



CRANLEIGH PARISH COUNCIL

MINUTES OF THE PLANNING COMMITTEE MEETING HELD AT 7.00 PM ON MONDAY 30 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: Senior Admin Clerk L Glazier

1. APOLOGIES FOR ABSENCE

There were apologies from Cllr G Worthington and Cllr D Nicholas.

2. DECLARATIONS OF INTEREST

Cllr N Sanctuary declared that he is the Chair of Governors at Glebelands School.

Cllr R Burbridge declared that she is a of Trustees of Rowley's.

3. MINUTES

The minutes of the Planning Committee Meeting held on 09 January 2023 were AGREED and to be signed by the Chairman as a true record.

4. CHAIRMAN'S REPORT

It was reported that WBC planned to remove the four trees on the common between the 11 and 13 January 2023.

The Senior Admin Clerk brought to Members attention that correspondence from a resident with Thames Water and SCC regarding works to the road and pavement had been shared with the Parish Council.

5. PUBLIC SESSION

There were no members of the public present.

6. NEW PLANNING APPLICATIONS - LIST 23/02, 23/03 AND 23/04

WA/2023/00014

Oakmead, Knowle Lane, Cranleigh, GU6 8JW

Erection of extensions and alterations; alterations and extensions to roof to provide additional habitable accommodation following demolition of attached garage.

NO OBJECTION – Members highlighted that a bat licence will be needed and consideration should be given to the placement of bat boxes.

Members strongly request that the street scene is considered as this is a country lane and that there is consistency with Knowle Lane applications when the proposals potentially have a detrimental effect on the street scene.

WA/2023/00020 Land to rear of High Park Cottage, 100 Horsham Road, Cranleigh
Erection of a dwelling and associated works following demolition of existing buildings.

OBJECTION – Members agree that the proposals are an overdevelopment, would be overlooking and too close to the neighbouring boundaries.

Concerns were raised for the potential of a large amount of trees to be removed from the site and consideration needs to be given to bats and the displacement of ground water. Along with this, previously it has been proved that this was part of the garden for High Park Cottage and not a yard.

Members would like to repeat their previous comments:

OBJECTION – The plans provided are inaccurate as there is a new 5- bedroom dwelling between High Park Cottage and 104 Horsham road. The proposed plans are overbearing, an overdevelopment of the site and it does not have the same building line as the surrounding properties. The proposed dwelling and boundary are too close to the properties in Ellery Close, with little consideration being given to screening between the properties and the effects of additional noise that would be created. The proposed entrance is very narrow and given that it is adjacent to a building of local merit very little consideration has been given to the impact this proposed dwelling would have. More care should be taken as there is a building of local merit in front of the proposed dwelling.

WA/2023/00004 3 Fells Lane, Cranleigh, GU6 8FP
Erection of a two storey extension with construction of a chimney; erection of single storey extensions (revision of WA/2022/00051).

NO OBJECTION – As a recently built dwelling Members question if the proposals breach the original planning conditions, as the dwellings were designed and built to create a specific street scene.

Members found the proposals of the side extension with the inclusion of a chimney of particular concern.

WA/2023/00027 15 Elmbridge Road, Cranleigh, GU6 8NH
Erection of a single storey extension.

NO OBJECTION

WA/2023/00013 10 Brookside, Cranleigh, GU6 8DA
Erection of extensions and alterations following demolition of detached garage and covered walkway.

NO OBJECTION – Members highlight that this could be an overdevelopment of the site.

WA/2023/00056 4 Yarrow Close, Cranleigh, GU6 8GT
Installation of clear glazed and openable first floor windows.

NO OBJECTION

- WA/2023/00150 Vachery Farm Building, Horsham Road, Cranleigh**
Alterations to existing building to provide 12 dwellings with associated landscaping ;alterations to existing access.
- NO OBJECTION – Provided the WBC objection for needing additional light has been addressed.
- Members do note that the regulations require an additional mode of transport is available from the site and that buses do not run in this area on a Sunday. It was highlighted that there is not a adequate path or regular public transport, car use will be the main mode of transport to and from the site, this raises concerns as the proposed entrance is on a dangerous corner.
- WA/2023/00080 Dewlands, Dewlands Lane, Cranleigh, GU6 7AD**
Erection of first floor extension.
- NO OBJECTION
- WA/2023/00132 9 Bracken Lane, Cranleigh, GU6 7GE**
Erection of an open sided, covered veranda.
- NO OBJECTION
- WA/2023/00111 Little South Cottage, The Common, Cranleigh, GU6 8SH**
Erection of a single storey extension following demolition of existing extension.
- OBJECTION - Members strongly object to the proposals for the Queen Anne era cottage within the Conservation area.
- It was agreed the proposals are not of a sympathetic design to the cottage, not in keeping with the conversation area's intention, very out of keeping for a heritage asset and the proposal would result in the loss of a heritage window.
- Members highlight that there would be a significant loss to the visual amenity and loss of sightline view within the Conservation Area onto the Common.
- WA/2023/00110 Little South Cottage, The Common, Cranleigh, GU6 8SH**
Listed Building consent for internal alterations and erection of a single storey extension following demolition of existing extension.
- OBJECTION – Members strongly object to the proposals for the Queen Anne era cottage within the Conservation area.
- It was agreed the proposals are not of a sympathetic design to the cottage, not in keeping with the conversation area's intention, very out of keeping for a heritage asset and the proposal would result in the loss of a heritage window.
- Members highlight that there would be a significant loss to the visual amenity and loss of sightline view within the Conservation Area onto the Common.
- PRA/2023/00141 Blue Jays, Knowle Lane, Rudgwick, Horsham, RH12 3AG**
General Permitted Development Order 2015, Schedule 2 Part 1 Class AA - Prior Notification application for enlargement of a dwellinghouse by construction of additional storey.
- NO OBJECTION – Members highlighted that there is a lack of sympathy for the street scene, the proposals could set a precedent.

WA/2023/00140 **52 Queensway, Cranleigh, GU6 7JJ**
Erection of extensions and alterations to existing dwelling to provide two flats.

NO OBJECTION

7. AMENDED PLANNING APPLICATIONS

None received.

8. APPEALS

None received.

9. LASHMERE

Members were updated that WBC have added TPO's to the trees in the area.

10. GUILDFORD BOROUGH COUNCIL LOCAL PLAN

Members had no comments on the Guildford Local Plan: Development Management – Main Modifications 2022.

11. ENFORCEMENT

C/2022/00120 - Vachery House, Horsham Road, Cranleigh, GU6 8EJ – WBC have investigated the reported potential breach in planning permission and have found that the new oak framed building has been erected in breach of planning law. WBC have sent a letter to the owner requesting they apply for retrospective planning application for the new building.

Jenkins Barn, 70 Horsham Road, Cranleigh – On 26 January 2023 it was brought to the Parish Councils attention that building work was commencing and it was reported it to WBC Planning Enforcement. The Enforcement Officer and Heritage Officer have made a site visit and have no concerns, the new owner is now in contact with the Heritage Officer.

12. 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 7.51pm.

The next Planning Committee Meeting will be held on **Monday 20 February 2023**

Signature.....

Date.....