

MINUTES OF THE PLANNING COMMITTEE MEETING HELD AT  
7.00PM MONDAY 25<sup>th</sup> JANUARY 2010 IN THE VILLAGE HALL, HIGH STREET, CRANLEIGH.

During the first fifteen minutes of the meeting, members of the public with a legitimate interest in the parish were able to ask questions relevant to the work of the planning committee. There were seven members of the public in attendance. The Assistant Clerk, Mrs Vivien Edwards and the Clerk to the Planning Committee, Robin Ainsworth were present.

Cllr Mrs Mary Forszyszewski(Chairman) \*  
Cllr Mrs Patricia Ellis (Vice Chairman) \*  
Cllr B Arendell \*  
Cllr John Bainbridge \*  
Cllr Brian Cheesman \*  
Cllr Dr Vivienne Dawes \*  
Cllr Mrs Jean Dodd \*  
Cllr Brian Ellis \*  
Cllr David Gallacher

Present \*

Clerk to the meeting: Robin Ainsworth, Assistant Clerk Mrs Vivien Edwards attended.  
There were seven members of the public present.

**1. MINUTES**

The minutes of the meeting held on Monday were APPROVED as a true record and signed by the Chairman.

**2. APOLOGIES**

The Committee accepted apologies and reason for absence from Cllrs. Dr V Dawes

**3. DECLARATIONS OF INTEREST**

The comments and observations from Cllrs Mrs M Forszyszewski, Mrs P Ellis & B Ellis all Waverley Borough Councillors, are preliminary prior to consideration at Borough Council and are based on the evidence and representations to the Parish Council; the Councillor may have a different view following consideration or hearing of possible new evidence at Borough level.

**09/1900** Land At Knowle Lane, Cranleigh &  
**09/1901, 09/1902 & 09/1903** Cranleigh Village Hospital, Cranleigh Health Centre, High Street, Cranleigh  
Since the former property may constitute part of a land exchange in connection with land known as the 'Paddock Field' owned by the Council should a new hospital be built there-upon, a personal interest in the four applications was declared by the following members: Mrs M Forszyszewski, B Arendell, Mrs J Dodd, Mrs Patricia Ellis and Brian Ellis .

J Bainbridge declared a personal and prejudicial interest being a member of the Cranleigh Village Hospital Trust. B Cheesman also declared a personal and prejudicial interest as Trustee of the Cranleigh Village Hospital Trust. Both members left the room and took no part either in the discussion or in the vote.

**09/1888** Lansdowne, Woodland Avenue, Cranleigh  
Mrs Jean Dodd declared a personal interest as a friend of the applicant's spouse. Mrs Patricia Ellis & Brian Ellis both declared a personal interest as an acquaintance of the applicant.

**4. CHAIRMAN'S REPORT**

The Chairman welcomed the members of the public but reminded the assemblage that whilst the meeting was being held in public, it was not a public meeting but that she would invite questions and comments from interested parties when the applications were heard.

**5. NEW PLANNING APPLICATIONS (LISTS : 09/51/10/01.10/02.).**

**TM/  
09/0127** Little Hatch, Wanborough Lane, Cranleigh

Application for works to trees subject to TPO 5/00

No Comment

**09/1817** 17 Grange Park, Cranleigh

Erection of a single storey rear extension

No Objection.

**09/1838** 33 Northdowns, Cranleigh

Erection of a two storey side extension

No Objection.

**09/1855** Oakhurst, Woodlands Avenue, Cranleigh

Erection of extensions and alterations (variation to 07/0625)

No Objection.

**09/1860** 2 The Ridings, Cranleigh

Erection of a side extension following demolition of existing garage

No Objection.

**09/1888** Lansdowne, Woodland Avenue, Cranleigh

Infill extension to create log store between existing garages

*(declarations of interest)*

No Objection.

