



CRANLEIGH PARISH COUNCIL

MINUTES OF THE PLANNING COMMITTEE MEETING HELD AT 7.00 PM ON MONDAY 12th MARCH 2018 IN THE COUNCIL CHAMBER, VILLAGE WAY, CRANLEIGH

Cllr B Freeston* (Chairman of the Committee)
Cllr R Cole* (Vice Chairman)
Cllr J Betts*
Cllr R Burbridge*
Cllr K Fernandes*
Cllr E Townsend*
Cllr R Tyler

PRESENT*

ALSO PRESENT: Five members of public, Cllr D Lazarus, Administration Clerk L Glazier

1. APOLOGIES FOR ABSENCE

The committee accepted apologies for absence from Cllr R Tyler (prior commitment).

2. DECLARATIONS OF INTEREST

The comments and observations from Cllr E Townsend, as a Waverley Borough Councillor, 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.

Cllr K Fernandes declared that she is the Member of the Civic Society.

WA/18/0293- Byfeld, Grove Road, Cranleigh. Cllr J Betts declared a non-pecuniary interest as he lives opposite.

3. MINUTES

The minutes of the Planning Committee Meeting held on 19th February 2018 were AGREED and signed by the Chairman as a true record.

CHAIRMAN'S REPORT

4.

The Chairman updated the Committee on the following points:

- The Slinfold neighbourhood plan recently went through the examination process and the examiners report has been published.
- A2Dominion contacted the Parish Council via a PR company in regard to the KPI application phase one. They would like to attend a Parish Council meeting to present their plans. Members would like to invite them to the next planning meeting.
- Following a recent objection to application TM/2018/0020 by the Parish Council, Members have been up-dated that the removal of a tree stated within the application, is not what permission is being sort for and as the tree will not be removed do the Parish Council wish to withdraw their objection. Members have withdrawn their objection based on the tree not being removed.

5. PUBLIC SESSION

Two parishioners raised the following concerns for application WA/17/2391 – Berkley Homes Phase 2:

- They are the only residential property that shares a boundary with the site for Phase two.
- There are 18 flats contained in a 3-storey building and parking courts being proposed on their boundary.
- It appears to be only social housing.
- There is not a mix of private and social housing throughout the site.
- They plan to disturb the roots of a TPO oak tree to add an entrance.
- Berkley Homes have not been helpful or informative, where Miller Homes which also borders their boundary has been very helpful.
- The plans have raised concerns for the security of their property and land as well as the increased risk for anti-social behaviour and the possibility of trespassing onto their land.
- They feel ignored, disregarded and that they could get a better compromise through communication.

Two parishioners raised concerns for application WA/18/0304 - Fairhaven, Ewhurst Road, Cranleigh. The Chairman agreed to look at the application and residents concerns together, followed by Members observations and discussion.

6. NEW PLANNING APPLICATIONS - LIST 18/08, 18/09 and 18/10

WA/18/0304

Fairhaven, Ewhurst Road, Cranleigh, GU6 7EB

Erection Of 8 Dwellings Following Demolition Of Existing Dwellings And Outbuildings.

It was agreed to consider application WA/18/0304 at this point in the meeting.

OBJECTION – Members highlighted that the 5yr housing supply has been met and there is no requirement for this development.

It was strongly agreed that this development would contravene Policy TD1: Townscape and Design of the local plan, as it is not protecting the character and amenity of the local area. There is a distinctive character in the area of large detached homes with larger gardens, highlighting that the proposed dwellings are not in keeping with the surrounding area.

The proposed plans are an overdevelopment of the site, resulting in a negative impact on the local amenity, with it being of much greater impact due to individual dwellings being on each level of the proposed buildings, in an area of large detached houses. In accordance with the NPPF the density of the proposals should be similar to that of the surrounding area, these proposals do not comply with this.

The local precedent of the cinema is not a valid precedent to compare these proposals. The applications are completely different due to the building on the cinema site being replaced by a building of similar size, bulk and mass.

Members strongly highlight their concerns for the safety of pedestrians, in particular the high volume of school children and parents with young children that use the footpath bordering the site. The increased volume of vehicles would pose a significant increase in danger to those using the public footpath, which exits next to the entrance to the site.

The site access point for vehicles is at a bottleneck point of the access road Nuthurst Avenue, Members could not justify that this would be a safe access and egress for the proposed increase in volume of vehicles. In addition, the parking

provided does not meet WBC parking guidelines, particularly because there is no visitor parking provided, but they also queried the usability of the parking shown on the plans. Members highlighted that it is a road of varying widths, where cars are unable to park safely outside of the site. It was agreed that Nuthurst Avenue is not capable of taking any additional traffic, with the resulting reduced and more difficult access for emergency vehicles to Nuthurst Avenue.

There is not sufficient amenity space for the proposed dwellings and the storage of recycling and waste bins is insufficient for the volume of potential occupants.

Concerns were also raised on the impact these dwellings would have on the surrounding trees and RPA's

TM/18/0029 10 Cromwell Place, Cranleigh, GU6 7LF
Application For Works To Trees Subject Of Tree Preservation Order 16/00

NO OBJECTION

WA/18/0256 36 Cranleigh Mead, Cranleigh, GU6 7JS
Erection Of Extensions.

OBJECTION – Members are concerned that the extensions would contravene the 45-degree rule to the front of the neighbouring property. It was also highlighted that the proximity of the boundary would cause overlooking into the front amenity windows of the neighbouring property, also affecting the local amenity. Concern was raised that entrance to the property could be gained via Longpoles Road by temporarily removing a fence panel, Members agreed this would be inappropriate for the tree with a TPO and the residents of Longpoles Road.

