



CRANLEIGH PARISH COUNCIL

MINUTES OF THE PLANNING COMMITTEE MEETING HELD AT 7.00 PM ON MONDAY 29th JANUARY 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, four representatives from Miller Homes Ltd, Cllr S Jeacock, Cllr D Lazarus, Assistant Clerk Simmonds, Administration Clerk L Glazier

1. APOLOGIES FOR ABSENCE

The committee accepted apologies for absence from Cllr K Fernandes (unwell) and 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.

WA/17/2347 - Oakside, Woodlands Close, Cranleigh. Cllr J Betts declared a pecuniary interest as he has been asked to quote for the work.

WA/17/2385 - Willows, Grove Road, Cranleigh. Cllr J Betts declared a pecuniary interest as he owns and lives at the property.

WA/2348 - Lindum, Woodlands Close, Cranleigh. Cllr R Burbridge declared a non-pecuniary interest as she is known to the owners.

3. GUEST SPEAKER

Miller Homes Ltd representatives.

Miller Homes Ltd thanked Members for allowing them to attend the meeting, to provide an update and share their plans, but also to answer any questions Members may have. They explained that following a recent meeting with WBC they have withdrawn the original application and applied for pre-application advice. Also following the meeting at WBC they have made further changes to the plans, which they hope to submit this year. Members were also updated on the recent anti-social behaviour on site, they have installed 24hr security until the middle of next week when demolition of the existing buildings will start.

The Chairman thanked them for their time, openness and taking all the comments on board.

4. MINUTES

The minutes of the Planning Committee Meeting held on 8th January 2018 were AGREED and signed by the Chairman as a true record.

CHAIRMAN'S REPORT

5. There was no report from the Chairman.

6. PUBLIC SESSION

Six parishioners raised concerns for application WA/17/2361 - Land At Oak Grove, 8 Grove Road, Cranleigh.

The Chairman agreed to look at the application and residents concerns together, followed by the Members observations and discussion.

7. NEW PLANNING APPLICATIONS - LIST 18/01, 18/02, 18/03 and 18/04

WA/17/2361 Land At Oak Grove, 8 Grove Road, Cranleigh, GU6 7JR

Erection of dwelling and garage together with associated works following demolition of existing garage.

It was agreed to consider application WA/17/2361 at this point in the meeting.

OBJECTION – Members agree the proposed dwelling infringes on the Ancient woodland, which is within 10 meters of the site, the recommended distance is at least 15 metres. The application also impinges and impacts a large number of trees on the site with RPA's. It would appear from the plans that the proposed dwelling would overlook into number 3, due to the raised nature of the dwelling and garage.

WA/17/2369 Exeter House, Tylers Court, Rowland Road, Cranleigh, GU6 8SA

Certificate of Lawfulness under Section 191 for the use of the building for Use Class B1a (office).

It was agreed to consider application WA/17/2369 at this point in the meeting.

NOTED.

WA/17/2385 Willows, Grove Road, Cranleigh, GU6 7LH

Application under Section 73A to vary Condition 6 of WA/2014/1210 (plan numbers) to allow for larger extension and addition of dormer windows.

It was agreed to consider application WA/17/2385 at this point in the meeting.

One declaration of Interest - Cllr J Betts left the meeting

NO OBJECTION

Cllr J Betts returned to the meeting

WA/17/2391 Land South Of High Street Between Alfold Road And Knowle Lane, Cranleigh, GU6 8NE

Approval of reserved matters for phase 2.2 for the erection of 131 dwellings with associated access, parking, drainage 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.

It was agreed to consider application WA/17/2391 at this point in the meeting.

OBJECTION – Members agreed that it appears the overall flood risk strategy for the site is no longer being followed, as given in the outline permission, bearing this in mind this area is the most vulnerable to flooding.

The term *broadly in accordance with recommendation of the approved outline flood risk assessment reference 50600576* is of great concern to the Parish Council, bearing in mind this area of the total development is the most vulnerable to flooding.

Members would like clarification on the height the land would be increased to, as suggested on page 2 of the drainage report.

In addition, the developers have seen fit to encroach on the tree RPA's, when there is so much land available for development.

WA/17/2331 Merok, Bridge Road, Cranleigh, GU6 7HH

Erection of single storey rear extension.

