



CRANLEIGH PARISH COUNCIL

MINUTES OF THE PLANNING COMMITTEE MEETING HELD AT 7.00 PM ON TUESDAY 29th AUGUST 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 10 members of the public in attendance.

The Assistant Clerk Soo Simmonds was 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* (left at 9pm)	
Cllr R Tyler*	

PRESENT*

1. APOLOGIES FOR ABSENCE

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

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

WA/17/1451 – 121 Cranleigh Mead. Cllr R Cole declared a non-pecuniary interest.

WA/17/1481 - 26 Glebe Road. Cllr R Cole declared a non-pecuniary interest as a resident of Glebe Road.

3. MINUTES

The minutes of the Planning Committee Meeting held on 7th August 2017 were AGREED and signed by the Chairman as a true record.

4. CHAIRMAN'S REPORT

The Chairman reported that Waverley Borough Council Executive had announced that the Government housing targets for the borough had been increased, and the borough would need to take 50% of the Woking overspill. Waverley Borough Council

have decided that Cranleigh would have to take an increased amount from the original 1520 to 1700.

5. PUBLIC SESSION

2 parishioners raised concerns for application WA/17/1475 1 Elm Tree Cottage, the Common, Cranleigh

- Permission has been granted to extend out by 2 metres on the Victorian workers cottage. Having spoken with WBC it is confusing where the 2 metres are measured from. WBC have stated it should be from the centre point.
- A change from a flat roof to a pitched roof has now been applied for which will be detrimental to their property.
- The chimney has already been removed.
- Concerns were raised at how the extension on the applicants' side will be waterproofed properly.

6 parishioners raised concerns for application WA/17/1377 Oakdale, Grove Road. (one parishioner presented a power point showing the impact of the proposed development).

- Concerns were raised over the erection of the 2-storey outbuilding on the ground that it was a big development at the bottom of the garden, it is proposed to be 12 metres wide, with glass doors leading to an office and to a gym. It is proposed to be of a timber frame, built on a concrete slab and heavy roof. A chimney is shown on the drawings.
- Concerns that this building is out of keeping with the area and could be seen to be as a house due to its size and the specification of the build. If the applicant moved their office from the village into this building, then it should be classed as commercial.
- The new garage shows incorrect ridge height.
- Concerns were raised over the Bio-diversity Report as the information provided is incorrect which could invalidate the report. The trees are incorrect, and there is concerns trees will be removed, if this is the case then then will affect the local amenity. Parishioners have also observed bats on site.
- One neighbour stated that the development will have a massive impact, with three extra windows overlooking his property, and one of them looking directly into a bedroom.
- Another neighbour raised concerns over the chimney, already suffering from health issues, the chimney being the height of their back window could exasperate their medical condition.

1 parishioner raised concerns for application WA/17/1389 Cranleigh C of E Primary Upper School & Cranleigh C of E Lower School:-

- The application lists Dewlands Lane as an existing access and this is not the case. The proposed access along Dewlands Lane and is of varying widths and is not fully paved. This road has a turning area for vehicles including the refuse truck, and currently there is insufficient parking for existing residents of Dewlands Lane and Cranleigh Fire Station also has access onto Dewlands Lane. This lane is access to the Cemetery and during large funerals, Dewlands Lane is often closed by the police. Parking of funeral guest along the lane, along with hearses or horse and carts can lead to congestion on the lane.
- Turning out of Dewlands Lane into Ewhurst Road (B2127) drivers have poor sight lines and encounter vehicles travelling at speed, often on the wrong side of the road due to parked vehicles on the B2127.

- The development access is along Dewlands Lane and along the rear of existing houses. The lane along the rear is the rear access for the existing properties for deliveries and acts as an overflow parking area. There are concerns with the developments access road at the rear, the existing houses lose privacy and will have intrusion of headlights into their homes.
- The buildings being 2.5 storey high.
- The planning application states there are no bats, but parishioners have observed bats. There are also owls in the area.
- There is also a ditch which runs alongside the nursery. The nursery is also not included in the plans.

