

MINUTES OF THE PLANNING COMMITTEE MEETING HELD AT  
7.00PM MONDAY 19<sup>th</sup> APRIL 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. There was one member of the public present. Pauline Whitehead was Clerk to the meeting.

Cllr Mrs M Foryszewski\*(Chairman)  
Cllr Mrs P Ellis\* (Vice Chairman)  
Cllr B Arendell\*  
Cllr J Bainbridge  
Cllr B Cheesman  
Cllr Dr V Dawes  
Cllr Mrs J Dodd  
Cllr B Ellis  
Cllr D Gallacher\*

Present \*

1. MINUTES

The minutes of the meeting held on Monday 29<sup>th</sup> March 2010 were APPROVED as a true record and signed by the Chairman.

2. APOLOGIES

Apologies for absence were received from Cllr B Cheesman, Cllr Mrs J Dodd, Cllr Dr Dawes and Cllr B Ellis. Retrospective apologies were received from Cllr J Bainbridge.

3. DECLARATIONS OF INTEREST

The comments and observations from Cllr Mrs M Foryszewski and Cllr 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.

4. CHAIRMAN'S REPORT

The Chairman reported that amended Application WA 2010/0138 for the erection of two detached dwellings with garages following demolition of the existing dwelling at High Pines, The Common, Cranleigh, had been granted permission at Waverley Borough Council's Eastern Planning Committee Meeting on 31<sup>st</sup> March.

5. NEW PLANNING APPLICATIONS (LISTS : 10/12.10/13.10/14.).

**10/0370** 1 Nightingales, Cranleigh

Erection of single storey side and rear extensions

No Objection

**10/0383** Nanhurst Civic Amenity Site, Elmbridge Road, Cranleigh

Consultation on a County Matter for the use of the existing Community Recycling Centre (CRC) site without compliance with Condition 3 of planning permission WA/1998/0558 dated 27/07/98 by extending the hours of operation from 0800 – 1930 Mondays to Sundays including Public Holidays during the summer months (01 April – 30 September) and from 0800 – 1730 Mondays to Fridays and from 0800 – 1700 on Saturdays, Sundays and Public Holidays during the winter months (01 October – 31 March), excluding Christmas Day and New Years Day.

No Objection but the Committee wished to clarify that the proposed extension hours would exclude any Public Holiday falling between Mondays and Fridays in the designated winter months.

**09/1345** Land At Essex Drive, Cranleigh

Application for advertisement consent to display 2 free-standing non-illuminated panel signs (as amended by plans received 23/03/2010).

No Objection.

**10/0410** Linacre Lodge, Baynards Road, Rudgwick

Erection of a replacement outbuilding.

No Objection on the proviso that the use of the building remains ancillary to the main building.

**10/0411** 20 Charts Close, Cranleigh.

Conversion of garage into habitable accommodation.

No Objection.

**10/0412** 17 The Drive, Cranleigh.

Erection of single storey side extension following demolition of existing garage.

No Objection.

**10/0425** Former Knowle Lane Landfill Site, Knowle Lane, Cranleigh.

Consultation on a County Matter for the installation and use of a leachate management system comprising the drilling of observational and pumped leachate wells, improvements to the existing access and the construction of an access road and hardstanding area. Installation of a leachate storage tank and contained air compressor along with associated pipework for a period of five years.

No Objection. However, the Committee wished the following comments to be taken into consideration. As there is a problem with rats in the area, it would be advisable if some sort of pest control measures could be undertaken before work takes place. Concern was raised regarding insufficient available car parking spaces, and the proposed hours when the mobile tankers would be in use, due to the close proximity of residential properties. It was suggested that the hours be amended to start at 0830 and to finish at 1700.

**10/0426** Cranleigh Preparatory School, Horseshoe Lane, Cranleigh.

Erection of six, 4m x 4m canopies to form covered walkway between existing school building and chapel.

Objection – Members felt that the design was not in keeping with the existing building and that it contravened the Cranleigh Design Statement.

**10/0432** Land At Rowland House, Rowland Road, Cranleigh- with the permission of the Committee, the Chairman brought this item forward to the beginning of the meeting.

Erection of 39 affordable houses and flats, including associated car parking, hard and soft landscaping.

No Objection in principle, however, the Committee raised several concerns. It was felt that insufficient emphasis had been given to the impact that traffic from the additional dwellings would have on the junction of Rowland Road and the High Street, and the junction of St Nicholas Avenue and Ewhurst Road. Members observed that there was evidence in the developer's report to indicate that the main road within the site was not sufficiently wide to allow free access by lorries. The Committee were concerned that there was a large mass of masonry on the flat wall of "Block one" of the development, which would be overbearing to the properties in Victoria Road, along with windows on the same wall which would overlook the same properties and reduce their privacy.

Whilst members and residents had no objection to the proposal for the original option 1 development intended for the site, they wished to see the broad openness of that proposal kept within the site and car parking. Amendments developed since the original plan which had repositioned the building line on Rowland Road, will, in the opinion of the Committee, reduce that open feeling.

**TM/** 9 Woodstock Close, Cranleigh

**10/0039**

Application for works to trees subject to TPO HM/R 20 & WA154.

No Objection

**10/0461** The Richard Onslow PH, 113, High Street, Cranleigh.

Erection of extensions to rear of public house to accommodate single unit of overnight accommodation, office, three new dwellings, reconfiguration of existing physiotherapy centre and 24 parking spaces (revision of 10/0157).

No Objection but members were concerned regarding the storage and collection of refuse bins for the private dwellings and the restaurant.

**10/0462** The Richard Onslow PH, 113, High Street, Cranleigh.

Listed Building consent for erection of extensions to rear of public house to accommodate single unit of overnight accommodation, office, three new dwellings, reconfiguration of existing physiotherapy centre and 24 parking spaces (revision of 10/0158).

No Objection.

6. NON MATERIAL AMENDMENTS

None

7. APPEALS LODGED / DECISIONS

None

8. CONSULTATIONS

Elmbridge Retirement Village – Pre-application consultation for replacement and enhancement of communal facilities with additional units. Members AGREED that they would not meet with the developers until plans had been submitted to Waverley Borough Council.

9. URGENT PLANNING MATTERS

None.

10. PLANNING BUSINESS (FOR NOTING ONLY )

A letter had been received from Waverley Borough Council inviting Cranleigh to take part in a trial of the e-consultation hub and outlining changes to the operation of the Locality Office. From 1<sup>st</sup> May there will be a Householder planning surgery held between 9am and midday on Thursday mornings at Cranleigh Locality Office. This will be run on an appointment only basis, as an informal discussion opportunity between a planning officer and someone wishing to submit a planning application. The cost for a pre application advice session will be £30.

CONCLUSION

There being no further business the Chairman closed the meeting at 9.45 p.m.  
Date of next Committee meeting: Monday 10<sup>th</sup> May 2010.