CRANLEIGH PARISH COUNCIL

MINUTES OF THE PLANNING COMMITTEE MEETING HELD AT 7.00 PM
ON MONDAY 17th JULY 2017
IN THE COUNCIL CHAMBER, VILLAGE WAY, CRANLEIGH

During the first fifteen minutes of the meeting, members of the public who live or work in the Parish were able to ask questions relevant to the work of the Planning Committee. There were two members of the public in attendance.

The Administration Clerk Louise Glazier and Assistant Clerk Soo Simmonds were present.

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

PRESENT*

1. APOLOGIES FOR ABSENCE

The committee received apologies and reasons for absence from Cllr M Hayward.

2. GUEST SPEAKER

CALA Homes representatives.

Three representatives from CALA Homes attended the Planning meeting to explain the changes to the number and types of house to be built. They explained that from their research there is no longer a need for five-bedroom houses. It was explained that the 12 five-bedroom houses would be replaced with 15 two and three-bedroom houses. They reassured the Committee that this did not alter the current layout as the two and three-bedroom houses would be situated where the five-bedroom houses would have been.
They confirmed there would be a service charge for the properties to maintain the grounds and the roads within the site.

3. 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 E Townsend declared that she is the Member of the Civic Society.

4. MINUTES

The minutes of the Planning Committee Meeting held on 26th June 2017 were AGREED and signed by the Chairman as a true record.

5. CHAIRMAN'S REPORT

There was no Chairman's Report.

6. PUBLIC SESSION

There was a comment from a parishioner:

- The Committee were informed that approximately two weeks ago there was sewage in the rear of the garden and coming up the toilet in a property on The Common. Thames Water were called out on the Sunday to solve the problem. The parishioner commented on the fast speed of the flow within the main sewer and that it had risen from a 12ft drain, on a Sunday morning.

7. NEW PLANNING APPLICATIONS
LIST 17/26, 17/27 AND 17/28

WA/17/1054 **Windy Way, The Common, Cranleigh, GU6 8SQ**
Erection of a building to provide 4 flats and erection of a chalet bungalow with associated works following demolition of existing dwelling; relevant demolition of unlisted building in a Conservation Area.

OBJECTION – Members agreed that proposed plans would be an overdevelopment of the area in bulk and hight, too dense and cluttered. There would also be a loss to neighbour amenity, loss of light and overlooking to the neighbouring properties. The proposed access to the site is suitable for single car traffic, would have a damaging effect to the Common and be detrimental to the visual appearance of The Common. Members raised concerns about the access for emergency vehicles.

Members would like to repeat their comments from the previous application WA/16/1544:

The Committee highlighted that this is a very confusing and convoluted application that needs more clarity in its ambiguous nature, due to the planning documents being for 6 flats and 2 semi-detached houses, but it has been described as 2 buildings to provide 8 flats. With concerns also being raised, as this application is double the invalid application. It was also highlighted that in the application it is said that a bridleway cannot be seen, this is untrue as there is a bridleway that can be seen from the site. It was also raised that the height of the proposed building is not 2 and half stories as in the documents but 3 stories high.

The application does not respect the local resident's amenity and is considered to be an overdevelopment of the site in mass, bulk and height. The proposed building would create overlooking to the neighbouring properties where there currently is not any, creating a further impact to the resident's amenity. Due to this the committee would ask that a WBC officer revisit the site. The proposals are also seen as not in keeping with the conservation area, as this is now part of the conservation area.

The application contravenes WBC's parking guidelines, along with the stipulations set out by WBC in a previously agreed application in relation to parking near the stream on the boundary.

The proposed access road would have a damaging effect to the Common and not conserve it, this would be detrimental to the visual look and cause material damage to the Common. The Committee see a safety issue for cars accessing the site from the High Street, which is the main road into and out of Cranleigh, this is highly likely

to increase the density of traffic and cars backing up in the High Street also the potential for cars to back onto the main road. The Committee highlighted the easement that is in place for the access road has not been set to take into account for high volumes of vehicle movements each day.

It was agreed that WBC's Environmental Health should look at and be involved with the placement of refuse bins, as the suggested area shown is too close to the adjacent property, which will create excess noise and odours. Along with this there appears to be no proper access to the bins for the refuse vehicles.