NO OBJECTION

WA/17/2334 High Park Cottage, 100 Horsham Road, Cranleigh, GU6 8DY

Construction of dropped kerb and gates in existing boundary wall.

NO OBJECTION

WA/17/2337 Long Furrows, Wanborough Lane, Cranleigh, GU6 7DS

Erection of an extension.

NO OBJECTION

WA/17/2347 Oakside, Woodlands Close, Cranleigh, GU6 7HP

Erection of two storey front and rear extensions and alterations following demolition of existing attached garage; erection of detached garage and office.

One declaration of Interest - Cllr J Betts left the meeting

OBJECTION – Members agreed the proposed extensions are not in character with the area and would contravene the 45-degree rule. The extensions would also cause an overshadowing and loss of light to the neighbouring property.

Cllr J Betts returned to the meeting

WA/17/2348 Lindum, Woodlands Close, Cranleigh, GU6 7HP

Erection of single storey extensions.

One declaration of Interest

NO OBJECTION

WA/17/2359 Sefton, Avenue Road, Cranleigh, GU6 7LL

Erection of dwelling following demolition of existing dwelling.

OBJECTION – Members highlighted that the drawings are incorrect, and the street scene plan set is incorrect. There is also no tree protection plan and it was highlighted that there are bats on site.

NMA/18/0007 Land South Of Amlets Lane & North Of Roberts Way, Cranleigh

Amendment to WA/2016/0517 to provide an enlargement of existing substation.

NOTED.

WA/17/2406 The Studio, New Park, Horsham Road, Cranleigh, GU6 8EJ

Erection of a dwelling and associated works following demolition of existing dwelling.

NO OBJECTION

WA/18/0040 **104 High Street, Cranleigh, GU6 8AL**
Installation of 4 new air conditioning units.

NO OBJECTION

WA/18/0041 **104 High Street, Cranleigh, GU6 8AL**
Display of illuminated signs.

NO OBJECTION

TM/18/0011 **Open Space At Cranleigh Mead, Cranleigh, GU6 7JX**
APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION
ORDER 08/03

NO OBJECTION

WA/18/0050 **33 Heron Shaw, Cranleigh, GU6 8BT**
Erection of garage extension and alterations.

OBJECTION – Members agreed the garage extension and alterations are too close to the boundary of the neighbouring property to the east.

WA/18/0051 **Greystone, Elmbridge Road, Cranleigh, GU6 8NH**
Alterations to garage to provide additional habitable accommodation.

NO OBJECTION

8. SCC AMENDMENT TO COMMONS REGISTER BARHATCH LANE
CONSULTATION
Closing date 01 February 2018

NO COMMENT

9. AMENDED PLANNING APPLICATIONS

WA/2017/1813 – The Gate House, Knowle Lane, Cranleigh

OBJECTION

- Members highlighted that this is a building of local merit.
- There would be a negative impact on Magnolia Cottage.
- It is an overdevelopment of the site.
- The application would contravene the WBC parking guidelines.
- There are poor sightlines from the site and contrary to the plans there is no pathway/pavement adjacent to the property.
- There is the potential that cars will have to reverse onto the busy main road.

Administration Clerk left the meeting

WA/17/1389 – Cranleigh C of E Primary Upper School and Cranleigh C of E Lower School, Parsonage Road and Church Lane, Cranleigh

It was agreed to delegate to Cllr B Freeston and Cllr E Townsend to look at the documentation, then to bring it back to the Committee or submit a response.

Administration Clerk returned to the meeting

10. APPEALS

The appeal decision for WA/17/0077 – Leander, Avenue Road was ALLOWED.

The appeal decision for WA/17/1054 – Windy Way, The Common was DISMISSED.

11. ENFORCEMENT

A member of the public not present at the meeting raised concerns in relation to the new off licence on Ewhurst Road, Cranleigh. The main concern is the illuminated signage, it was agreed that the Clerk would investigate further and look at the shop front design guide.

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 at the EPC on the 7th February 2018.

The Chairman closed the meeting at 9.09 pm.

The next Planning Committee Meeting will be held on **Monday 19th February 2018 at 7.00 pm.**

Signature.....

Date.....

DRAFT