TM /18/0031 Hunting Barn and Fairoaks, New Park Road, Cranleigh, GU6 7HJ
Application For Works To Tree Subject Of Tree Preservation Order 24/11

NO OBJECTION

TM/18/0032 23 Heron Shaw, Cranleigh, GU6 8BT
Application For Works To A Tree Subject Of Tree Preservation Order W267/A

NO OBJECTION

WA/18/0290 Land at Corrie Cottage, Ewhurst Road, Cranleigh, GU6 7EF
Erection Of A Detached Dwelling Following Demolition Of The Existing Garage.

OBJECTION – Members highlighted that the 5-year housing supply has been met and this windfall property is not required. Members agreed that the harm caused by the proposal will not be outweighed by its very limited benefits. The proposal also conflicts with national and local planning policy and is therefore unsustainable development which cannot be made acceptable by imposing reasonable planning conditions.

The proposed new dwelling is not in keeping with the local area, also with the close proximity of the boundary, would be an overdevelopment of the site. Members are very concerned that vehicles would not be able to access the site and leave in forward gear, resulting in vehicles reversing on to the main road which has a bus stop in close proximity.

Due to the cramped nature of the site the new dwelling would impact on the visual amenity by looking cramped and terraced. The proposal also brings the building line forward which then contravenes the 45-degree rule, effecting Corrie Cottage.

- WA/18/0293** **Byfeld, Grove Road, Cranleigh, GU6 7LH**
Erection Of Single Storey Extensions And Alterations.
One declaration of Interest - Cllr J Betts left the meeting
NO OBJECTION
Cllr J Betts returned to the meeting
- WA/18/0318** **20 Cranleigh Mead, Cranleigh, GU6 7JS**
Erection Of Single Storey Rear Extension And Front Porch.

OBJECTION - Members are concerned that the extension would contravene the 45-degree rule, also highlighting the potential for light pollution from the lantern to the neighbouring property.
- WA/18/0323** **Taplow, 36 Horsham Road, Cranleigh, GU6 8DW**
Certificate Of Lawfulness Under Section 192 For Alterations To Roofspace To Provide Habitable Accommodation Including Rooflights And Sunpipe.

NOTED
- NMA/18/0028** **Rye Croft, 17 Mead Road, Cranleigh, GU6 7BG**
Amendment To WA/2017/2218 For Changes To Roof Form And Removal Of Side Store Room.

NOTED
- TM/18/0036** **12 La Casa, Cromwell Place, Cranleigh, GU6 7LF**
Application for works to tree subject of tree preservation order 16/00

NO OBJECTION
- WA/18/0344** **25-26 John Wiskar Drive, Cranleigh, GU6 8RA**
Installation Of Replacement Windows.

NO OBJECTION
- WA/18/0369** **39 Collins Court, High Street, Cranleigh, GU6 8AS**
Alterations To Elevations (In Conjunction With CR/2018/0005).

NO OBJECTION – Members noted that this is within the Conservation Area and all materials should be in keeping with the area.
- WA/18/0375** **16 Thistley Lane, Cranleigh, GU6 7AU**
Erection Of Side Extension And Alterations To Roof Space To Provide Habitable Accommodation Including Dormer Windows (Revision Of WA/2017/2007).

OBJECTION – Members would like to re-iterate their previous comments:

Members agreed this would be an overdevelopment of a small bungalow into a 2-storey property, which would impact the neighbour's visual amenity due to the large dormer roof. It was considered that the large dormer window on the left side at the rear of the property would result in a loss of privacy to the garden of 14 Thistley Lane.

In addition, Members agreed the parking provision is inadequate for the increased occupancy, due to grass verges in the area being parked on currently Members would like to see a condition added to any permissions given.

WA/18/0380 Newlands, 132 Horsham Road, Cranleigh, GU6 8DY
Erection Of A Detached Double Garage And Car Port (Revision Of WA/2017/1642).

OBJECTION – Members vigorously object to the plans in relation to NE1 - Biodiversity and Geological Conservation of the local plan. Members highlighted that the site has a rare combination of features that should be protected and looked after with a great deal of care in order to support and encourage the long-standing wildlife on the site. This mainly includes 6 species of bats and Members would like to see a full bat survey completed before any potential permission is given.

7. WAVERLEY BOROUGH COUNCIL NEW PLANNING WEBSITE

Members agreed to write a letter to WBC highlighting their concerns and difficulties with the new planning website. Members would also welcome a discussion on how to resolve the concerns and future plans/resolutions for the planning website.

Cllr K Fernandes left the meeting

8. GENERAL PERMITTED DEVELOPMENT ORDERS

Members agreed to invite Haslemere Town Clerk to the next meeting.

9. AMENDED PLANNING APPLICATIONS

None received.

10. APPEALS

An appeal has been made to the Secretary of State for WA/17/1035 – Rowly House, Guildford Road, Cranleigh – Erection of roof extension, dormer windows and alterations to provide 2 additional flats. The appeal will be determined by written representations and a site visit.

11. ENFORCEMENT

Cllr J Betts updated Members that Planning Enforcement had completed a site visit with the builder for the Supra Homes development, Bookhurst Road, Cranleigh. They have addressed the situation highlighted previously and work is to cease until the pre-commencement conditions have been met, enforcement will keep the case open for the time being.

Members were informed and updated of a possible enforcement concern at the Crest Nicholson Phase 2 site on Horsham Road. A member of the public raised concerns of trees and woodland being cut down, WBC are aware and explained that ancient woodland is in this area but outside the curtilage of the site and have no concern with the work that is currently taking place.

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

It was AGREED that Cllr R Burbridge would speak on behalf of the Parish Council.

The Chairman closed the meeting at 8.57 pm.

The next Planning Committee Meeting will be held on **Tuesday 3rd April 2018 at 7.00 pm.**

Signature.....

Date.....