**09/1900** Land at Knowle Lane, Cranleigh

Erection of replacement community hospital & health centre with access from Knowle Lane

*(declarations of interest)*

No Objection. However, the members expressed concern regarding the design considerations and poor use of space with excessive provision for car-parking.

**09/1901** Cranleigh Village Hospital, Cranleigh Health Centre, High Street, Cranleigh

Erection of replacement community hospital and health centre; retention of existing listed hospital and Victorian extensions following demolition of modern extensions and existing health centre  
*(declarations of interest)*

Objection:

- Overdevelopment of the site – it was felt that the scheme was being ‘shoe-horned’ into the site with no possible space for any future expansion.
- Overbearing – Given that just the eaves height of the new build reaches the ridge height of the Old Cottage Hospital on this scale, it would be overshadowed and would be overpowering to the street scene.
- Un-neighbourly – since the proposed windows on three floors would overlook the adjoining small block of flats.
- Unattractive design – which neither respects nor enhances the Conservation area and would be detrimental to the several listed buildings in the immediate locality. The proposal does not therefore comply with Policies HE3, HE5 & HE8 of the Waverley Borough local Plan 2002.
- View that the Traffic Plan findings are inconsistent and questionable - since they assume no increased traffic movements despite the proposed additional services to the site. The traffic flows would be channelled via the Village Way mini-roundabout, although the Transport Assessment for the Knowle Lane site states that this “is at or about capacity during the evening peak with a degree of queuing on the eastbound High Street approach”.
- Inadequate provision - Given the expanded number of services to be offered it appears inconceivable that there will not be an increase in staff numbers involving more visits and including the utilisation of ‘mobile’ nurses visiting off-sites. This is likely to necessitate a greater parking need which would not be available at the adjoining Waverley car-park on busy market days.
- Out of keeping with the area – The need to provide an ‘overhead’ walkway to link the two Hospital & Health Centre sites because of the right of way, exemplifies the constrained space considerations and further demonstrates that this as an unsuitable site and this feature would be detrimental to the heritage of the conservation area.
- Environmental concerns – belief that there are nesting bats in both the more modern and Victorian extensions which are to be demolished.

**09/1902** Cranleigh Village Hospital, Cranleigh Health Centre, High Street, Cranleigh

Application for Listed Building Consent for the erection of replacement community hospital and health centre; retention of existing listed hospital and Victorian extensions following demolition of modern extensions and existing health centre

*(declarations of interest)*

Objection. See above comments for **09/1902**.

**09/1903** Cranleigh Village Hospital, Cranleigh Health Centre, High Street, Cranleigh

Application for Conservation Area Consent demolition of extensions to Cranleigh Village Hospital  
*(declarations of interest)*

Objection. See above comments for **09/1902**.

**09/1909** Rydinghurst, Elmbridge Road, Cranleigh

Erection of a conservatory

No Objection.

**09/1910** Rydinghurst, Elmbridge Road, Cranleigh

Application for Listed Building Consent for the erection of a conservatory

No Objection.

**6. NON MATERIAL AMENDEMENTS**

None

**7. APPEALS LODGED/DECISIONS**

None

**8. NOTIFICATION OF TREE WORK IN CONSERVATION AREA**

None

**9. CONSULTATIONS**

Surrey County Council letter dated 4<sup>th</sup> January RE: Former landfill site, Knowle Lane, Cranleigh  
Providing background to a planning application about to be submitted

**10. TRAFFIC & HIGHWAYS**

COM89 Smithwood Common Application to construct works on Common Land - Granted

**11. TRAINING**

e-Consultation Hub – Ashley Jones S.E. Manager Planning Portal is to give a presentation to the members on Monday 22<sup>nd</sup> February 2010 at 6.00pm in the Chamber as earlier date was postponed.

**12. PLANNING BUSINESS (FOR NOTING ONLY )**

None

**CONCLUSION**

There being no further business the Chairman closed the meeting at 9.45p.m.

Date of next Committee meeting: Monday 15<sup>th</sup> February 2010.

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