



CRANLEIGH PARISH COUNCIL

MINUTES OF THE PLANNING COMMITTEE MEETING HELD AT 7.00 PM ON MONDAY 19th FEBRUARY 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: Seven members of public, Administration Clerk L Glazier

1. APOLOGIES FOR ABSENCE

None received.

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/18/0131 - Thorns Brook, Guildford Road, Cranleigh. Cllr J Betts declared a pecuniary interest as he has been asked to quote for the work.

3. MINUTES

The minutes of the Planning Committee Meeting held on 29th January 2018 were AGREED and signed by the Chairman as a true record with the following amendments:

Page PC 2233, Item 3 – Add: We pointed out that it would be very useful if, to ensure the safety of the pedestrians using the footpath crossing the entrance, that Miller Homes could ensure their safety.

Page PC 2233, Item 3 – Add: Members noted that Miller Homes were going to install bird boxes and bat roosts and were very appreciative of that fact.

Page PC2235, WA/17/2391, Paragraph 4 – Add: The Parish Council were extremely disappointed to note the developer had seen fit to encroach on the RPA's.

4. CHAIRMAN'S REPORT

The Chairman updated the Committee on the following points:

- The application for the Gate House was refused on the 9th February 2018 due to it being overbearing, with a 6 metre high wall close to Magnolia Cottage.
- Concerns have been raised by Haslemere regarding General Permitted Development Orders (GPDO's), specifically in relation to the change of use from commercial to residential. Town Centres are increasingly losing their commercial viability due to GPDO's and Haslemere is aiming to get WBC to invoke a PDO Article 4 for key retail areas and they feel a multi-Town and Parishes approach would be beneficial. The Chairman recommended this as an item for the next Planning Agenda.
- Concerns have been raised about the level of maintenance required for the 60 acres of parkland at the KPI site. It has been said that the rental from 3 homes would be set aside to fund the maintenance. The Chairman has spoken to WBC, to inquire why a file could not be found file relating to the management of the parkland and was informed that a redacted copy should be available on the WBC website. Concern was also raised that as this is a low-cost site for maintenance the upkeep could fall to WBC or the Parish Council.

5. REPORT FROM WBC PLANNING FORUM

Cllr J Betts, Cllr E Townsend and Cllr D Lazarus attended the Planning Forum at WBC, which they found helpful and informative. Some of the items covered were:

- Outlining the processes and timescale for PC's to respond to applications, 28 days.
- Hopes for plans given to Parishes to be completely electronic.
- Highlighted what were and were not material considerations.
- Reference to the commenting process.
- Management processes.
- An update on the Local Plan will be available from the 20th February 2018, along with neighbourhood plans.
- CIL is likely to be in place by December 2018.
- WBC Planners are not opposed to comments/suggestions/conditions on applications.

There are also plans for a Parishes roadshow.

6. WBC PLANNING OFFICERS

It was AGREED to express and arrange inclusion for the planned roadshow to come to Cranleigh.

7. PUBLIC SESSION

Seven parishioners raised concerns for application WA/18/0235- Land rear of Mahe, Avenue Road, Cranleigh.

Residents from 1,2,3 and 4 Orchard Gardens attended the meeting, along with other residents. They highlighted the following points:

- The proposed dwelling and driveway is too close to 1 Orchard gardens.
- Increased traffic on a narrow road.

- Disagree with the boundary trees being removed.
- Cars driving at an unsafe speed on Avenue Road.
- Learner drivers practice manoeuvres along Orchard Gardens.
- Other dwellings along Orchard Gardens have garages.
- With 2 cars parked in a driveway lights would shine directly into number 2 Orchard Gardens.
- The distance from the road exit and dwelling entrance is small.

7. NEW PLANNING APPLICATIONS - LIST 18/05, 18/06 and 18/07

WA/18/0235 Land rear of Mahe, Avenue Road, Cranleigh, GU6 7LE
Erection Of Dwelling With Access Off Orchard Gardens.

It was agreed to consider application WA/18/0235 at this point in the meeting.

OBJECTION – Members highlighted that the 5 year housing supply has been met and there is no requirement for this site to be developed. The proposed dwelling would be considered as contrived back land development, that is undesirable and unsustainable.

The proposed dwelling would be an overdevelopment of the site, which would remove the existing mature cypress trees adjacent to boundary with 1 Orchard Gardens resulting in the loss of screening effect and consequent loss of privacy and amenity to the neighbouring property.

Members agreed the site would be of insufficient size to accommodate the proposed new dwelling and would not have acceptable amounts of space around the dwelling, which would be out of place in comparison to adjoining properties, including the immediate local development as a whole.

Members agreed the proximity of the boundary to the proposed dwelling and existing neighbouring dwelling is insufficient and would create a loss of the neighbouring dwellings private amenity resulting in the proposed dwelling being overbearing in nature.

It was considered the harm caused by the proposal will not be outweighed by its very limited benefits. The proposal conflicts with national and local planning policy and is therefore an unsustainable development, which cannot be made acceptable by imposing reasonable planning conditions.

Members raised concerns in regard to the lack of information on the plans provided, it was felt the plans need to include more detail and measurements as the size of the site in its current condition is not overly large, so it would be hard to see the actual negative impact to the local amenity.

WA/18/0105 Little Brook, Rowly Drive, Cranleigh, GU6 8PN
Certificate Of Lawfulness Under Section 192 For The Erection Of A Garage Following The Demolition Of The Existing Garage.