NEW PLANNING APPLICATIONS
LIST 17/32, 17/33 AND 17/34

6.

WA/17/1475 1 Elm Tree Cottages, The Common, Cranleigh, GU6 8NS

Application under Section 73A to vary Condition 1 of WA/2017/0403 (plan numbers) to allow for change from flat to pitched roof on rear extension and alterations to some windows.

It was agreed to consider application WA/17/1475 at this point in the meeting.

OBJECTION - Members agreed by Members that the proposed application to vary Condition 1 of WA/2017/0403 to allow for change from a flat to a pitched roof would have a detrimental impact on the neighbouring property.

WA/17/1377 Oakdale, Grove Road, Cranleigh, GU6 7LH

Erection of extensions and alterations, including the construction of dormer windows to provide second floor accommodation together with use of attached garage as habitable accommodation; erection of a detached garage following demolition of existing detached garage; erection of a detached 2 storey outbuilding.

It was agreed to consider application WA/17/1475 at this point in the meeting.

OBJECTION - Members agreed to object to the erection of extensions and alterations, including the construction of dormer windows to provide second floor accommodation together with use of attached garage as habitable accommodation; erection of a detached garage following demolition of existing detached garage; erection of a detached 2 storey outbuilding due to:

- The construction of dormer windows will overlook the adjacent property, with one window will looking directly into one of the bedrooms causing a loss of privacy.
- The development fails to comply with D1, D4 of the LPP and paragraph 17 of NPPF which discourages back land developments. Concerns were raised that it will be an overdevelopment of the site, out of character, and detrimental to the character of the area and will affect the local amenity.
- The Biodiversity check was not completed correctly.

The Members commented that it would helpful to have the ridge height identified on the proposed new garage, and agreed that the site should be called into WBC and ask that a site visit be carried out.

NMA/17/0119 28 Hitherwood, Cranleigh, GU6 8BW

Amendment to WA/2017/0886 for amendment to position of rear wall of extension.

NOTED.

- WA/17/1351** **11 Parkhouse Cottages, Ewhurst Road, Cranleigh, GU6 7ED**
Erection of extensions and alterations.
- NO OBJECTION – Members had no objections provided that the 45-degree rule had not been contravened.
- WA/17/1353** **Land South Of High Street Between Alfold Road And Knowle Lane, Cranleigh GU6 8RF**
Erection of advertisement hoarding.
- OBJECTION - Members agreed the application was out of keeping with the rural area, it was too close to the highway and advertising a commercial business.
- WA/17/1405** **Yew Trees, Guildford Road, Cranleigh, GU6 8PG**
Erection of two storey side and rear extensions.
- OBJECTION - The Members questioned whether the windows on the first floor of the south elevation overlooking into the neighbouring property, Holly Cottage. Members would ask that for a site visit.
- WA/17/1409** **Thurlow Lodge, Baynards Road, Rudgwick RH12 3AD**
Alteration to roof on rear elevation to incorporate gables and dormer, construction of front dormer.
- NO OBJECTION
- WA/17/1412** **31 Horsham Road, Cranleigh, GU6 8DT**
Erection of extensions and alterations.
- OBJECTION – The Members agreed in order to prevent overlooking windows at the rear of the proposed extension on the north side, these windows should be obscured.
- WA/17/1422** **Sky House, Smithwood Common, Cranleigh, GU6 8QX**
Erection of a stable/store/tack room; formation of hardstanding and access track.
- OBJECTION – Members agreed that this is an inappropriate development into the Green Belt.
- WA/17/1451** **121 Cranleigh Mead, Cranleigh, GU6 7JX**
Erection of extensions and alterations following demolition of existing garage.
- One declaration of Interest - Cllr Cole left the meeting for this item*
- NO OBJECTION
- Cllr Cole returned to the meeting*
- WA/17/1455** **Romiley House, The Common, Cranleigh, GU6 8SN**
Erection of extensions and alterations.
- NO OBJECTION - The Members had no objections, however it was noted that on the drawings submitted one room shows no door/point of entry, and advised that the Architect amend the plans to show a door/point of entry to this bathroom.
- TM/17/0134** **Oak Grove, Grove Road, Cranleigh GU6 7JR**
Application for works to trees subject to Tree Preservation Order WA223
- NO OBJECTION.

