



CRANLEIGH PARISH COUNCIL

MINUTES OF THE PLANNING COMMITTEE MEETING HELD AT 7.00 PM ON MONDAY 09 JANUARY 2023 HELD AT COUNCIL CHAMBER, VILLAGE WAY, CRANLEIGH

Cllr R Tyler* (Chairman)
Cllr M Scully* (Vice Chairman)
Cllr R Burbridge*
Cllr D Nicholas
Cllr N Sanctuary
Cllr C Walker*
Cllr G Worthington

PRESENT*

ALSO PRESENT: 3 members of the public, Cllr S Jeacock, Administration Clerk L Glazier

1. APOLOGIES FOR ABSENCE

There were apologies from Cllr G Worthington, Cllr D Nicholas and Cllr N Sanctuary.

2. DECLARATIONS OF INTEREST

WA/2022/03119 - Ely, Knowle Lane, Cranleigh. Members declare that they are known to the property owner.

TM/2022/03131 - 5 Pitch Close, Cranleigh. Cllr C Walker declared an interest.

3. MINUTES

The minutes of the Planning Committee Meeting held on 12 December 2022 were AGREED and to be signed by the Chairman as a true record.

4. CHAIRMAN'S REPORT

There was no Chairman's report.

5. PUBLIC SESSION

There were three members of the public present for amended application WA/2021/01837 – Land Centred Coordinates 506215 140275 south of Amlets Lane north of Russet Grove, Cranleigh, who made the following comments:

- The transport statement includes data from 2018, which is before residents had moved into the new Amlets Place development.
- There is no scope to increase the width of Amlets Lane.
- Amlets Lane is in a bad state of repair, increasing the dangerous nature of the Lane.
- When the road is closed drivers move the barriers to get past.
- The traffic along Amlets Lane will not reduce, it is most likely to increase with drivers avoiding the High Street.
- The new 20mph limit in the High Street is increasing the traffic to Amlets Lane further.
- The proposals would be a loss of green space which currently creates a buffer between Amlets Lane and Amlets Place.

- Water management from the site is important, and one objector has provided photos with their objection of the recent rain and flooding.
- The water runoff flows into the neighbouring properties.
- There are historical waterways on the surrounding properties i.e. ponds and trenches. The trenches will not be able to cope with the increase in runoff due to additional housing.
- The ultimate cost of the flooding and water management will fall to the owners of the neighbouring properties, for them to rectify.
- It is a greenfield site adjacent to an ANOB.
- It is hard to understand how the proposals would be viable due to the Local Plan.

7. AMENDED PLANNING APPLICATIONS

Members agreed to discuss this item at this point in the meeting.

WA/2021/01837 – Land Centred Coordinates 506215 140275 south of Amlets Lane north of Russet Grove, Cranleigh

Members highlighted that the reduction in the speed limit for the Hight Street to 20mph has had an impact to the volume of traffic using Amlets Lane, along with this the transport survey in the transport management document is for 2018, it is requested a new survey is carried out that must be during term time.

Members noted SCC's objection and request that a WBC Climate Change SPD checklist is completed.

Members also repeat their previous comments:

NO OBJECTION – Members would like to raise the following concerns and comments:

- *A flood mitigation plan should be submitted that considers and addresses the local and further afield flooding impact the site and mitigation measures will have.*
- *An appropriate traffic management plan should be submitted to minimise the impact of noise and construction traffic to Amlets Lane and Russet Grove residents, with set construction times to be adhered to. This should include an agreement that any remedial works needed to Russet Grove during and after the construction of the 13 dwellings should be made by the developer and not the Russet Grove residents.*
- *The impact to local health and safety should be taken into account as there is no path for pedestrians to use in this area.*
- *Within the site consideration needs to be given to the potential for cars to be parked on the road and the impact this will have on the refuse trucks access to the area.*
- *Before, during and after construction consideration needs to be given to the local environment to ensure there is minimal damage to the environment and local wildlife, with particular concern to the local bat population.*
- *Following construction in other areas of Cranleigh consideration needs to be given to the impact on the wider infrastructure due to the increased demand on water, sewage and road networks.*
- *The wider environmental impact was noted due to the increasing journey times with more vehicles at a standstill for longer periods of time and having very little to no improvement to the road network since the increase in housing.*
- *Members recognise the concerns raised by the residents for a greater understanding of the impact and the need for a green barrier.*
- *Members would like electrical charging points included on the site.*

9. LASHMERE

Members agreed to discuss this item at this point in the meeting.

