2021/0472 13 Longpoles Road, Cranleigh, GU6 7JZ**

Erection of dormer extension.

*(one declaration of interest - Cllr D Nicolas left the meeting)*

NO OBJECTION

*(Cllr D Nicolas returned to the meeting)*

8. AMENDED PLANNING APPLICATIONS

None received.

9. APPEALS

None received.

10. ENFORCEMENT

Cllr R Burbridge reported to Members that the large signs that have appeared along the Guildford Road where the Pets Pantry is, this has been reported to WBC enforcement and is being investigated. It was noted that the signs obstruct the view of vehicles exiting on to Guildford Road.

Cllr R Burbridge also brought to Members attention that there have been some complaints regarding an increase of bonfires in the area, which have been reported to WBC. It was highlighted the bonfires should not be lit before sunset.

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 7.50pm.

The next Planning Committee Meeting will be held on **Monday 19 April 2021 at 7.00 pm.**

Signature.....

Date.....