- WA/17/1481** **26 Glebe Road, Cranleigh, GU6 7AS**
Erection of a single storey rear extension and alterations following demolition of existing conservatory.

One declaration of Interest - Cllr Cole left the meeting for this item
NO OBJECTION.

Cllr Cole returned to the meeting

- WA/17/1517** **Alderbrook Park, Smithwood Common Road, Cranleigh, GU6 8QS**
Installation of CCTV cameras and posts.

OBJECTION – The Members objected to the installation of CCTV cameras and posts on the grounds that the cameras overlook beyond the property boundary onto the public highway.

- WA/17/1362** **Amlets, Amlets Lane, Cranleigh, GU6 7DH**
Erection of 37 new dwellings and associated garaging (including 6 affordable dwellings) following the omission/alteration of 22 dwellings on part of the previously consented site giving a net gain of 15 dwellings.

It was agreed to consider application WA/17/1475 at this point in the meeting.

NO OBJECTION – Subject to a response from Surrey County Highways.

- WA/17/1389** **Cranleigh C Of E Primary Upper School & Cranleigh C Of E Lower School, Parsonage Road & Church Lane, Cranleigh, GU6 7AN, GU6 8AR**
Outline Application for the erection of 98 dwellings (including 31 affordable dwellings), provision of new and altered access, amenity space, landscaping and associated infrastructure with all matters reserved except access, following demolition of all existing buildings.

It was agreed to consider application WA/17/1475 at this point in the meeting.

OBJECTION – The Members objected to the height of the apartments as this was not in keeping with the character of the area or the street scene (policies BB and CC of the Street Scene). These 3 storey buildings contravene Cranleigh Design Statement.

Part of the development is identified as in Flood Zone 3 and the Primary Upper School site has a large area within this zone, therefore fails the consequential test.

The proposed application will remove the current playing fields, which will contravene the six acre rule from Surrey Playing Fields and will result in Cranleigh not having enough playing fields for the number of residents.

This will be a high-density development with inadequate parking provision for the proposed dwellings.

The Members objected to the access down Dewlands Lane, on the grounds of the narrow width of Dewlands Lane, and there is no continuous pavement, making it dangerous to pedestrians.

Cllr Tyler left the meeting at 9pm

- WA/17/1396** **Land Between Downs Link And Rear Of 120 To 132 Horsham Road, Cranleigh**
Erection of 119 dwellings along with amenity space and associated landscaping and parking with access from Horsham Road.

It was agreed to consider application WA/17/1475 at this point in the meeting.

OBJECTION – The Members objected to the proposed development as it is on a greenfield site. Also, the secondary access is shown to run through an ancient woodland. The access would damage this ancient woodland, and would impact on broad leaf trees.

7. AMENDED PLANNING APPLICATIONS

None received.

8. APPEALS

Notification has been received of an appeal made to the Secretary of State for WA/17/0316 – Land to the rear of 135 Horsham Road, Cranleigh.

9. ENFORCEMENT

Nothing Reported.

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

Members were advised two applications maybe put forward and it was agreed by Members Cllr Freeston will speak on behalf of the Parish Council.

11. SECTION 106/PIC FUNDING

WA/2017/1389 Cranleigh C of E Primary Upper and Lower Schools - Environmental Improvements.

Cllr Freeston to complete the application to recommend funding for the Centenary Garden.

12. SECTION 106/PIC FUNDING

WA/2017/1396 Land between Downs Link and rear of 120 to 132, Horsham Road - Environmental Improvements.

It was agreed Cllr Cole would investigate if funding could be applied to the Downs Link.

The Chairman closed the meeting at 9.15 pm.

The next Planning Committee Meeting will be held on **Monday 18th September 2017 at 7.00 pm.**

Signature.....

Date.....