



CRANLEIGH PARISH COUNCIL

MINUTES OF THE PLANNING COMMITTEE MEETING HELD AT 7.00 PM ON TUESDAY 5th JUNE 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 D Lazarus*
Cllr R Tyler

PRESENT*

ALSO PRESENT: Three members of the public, Administration Clerk L Glazier

1. TO ELECT A CHAIRMAN

Cllr B Freeston was nominated for the position of Chairman of the Planning Committee by Cllr R Cole, this was seconded by Cllr K Fernandes and AGREED by the Committee.

2. ELECTION OF VICE CHAIRMAN

Cllr R Cole was nominated for the position of Vice Chairman of the Planning Committee by Cllr R Burbridge, this was seconded by Cllr J Betts and AGREED by the Committee.

3. APOLOGIES FOR ABSENCE

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

4. DECLARATIONS OF INTEREST

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

Cllr J Betts declared that he owns a Cranleigh building company and works as a builder, he has a non-pecuniary interest in application WA/18/0776 - Thorns Brook, Guildford Road, Cranleigh as he provided a quote for the first application.

WA/18/0854 - Little Vachery, Lawns Road, Rudgwick. Cllr D Lazarus declared a non-pecuniary interest as he lives in a neighbouring property.

WA/18/0864 - Bookhurst, Wanborough Lane, Cranleigh. Cllr R Cole declared a non-pecuniary interest.

5. MINUTES

The minutes of the Planning Committee Meeting held on 14th May 2018 were AGREED and signed by the Chairman as a true record.

CHAIRMAN'S REPORT

6. There was no report from the Chairman.

7. PUBLIC SESSION

Two parishioners raised the following concerns for application WA/18/0810 - 5 Woodstock Close, Cranleigh:

- Woodstock Close is a cul de sac of 10 houses all identical apart from one.
- No. 5 is rendered unlike the other houses in Woodstock close, but also has large gates, which permission was granted for.
- The close is long established of 40yrs or more it is attractive and quiet, and these plans would make no. 5 and eye sore and not in keeping with the other 9 houses and street scene.
- The plans conflict with the Cranleigh Design Statement.
- There will be a loss of privacy to the neighbouring properties and the proposals will be seen from the neighbouring road Cromwell Place.
- The house has already been extensively developed, with the garage now being a habitable space. Why a 6-7 bed house?
- All the houses are of the same height in the close, this house will become at least 1 metre taller than the others.
- There is only space for two cars on the driveway, so cars will now park on the road.
- The character of the road will be lost, as this house will be the odd one out and stand out from the rest.

One parishioner raised the following concerns for application WA/18/0768 - Corrie Cottage, Ewhurst Road, Cranleigh:

- This is the second application for the site.
- It is an overdevelopment of the site.
- The proposed dwelling would be on the boundary of the neighbouring property, with the eaves over the boundary on the neighbour's property.
- There is an encroachment in between the properties of the site (existing and proposed) of 1.5 metres.
- An encroachment to the neighbouring property, Burnside.
- The small side windows would overlook both neighbouring properties.
- There is a telegraph pole at the rear wall of the proposed dwelling, with no indication in the plans on how they will move this or make safe.
- The plans are misleading as the front boundary fence goes all the way to the footpath.
- There is a bus stop at the proposed entrance to the new dwelling.
- A 3-point turn is not possible within the site. Meaning any potential cars will reverse out onto the main road and bus stop. Also, cars cannot reverse into the site due to the bus stop.
- Burnside's garage is one foot from the proposed dwelling.

8. NEW PLANNING APPLICATIONS - LIST 18/20, 18/21 and 18/22

WA/18/0762 Kingfishers, 13 Smithwood Avenue, Cranleigh, GU6 8PS
Erection Of First Floor Side Extension; Conversion Of Garage Into Habitable Accommodation And Alterations.

NO OBJECTION

WA/18/0766 Cranleigh Methodist Church, 188 High Street Cranleigh, Surrey, GU6 8RL
Erection Of Extensions And Alterations Following Demolition Of Parts Of Existing Extensions; Installation Of Access Ramp And Steps; Formation Of Secure Play Area And Relevant Demolition Of Part Of An Unlisted Building In A Conservation Area.

NO OBJECTION.

WA/18/0768 Corrie Cottage, Ewhurst Road, Cranleigh, GU6 7EF

Erection Of A Detached Dwelling Following Demolition Of Existing Garage (Following Withdrawn Application WA/2018/0290).

OBJECTION – The 5yr housing supply has been met and this windfall property is not required. This is an overdevelopment of the site with the proposals appearing to be over the site boundary. The dwelling would be overbearing with insufficient internal light being provided from the east and west elevations. The proposed dwelling will essentially be an 18 metre boundary wall.