NOTED

WA/18/0131 Thorns Brook, Guildford Road, Cranleigh, GU6 8PG
Certificate Of Lawfulness Under Section 192 For Erection Of A Rear Extension.
One declaration of Interest - Cllr J Betts left the meeting

NOTED

Cllr J Betts returned to the meeting

- TM/18/0019** **Jenkins, 86 Horsham Road, Cranleigh, Surrey, GU6 8DY**
Application For Works To Trees Subject Of Tree Preservation Order 26/99

NO OBJECTION
- TM/18/0020** **16, Nightingales, Cranleigh, Surrey, GU6 8DE**
Application For Works To Trees Subject Of Tree Preservation Order 26/99

OBJECTION – Members agreed the information provided to support the removal of the tree is not significant enough to warrant the removal of the tree. It is requested that the Tree Officer visit the site and an arboricultural report is provided.
- WA/18/0154** **Poplars, Avenue Road, Cranleigh, GU6 7LQ**
Certificate Of Lawfulness Under Section 192 For The Conversion Of Garage Into Habitable Accommodation And Alterations To Fenestration.

NOTED.
- WA/18/0156** **High Spen, Rowly Drive, Cranleigh, GU6 8PL**
Erection Of An Extension (Revision Of WA/2017/1542).

NO OBJECTION
- WA/18/0166** **13 Alfold Road, Cranleigh, GU6 8NQ**
Erection Of Single Storey Side Extension; Construction Of Dormer Windows To Provide A Loft Conversion And Internal Alterations.

OBJECTION – Although Members did not object to the plans, they would request that obscured fixed glazing is installed for the two windows of the first and second storey of the south elevation.
- WA/18/0176** **Rydinghurst Farm, Elmbridge Road, Cranleigh, GU6 8JX**
Erection Of Replacement Barns And Stable Buildings Together With Alterations And Extensions (Revision Of WA/2017/1819).

NO OBJECTION
- WA/18/0203** **Little Meadow, Alfold Road, Surrey**
Application Under Section 73A To Vary Condition 1 Of WA/2017/0738 (Plan Numbers) To Remove The Footpath Link To The North Of The Site. The Outline Application WA/2015/0478 Was Accompanied By An Environmental Statement; (This Application Is Accompanied By A Statement of Conformity dated 29th January, 2018)

OBJECTION – Members strongly object to the proposal to remove the footpath as it contravenes the inspector's report under point 18.10 specifically the following – *It is considered that allocation of the three sites as a single strategic site would ensure that connectivity between the sites can be achieved and that they can be planned in a holistic way, providing direct access to the village centre and the necessary infrastructure.*
- WA/18/0220** **Loveday wing, Cranleigh School, Horseshoe Lane, Cranleigh**
Erection Of Extension.

NO OBJECTION
- WA/18/0226** **94, High Street, Cranleigh, GU6 8AJ**
Installation Of A 4M Column For An ANPR Camera.

NO OBJECTION

WA/18/0227 **94, High Street, Cranleigh, GU6 8AJ**
Display Of 4 Non-Illuminated Signs.

NO OBJECTION

WA/18/0254 **Litcham, St Nicholas Avenue, Cranleigh, GU6 7AQ**
Alterations To Existing Dwelling To Provide 2 Dwellings Along With Additional Vehicular Access.

OBJECTION – Members highlighted that St Nicholas Avenue is an area characterised by large detached family homes with large rear gardens, which makes the proposal directly at odds with the surrounding development and as such is an undesirable and inappropriate development, with a loss of amenity to the neighbouring properties.

It was agreed the proposal to subdivide one property to create two dwellings within one building, with further subdivision of the rear garden and front off-street parking area, this highlights the contrived design and constitutes as inappropriate and unsustainable development which conflicts with local and national planning policy.

In addition, the off-road parking is insufficient and does not meet the parking guidelines set by WBC. The parking and turning areas proposed to the front of the property are inadequate for the proposed additional occupancy, it also prevents vehicles leaving in forward gear. St Nicholas Avenue is a road that has a high volume of traffic with on road parking, which increases at school times due St Cuthbert Mayne school being located a short distance away. This highlights that the proposed parking is inadequate for two dwellings and would only exacerbate an already existing problem. As on-road double parking is a possible repercussion, if this development application were to be approved there would be inadequate space of emergency vehicle access.

Members highlighted that the 5-year housing supply has been met and there is no requirement for this site to be developed.

Members questioned that the redline boundary appears to include the grass verge outside of Litcham.

9. AMENDED PLANNING APPLICATIONS

None received.

10. APPEALS

None received.

11. ENFORCEMENT

The Administration Clerk updated Members on the findings from the investigations made in relation to the new off licence on Ewhurst Road, Cranleigh. Planning Enforcement have been made aware, are investigating and will update the Administration Clerk in due course.

Cllr E Townsend informed members that Planning Enforcement have been informed about the plastic signs hung on the railings outside of the Co-operative, Village Way, Cranleigh.

Cllr J Betts informed Members that Planning Enforcement has been made aware of

the Supra Homes development, Bookhurst Road, Cranleigh, as they appear to have contravened a number of pre-commencement conditions, the situation is being investigated. It was also requested that the Environmental Agency is notified as waste is being burnt on site without a D7 exemption and constitutes as illegal waste activity.

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 8.28 pm.

The next Planning Committee Meeting will be held on **Monday 12th March 2018 at 7.00 pm.**

Signature.....

Date.....