

MINUTES OF THE PLANNING COMMITTEE MEETING HELD AT
7.00PM MONDAY 21st JUNE 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 approximately 50 members of the public present. Robin Ainsworth was Clerk to the meeting.

Cllr Mrs Mary Foryszewski(Chairman) *
Cllr Mrs Patricia Ellis *
Cllr B Arendell *
Cllr John Bainbridge *
Cllr Brian Cheesman *
Cllr Mrs Jean Dodd *
Cllr Brian Ellis
Cllr David Gallacher

Present *

1. MINUTES

The minutes of the meeting held on Monday 1st June 2010 were APPROVED as a true record and signed by the Chairman.

2. APOLOGIES

An apology of absence was received from Cllrs B Ellis & D Gallacher

3. ELECTION OF VICE CHAIRMAN

Cllr Mrs Patricia Ellis was elected as Vice Chairman of the Planning Committee following nomination by Cllr John Bainbridge and seconded by Cllr Mrs Jean Dodd

4. DECLARATIONS OF INTEREST

The comments and observations from Cllrs Mrs M Foryszewski & Mrs 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.

10/0773 Land At Knowle Lane, Cranleigh

Since this property may constitute part of a land exchange in connection with land known as the 'Paddock Field' owned by the Council should a replacement community hospital be built there-upon, a personal interest in the four applications was declared by the following members: Mrs M Foryszewski, B Arendell, Mrs J Dodd, Mrs Patricia 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 took no part either in the discussion or in the vote.

5. CHAIRMAN'S REPORT

Mrs Foryszewski informed the committee that an invitation had been received to an exhibition at Lapscombe Farm Barn on 2nd July to examine a scheme to convert to an exemplary sustainable home. No formal delegation will be sent from the planning committee, however, members may choose to attend on an individual basis

RE: WH Smith 102 High Street, Cranleigh. Waverley Borough Council She reported that Waverley Enforcement team have acknowledged our enquiry dated 21st April whether the illuminated signs at these premises are approved. We are advised that they aim to take action within 8 weeks and the Parish Council will be contacted and advised of the outcome by the case officer.

The Chairman reported that recent applications : 09/1093 Land at Cranleigh School, Horseshoe Lane, Cranleigh & 10/0432 Land at Rowland House, Rowland Road, Cranleigh have both been approved at a recent meeting of Waverley Eastern Planning

6. NEW PLANNING APPLICATIONS (LISTS : 10/21.10/22.10/23.).

10/0709 The White House, The Common, Cranleigh

Erection of extensions and alterations following demolition of existing extensions

No Objection

10/0773 Land at Knowle Lane, Cranleigh

Application for a new planning permission to replace extant permission 03/1778 (outline application for the erection of a replacement community hospital and health centre with associated Vehicular and pedestrian access and car parking)

(declarations of interest)

No Objection

10/0777 5 Plynlimmon Cottages, Elmbridge Road, Cranleigh

Formation of vehicular access including dropped kerb, and front parking area

No Objection.

10/0805 Elmbridge Village, Essex Drive, Cranleigh

Redevelopment of the Elmbridge Village Centre comprising a replacement communal facilities building (Elmbridge Manor) including a restaurant, hall and consulting rooms, plus 23 extra care units, a caretaker accommodation and guest suites; construction of a new building (Wey and Arun House) to provide 17 extra care units; demolition of existing communal facilities buildings and garaging; provision of road, footpaths, cycle and parking spaces and associated landscaping works; new bus shelter and bus stop; and provision of new refuse and recycling centre

Objection.

It was considered that the new buildings 'Elmbridge Manor' and 'Wey and Arun House' will be:

- Overbearing by virtue of bulk and mass
- Dominant, overpowering & un-neighbourly to the adjacent properties
- Not in keeping with the design and layout of the existing site and will be an unwelcome change to the character of the present village.
- The parking arrangements which are already very restricted, appear inadequate as these will be exacerbated by the extra care units inevitably resulting in increased traffic flows.

The members expressed particular concern regarding the siting of the recycling depot as this was felt to potentially cause significant nuisance to the adjacent homes from noise and unpleasant odours. The proposed location is thought to be inconvenient for most of the village residents. Also, the location of the proposed bus stop appears to be an unnecessarily long distance from the bus turning arrangements. The residents would be exposed to inclement weather especially in winter months and being positioned at the extremity of the site would entail a significant distance for the users walking to the bus stop.

Whilst perhaps the size of the croquet lawn may be thought a minor matter, this facility is intensely utilised and any possible reduction in that area would represent a significant loss to the residents of that amenity area.

It is understood that the applicants propose adopting a 'considerate constructors code' but should the authority be minded to grant permission then the Parish Council would seek that permitted construction working hours be established during the build period.

10/0812 7 The Mount, Cranleigh

Application for Certificate of Lawfulness under Section 192 of the Country Planning Act 1990 for alterations to roof from hip to gable involving installation of rear dormer

No Objection.

10/0821 61 Summerlands, Cranleigh

Erection of extensions

No Objection.

7. NON MATERIAL AMENDMENTS

NMA/

10/0076 12 Strathavon Close, Cranleigh

Amendment to 10/0027 to provide extension to shower room at front of dwelling/ground floor under proposed pitched roof

No Objection.

8. AMENDED APPLICATIONS

10/0432 Land at Rowland House, Rowland Road, Cranleigh

Erection of 39 affordable houses and flats, including associated parking, hard and soft landscaping – Amended ‘Layout plan correctly shown, the correct number of parking spaces and pv panels; Energy calculators; Rear and side elevations; Revised streetscene elevation.

No Objection.

9. APPEALS LODGED / DECISIONS

None received

10. 2010/11 CALENDAR OF REVISED PLANNING MEETINGS

Members re-considered the future committee dates in light of several clashes with the WBC diary and propose to advance the schedule by one week subject to acceptance at the next Parish Council. Thus after 12th July, the following meeting will then fall on Monday 9th August and three weekly thereafter.

11. CONSULTATIONS

Alderbrook House, Smithwood Common, Cranleigh. The Parish Council has been approached by Rolf & Judd, newly instructed planning consultants for the Owner (Keith Hills acting). The previous application for a new country house submitted March 2009 was withdrawn and the consultants are keen to learn of any local concerns & see how they can address any such issues. From the that discussion their initial scheme appears to be very ecologically friendly. As before, the 350 acre estate is to incorporate an energy centre not only to generate their own energy power but largely to provide for their own water supplies and food production using the existing collection of farm buildings. They envisage an educational element - to link up with local schools to arrange visits to see this in operation. Whilst usually members welcome presentations only once an application has been submitted (late summer/autumn is the current estimate) Mr. Hills was keen to indicate this was no token pre-application consultation but a genuine desire to garner information/concerns & to extend an invitation at an appropriate stage to examine the proposals on site. The Members accepted the invitation for a site visit and a mutually convenient date is to be arranged.

12. **PLANNING BUSINESS (FOR NOTING ONLY)**
None

CONCLUSION

There being no further business the Chairman closed the meeting at 9.0 p.m.

Date of next Committee meeting: Monday 12th July 2010.

PW Plan 335