

MINUTES OF THE PLANNING COMMITTEE MEETING HELD AT
7.00PM MONDAY 8th March 2010 IN THE COUNCIL CHAMBER, VILLAGE WAY, 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. The Clerk to the Planning Committee, Robin Ainsworth was present.

Cllr Mrs Mary Forszewska(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.

There were four members of the public present.

1. MINUTES

The minutes of the meeting held on Monday 15th February 2010 were APPROVED as a true record and signed by the Chairman.

2. APOLOGIES

Apologies of absence were received from Cllrs J Bainbridge, B Ellis & D Gallacher.

3. DECLARATIONS OF INTEREST

The comments and observations from Cllrs Mrs M Forszewska & Mrs P Ellis both 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.

09/1763 Land at Knowle Lane, Cranleigh – Since this site 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 was declared by each of the members.

10/0183 Glebelands School, Parsonage Road, Cranleigh – Mrs J Dodd declared a personal and prejudicial interest as she is one of the School Governors. Mrs Dodd left the room & took no part in the discussion or decision.

10/0184 Deepfield House, Guildford Road, Cranleigh – Mrs M Forszewska declared a personal and prejudicial interest as she has business dealings with the immediate neighbour. Mrs Forszewska left the room & took no part in the discussion or decision.

4. CHAIRMAN’S REPORT

Mrs Forszewska made reference to the recent Planning Forum meeting at WBC for which she has given copies of the presentation to the members. Similarly members have been copied in with the letter of response received from Gina Pink, WBC enforcement officer concerning the Co-Op delivery Yard.

The chairman commented on the Eastern Planning meeting on 3rd March when both ‘Hospital’ site planning applications were discussed and approved. Thanks were expressed to Pauline Whitehead for so ably presenting the Parish comments at Public Speaking.

Mrs Ellis, Vice Chairman reported that she had attended a workshop involving the Waverley Infrastructure Delivery Group. The aim is to identify needs within the Borough over the next 15/20 years. To that end, it is proposed that Waverley may give a presentation at the Village Hall inviting local representatives and agencies to help identify projects at an early stage, so as to bid for available investment funding.

5. NEW PLANNING APPLICATIONS (LISTS : 10/06,10/07,10/08.).

10/0134 Threeways, St Nicolas Close, Cranleigh

Erection of extensions and alterations

No Objection

10/0138 High Pines, The Common, Cranleigh

Erection of two detached dwellings with garages following demolition of existing dwelling

No Objection. However, should Waverley Borough Council be minded to grant the application then the Parish Council would not wish to see any further development be permitted at the site.

10/0157 The Richard Onslow Ph, 113, High Street, Cranleigh

Erection of extensions to rear of public house to accommodate single unit overnight accommodation, staff accommodation, office three new dwellings, reconfiguration of existing physiotherapy centre and 24 parking spaces

No Objection. (One member wished her objection to the application to be recorded)

10/0158 The Richard Onslow Ph, 113, High Street, Cranleigh

Application for Listed Building Consent for the erection of extensions to rear of public house to accommodate single unit overnight accommodation, staff accommodation, office three new dwellings, reconfiguration of existing physiotherapy centre and 24 parking spaces

No Objection.

09/1763 Land at Knowle Lane, Cranleigh

Change of Use of land to provide sports playing field with associated parking and access from Knowle Lane (as corrected by location plan received 10/02/10)

(*declarations of interest*)

No Objection

10/0169 Ruffold Lodge, Guildford Road, Cranleigh

Change of use of 3 rooms from chiropractor's consulting rooms to domestic residential

No Objection.

10/0175 Glenloch, Rowly Drive, Cranleigh

Erection of extensions and alterations to form a chalet bungalow (revision of 09/1756)

No Objection.

10/0183 Glebelands School, Parsonage Road, Cranleigh

Erection of a storage container adjacent to army cadet hut

(*declaration of interest*)

No Objection

10/0184 Deepfield House, Guildford Road, Cranleigh

Erection of extensions

(*declaration of interest*)

No Objection.

10/0209 Ruffold Farm, Guildford Road, Cranleigh

Erection of extensions and alterations

No Objection.

10/0210 Ruffold Farm, Guildford Road, Cranleigh

Application for Listed Building Consent for erection of extensions and alterations

No Objection.

10/0236 Swallow Tiles, Bookhurst Road, Cranleigh

Consultation on a County Matter; determination of new conditions for mineral working, restoration and aftercare

The Parish Council **STRONGLY OBJECTS**. The Planning Committee of Cranleigh Parish Council has considered the reports provided by Stephen Bowley Planning Consultants regarding the conditions for the resumption of clay extraction at the Swallow's Tiles site in Cranleigh. We acknowledge that the site has been a clay quarry for perhaps the past century, with the most recent planning permission for clay extraction granted in 1954. We note the very thorough nature of most of the reports, with the exception of the report about dust. We also note that the report assumes an extraction rate of 100,000 tonnes per annum and that extraction may continue until 2042.

Whilst we understand that the permission to extract clay is not at issue, we do question whether extraction for transport and use off-site is permitted under the existing arrangement.

We appreciate that the proposed conditions show some sensitivity to the site and to the local population. Among the issues raised in the report we consider that noise, dust, traffic and alteration to the landscape/ecology are likely to be of most importance to the residents of Cranleigh, particularly those residents nearest the site. In addition to the issues raised in the report we seek to add five more for your consideration – the precise extent of the clearing of woodland, the fate of the timber generated by the felling of trees, the microbiological considerations of the dust from the movement of topsoil, the depth of clay extraction to be permitted and the routes the trucks will take on approaching and leaving the site.