It was confirmed that the Forestry Commission had been made aware of the tree felling in the two fields to the rear of Lashmere.

WBC are due to visit the site with the view to place TPO's on any trees that may be considered under threat.

Members agreed to wait for the outcome of the investigations by WBC's visit and report them at the next meeting.

6. NEW PLANNING APPLICATIONS - LIST 22/50, 22/51 AND 23/01

TM/2022/03030 Sun Glade, 33 Cromwell Place, Cranleigh, GU6 7LF
APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 16/00

NO OBJECTION – It is requested that an arboricultural report is carried out and provided. Members note that the extension was built while the tree was in situ.

WA/2022/03042 20 Cromwell Place, Cranleigh, GU6 7LF
Erection of single storey extensions and alterations.

NO OBJECTION

WA/2022/03129 Hunterswood Farm, Elmbridge Road, Cranleigh, GU6 8JX
Application under Section 73 to vary condition 1 of WA/2022/01132 (approved plans) to allow changes to internal layout.

NO OBJECTION

WA/2022/03119 Ely, Knowle Lane, Cranleigh, GU6 8JW
Erection of extensions and alterations together with erection of a garage building (revision of WA/2021/03106).

NO OBJECTION – Members have concern as to whether the proposals would be a more than 40% increase from the original footprint. It is noted that at predevelopment one tree should have a bat box, there should be the inclusion of hanging tiles that allow access for bats. A bat licence should be sort.

WA/2022/03158 Land at Waterbridge Farm, Knowle Lane, Cranleigh, GU6 8JW
Erection of 5 dwellings, bicycle and bin stores and associated works following demolition of existing agricultural buildings.

OBJECTION – The proposals would create housing outside of the established built up settlement area and there would a further increase in traffic using Knowle Lane. It was highlighted that these are currently agricultural buildings which do not have the same waste and sewage needs of housing.

The housing figures have been met so there is no need for this additional housing.

TM/2022/03131 5 Pitch Close, Cranleigh, GU6 8GL
APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 01/17

(one declaration of interest)

NO OBJECTION - It is requested that an arboricultural report is carried out and provided.

WA/2022/03140 York House, Tylers Court, Cranleigh, GU6 8SS
Change of use from office (Use Class E) to residential (Use Class C3).

NO OBJECTION – Members question if this application is retrospective. The proposals are an overdevelopment and inappropriate for the area, with a lack of parking.

There appears to be a conflict in information regarding parking allocation and number of parking spaces in this area, due to the proposed number of parking spaces within the Exeter House planning application.

WA/2022/03196 Rydinghurst Farm, Elmbridge Road, Cranleigh, GU6 8LJ
Erection of replacement dwelling and ancillary stable block with associated works following demolition of existing stable block, outbuildings and partial demolition of aircraft hangar.

NO OBJECTION

PRA/2022/03190 Old Oak, Guildford Road, Cranleigh, GU6 8PF
General Permitted Development Order 2015, Schedule 2 Part 1 Class AA - Prior Notification application for enlargement of a dwellinghouse by construction of additional storey.

NOTED – Members highlighted that the other dwellings in this area are bungalows some with dormers, there is a strong concern that these proposals will have negative visual impact on the street scene. Members question if the proposals are within the limits of a PRA.

WA/2022/03189 Little Hardwick, Bridge Road, Cranleigh, GU6 7HH
Erection of extensions and alterations to bungalow to form a two storey dwelling.

NO OBJECTION

NMA/2022/03200 Rye Farm, Elmbridge Road, Cranleigh
Amendment to WA/2021/02953 to change the layout of the solar array.

NO OBJECTION

8. APPEALS

The appeal decision for WA/2020/1937 – Land Coordinates 504538 140224 west of Guildford Road, Cranleigh, GU6 8PA was DISMISSED.

10. ENFORCEMENT

Nothing to report.

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

It was AGREED for Cllr R Tyler to speak on behalf of the Parish Council.

The Chairman closed the meeting at 8.11pm.

The next Planning Committee Meeting will be held on **Monday 30 January 2023**

Signature.....

Date.....