The Committee Members agreed that with WBC's current 5yr supply there is no longer a need for this type of housing and for the volume proposed to be crowded into the site.

WA/17/1081 **Alderbrook (North Entrance) Smithwood Common, Cranleigh**
Erection of electrically operated gate and posts following removal of existing gate.

OBJECTION – Members highlighted the application is incorrect as the scheme has not been implemented and the gate is a 7-bar gate not a 5-bar gate. The gate is now open to view so it negates the need to be so tall and the purpose of privacy. Members are happy to see the wood removed, but would like to see the gate the same height as the fence.

WA/17/1082 **Rowly Lodge, Rowly Drive, Cranleigh, GU6 8PJ**
Erection of a single storey extension.

NO OBJECTION.

WA/17/1083 **Rowly Lodge, Rowly Drive, Cranleigh, GU6 8PJ**
Listed Building consent for erection of a single storey extension.

NO OBJECTION.

WA/17/1086 **116 Cranleigh Mead, Cranleigh, GU6 7JX**
Erection of porch.

NO OBJECTION – Members do not object to the erection of a porch, but it was noted that drawing GB/366/10 shows a rear extension, which has not been applied for in this application and not considered by members.

WA/17/1092 **24 Grange Park, Cranleigh, GU6 7HY**
Erection of single storey extensions.

NO OBJECTION.

NMA/17/0098 **Cranleigh Works, The Common, Cranleigh, GU6 8RZ**
Amendment to WA/2017/0770 for alterations to fenestrations and elevations.

ALLOWED.

WA/17/1115 **6 Fortune Drive, Cranleigh, GU6 8DH**
Erection of roof extension along with dormer windows.

OBJECTION – The design is unbalanced and out of keeping with the street scene. There would also be overlooking into the new Horsham Road development.

WA/17/1127 **4 The Courtyard, Smithwood Common, Cranleigh, GU6 8QU**
Certificate of Lawfulness under Section 192 for the insertion of a window.

NOTED.

NMA/17/0102 **1 Elm Tree Cottages, The Common, Cranleigh, GU6 8NS**
Amendment to WA/2017/0403 to provide alterations to roof design and alterations to elevations.

REFUSED.

Oaklands, Knowle Lane, Cranleigh, GU6 8JN
TM/17/0105 APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 21/11

NO OBJECTION.

WA/17/1150 **16 Barnfield, Cranleigh, GU6 7BN**
Erection of extension and alterations.

NO OBJECTION.

WA/17/1156 **Cobtrees, Woodland Avenue, Cranleigh, GU6 7HZ**
Erection of dwelling following demolition of existing dwelling.

NO OBJECTION.

WA/17/1163 **Pine Trees, 34 Horsham Road, Cranleigh, GU6 8DW**
Erection of a carport.

NO OBJECTION.

WA/17/1178 **3 Elmbridge Cottages, Elmbridge Road, Cranleigh, GU6 8NP**
Erection of a single storey extension.

OBJECTION - The extensions to the dwelling contravene the 45% rule causing a loss of light to 4 Elmbridge Cottages.

WA/17/1181 **106 Cranleigh Mead, Cranleigh, GU6 7JX**
Erection of porch.

NO OBJECTION.

8. AMENDED PLANNING APPLICATIONS

WA/17/0077 - Land at Leander, Avenue Road, Cranleigh. Members reiterate the objections and reasons made previously.

- *The site is in flood zone 1.*
- *Over development of the site. Overbearing, scale and bulk.*
- *Too close to the boundary.*
- *Harm to the visual character and distinctiveness of the locality.*
- *Object to the garden infill.*
- *Too high at 5.4m, visual intrusion, loss of neighbouring amenity.*
- *Concerns about emergency access. Parking issue: one driveway for three properties. Inadequate access to the site.*
- *Cranleigh has a five year housing land supply and Cranleigh does not have a housing need for another large house.*

9. APPEALS

None received.

10. ENFORCEMENT

None received.

11. ROAD NAMING APPLICATION 1739A

NO OBJECTION.

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

None received.

It was noted that there is due to be an Eastern Area Planning Committee on the 26th July 2017, where Little Meadows might be considered.

The Chairman closed the meeting at 8.32 pm.

The next Planning Committee Meeting will be held on **Monday 7th August 2017 at 7.00 pm.**

Signature…… **Date……**