The proposals are inappropriate, with cars having to reverse into the main road next to a bus stop, which reduces the visibility for anyone leaving the site. Members questioned the splay visibility being reduced from 43 metres down to 3 metres.

Members would also like to repeat their comments from the previous application:

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/18/0776 Thorns Brook, Guildford Road, Cranleigh, GU6 8PG

Certificate Of Lawfulness Under Section 192 For Erection Of A Rear Extension (Revision Of WA/2018/0131).

One declaration of Interest - Cllr J Betts left the meeting

NOTED.

Cllr J Betts returned to the meeting

NMA/18/0061 Tillers, Horseshoe Lane, Cranleigh, GU6 8QB

Amendment To WA/2017/0503 To Provide Alterations To Elevations And Removal Of Proposed Pitched Roof Porch (As Amplified By Plans Received 30/05/2018).

NOTED.

WA/18/0810 5 Woodstock Close, Cranleigh, GU6 7LD

Alterations To Roof To Form Habitable Accommodation Including Installation Of Front And Rear Dormers And Front And Rear Roof Windows.

OBJECTION – The proposals are overbearing and an inappropriate development of the site. It is not in keeping with the surrounding area, with the proposed dormer windows and increased ridge height not being in keeping with the street scene, which would also overlook the neighbouring dwellings as well as the gardens in Cromwell Place. The onsite parking for two cars is insufficient as the proposals imply there will be more cars for the existing dwelling.

WA/18/0834 Land Comprising of 5 fields south of Amlets Lane, Cranleigh, GU6 7DH

Display Of Non Illuminated Signs.

NO OBJECTION.

- WA/18/0854 Little Vachery, Lawns Road, Rudgwick, RH12 3AE**
Erection Of A Standing Oak Frame Balcony To Replace Existing Juliet Balcony.
- Members can not comment as the compass directions are misleading.
- WA/18/0861 12 Lashmere, Cranleigh, GU6 8NA**
Erection Of Single Storey Rear Extension.
- NO OBJECTION.
- WA/18/0864 Bookhurst, Wanborough Lane, Cranleigh, GU6 7DS**
Erection Of Single Storey Front Extension And Detached Garage/Log Store.
One declaration of Interest - Cllr R Cole left the meeting
- NO OBJECTION.
Cllr R Cole returned to the meeting
- WA/18/0866 Little Vachery, Lawns Road, Rudgwick, RH12 3AE**
Certificate Of Lawfulness Under Section 192 For Erection Of A 3 Bay Garage Following Demolition Of Existing Garage.
- NO OBJECTION.
- WA/18/0876 Old Cottage, Wanborough Lane Cranleigh, GU6 7DS**
Erection Of A First Floor Extension.
- NO OBJECTION.
- WA/18/0877 Old Cottage, Wanborough Lane Cranleigh, GU6 7DS**
Listed Building Consent For Erection Of A First Floor Extension.
- NO OBJECTION.
- WA/18/0881 Little Meadow, Alfold Road, Cranleigh**
Erection Of 35 Dwellings Including 11 Affordable Housing Units Along With Associated Access Parking And Landscaping.
- OBJECTION – Members highlighted that there is an infringement to the ancient woodland to the north of the plans, the recommended distance is 10 metres, the plans show only 5 metres distance.
- As the 5-year housing supply is already met, are the 14 additional dwellings needed? The area looks crowded with the additional dwellings, which also will put pressure on the ancient woodland, along with the RPA's also be encroached upon, leading to site being overdeveloped.
- Members highlight that the protection of the ancient woodland and boundary treatments of native woodland and shrubs are key to this site. Members would also like the biodiversity of the site to be considered with bat boxes, bird boxes and connective corridors for wildlife.
- WA/18/0882 100 High Park Cottage, Horsham Road, Cranleigh, GU6 8DY**
Application Under Section 73 To Vary Condition 1 Of WA/2017/1660 (Plan Numbers) To Allow Changes To The Roof Form And Internal Alterations.
- NOTED.
9. HM GOVERNMENT CONSULTATION
Powers for dealing with unauthorised development and encampments
- NO COMMENT.

10. AMENDED PLANNING APPLICATIONS

None received.

11. APPEALS

None received.

12. ENFORCEMENT

None received.

13. KNOWLE PARK TRUST

Members thanked the Knowle Park trustees for their offer to speak to Members and answer any questions they may have. Members would like to see a detailed business plan from the trust, to reassure Members that the Parish Council would not be at a financial disadvantage.

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

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

The Chairman closed the meeting at 8.41pm.

The next Planning Committee Meeting will be held on **Monday 25th June 2018 at 7.00 pm.**

Signature.....

Date.....