NOISE The extraction of clay in the past has resulted in some noise nuisance to the nearby residents. It is therefore difficult to imagine that there will be minimal noise nuisance when extraction resumes, especially as the quarried areas will be much more extensive and will be closer to more dwellings. We note the measures proposed to mitigate the noise, including bunding and woodland screening. We ask for careful consideration to be given to the permitted hours and days of working. We ask that there be no noise at night eg from pumping water. We also ask that the Phase 1 area is cleared last as is it closest to the dwellings on Wanborough Lane and would provide some additional soundproofing whilst the other Phases are worked.

DUST, INCLUDING MICROBIOLOGICAL CONSIDERATIONS We note that the topsoil will be moved and stored for site remediation later on, and that this will be done when the topsoil is dry. We consider that dust generated at these times might create a nuisance for nearby residents. In addition, we ask whether an environmental health assessment is needed as the working of tonnes of topsoil will disturb countless trillions of fungal and other spores, soil bacteria etc. Human health problems may result eg some types of fungal spores are linked to asthma. We ask that the working of the topsoil not be carried out on windy days. We acknowledge that dust is not likely to result from the extraction of clay *per se*.

TRAFFIC The extracted clay will all be moved offsite and transported to distant brick/tile factories or to engineering works. The 'assumed' 100,000 tonnes of clay annually would require 20 trucks (each carrying 20 tonnes) per weekday to accommodate it, ie 40 truck passes per weekday on local roads. The report states that the proposed scheme is not likely to generate more traffic than when Swallow's Tiles was operating. Indeed, it is suggested the traffic might even be less as fewer cars may need to access the site. To the extent that this comparison might be relevant, we think that this assertion is very unlikely to be the case. The Swallow's Tiles operation used only about 5,000 tonnes of clay per annum, ie 5% of what is now proposed. A loaded 20-tonne truck would be much more noisy and cause much more damage to local road infrastructure than a car or a van. Twenty trucks coming and going through any of the surrounding villages daily until 2042 is a most unwelcome prospect. Furthermore, we question the adequacy of wheel washers where clay is concerned and think that it is likely the roads will become caked with clay, and therefore slippery.

ALTERATION TO LANDSCAPE/ECOLOGY Many Cranleigh residents, particularly those living closest to the site, will be saddened by the alteration to the landscape and the loss of the woodland and other habitats, fauna and flora that will result from the clay extraction. However, we acknowledge that Surrey is blessed with much woodland.

EXTENT OF WOODLAND CLEARANCE Whilst clay is to be extracted from seven hectares of the site it is noted in the report that in excess of 15 hectares of the woodland in the ROMP site will be cleared. Whilst maps were provided of the areas of woodland to be spared for badgers and reptiles, and it was stated that clearing will not be carried out west of the gas pipeline (unless the pipeline ceases to be operational), we could not find a map that indicated the precise extent of the woodland clearing. We would be grateful if this could be drawn to our attention so that we can see the extent of woodland that will remain undisturbed.

TIMBER We would like to know what is going to happen to the timber from the felled trees. Many thousands of trees will be felled. We are particularly concerned that the timber is not simply burnt on site, partly because this would be a terrible waste, and partly because of all the smoke, ash etc that would be generated.

DEPTH OF CLAY EXTRACTION TO BE PERMITTED We note that the existing planning permission does not restrict the depth of clay extraction and we also note that clay in this general area may be present to a depth in excess of 400 metres. It is clear that there is greatest commercial value in the top three metres (the weathered clay) but that deeper clay may be sold for engineering works. We think it reasonable to request that clay only be extracted to a particular depth, and also to request that when the site is remediated there be a lower limit to the final surface level in relation to eg the level of Bookhurst Road. Obviously, large holes are going to result from the clay extraction and the landscape of the site will be permanently altered: we would hope that the landscape could look as natural as possible under the circumstances at the conclusion of the project. It is important that the final land contours do not permit ponds to form – the final contour must allow adequate drainage. Any ponding would inhibit regeneration of the woodland and would create a health hazard. We would be against landfill with household or industrial waste but perhaps some back filling with inert construction materials might be allowed.

Finally, we note that there will be no local benefit from the clay extraction, including no local employment, whilst there is the potential for significant local detriment.

6. NON MATERIAL AMENDEMENTS

None

7. APPEALS LODGED/DECISIONS

None

8. NOTIFICATION OF TREE WORK IN CONSERVATION AREA

CA/10/0017 The Old Court, Church Lane, Cranleigh – Works to trees

9. CONSULTATIONS

Waverley Borough Council Local Development Framework Consultation on Housing Options for the Core Strategy Development Plan Document - runs from 27th January to 31st March 2010.

A draft response was proposed by the members present and is to be considered by the full Council at the next Parish Council meeting scheduled for 18th March.

Surrey County Council RE: **10/0236** Swallow Tiles, Bookhurst Road, Cranleigh - Consultation on a County Matter; determination of new conditions for mineral working, restoration and aftercare. Please see response given above.

10. TRAFFIC & HIGHWAYS

Re: Co-Op Delivery Yard – letter of response dated 23/02/10 received from Gina Pink WBC.

11. PLANNING BUSINESS (FOR NOTING ONLY)

None

CONCLUSION

There being no further business the Chairman closed the meeting at 9.55 p.m.

Date of next Committee meeting: Monday 29th March 2010.