



## CRANLEIGH PARISH COUNCIL

### MINUTES OF THE PLANNING COMMITTEE MEETING HELD AT 7.00 PM ON MONDAY 13 MARCH 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.

Cllr C Walker declared that he is a member of the Newlands residents association.

**WA/2023/00355** - The Boy and Donkey, Knowle Lane, Cranleigh. Cllr N Sanctuary declared an interest as the property owner.

3. MINUTES

The minutes of the Planning Committee Meeting held on 20 February 2023 were AGREED and to be signed by the Chairman as a true record.

4. CHAIRMAN'S REPORT

The Administration Clerk reported that a local resident had thanked the committee for its response to the removal of trees at the previous Planning Committee meeting.

The inspectors report on the Examination of the Guildford Borough Local Plan: Development Management Policies, is available to view.

5. PUBLIC SESSION

There were no members of the public present.

6. NEW PLANNING APPLICATIONS - LIST 23/08, 23/09 AND 23/10

**WA/2023/00360 77 Taylors Crescent, Cranleigh, GU6 7EP**

Erection of a first floor extension.

NO OBJECTION – Members ask that as the applicants are lease holders can confirmation of permission be gained officially from the owner. It is noted that there is a tree nearby measures should be taken to protect the tree.

**WA/2023/00388 Waterbridge Farm, Knowle Lane, Cranleigh, GU6 8JW**

Listed Building consent for the installation of a new window.

NO OBJECTION

**WA/2023/00355 The Boy and Donkey, Knowle Lane, Cranleigh, GU6 8JW**

Certificate of Lawfulness under Section 191 for use of agricultural land as a garden.

*(One declaration of interest. Cllr N Sanctuary left the meeting)*

NO OBJECTION

*(Cllr N Sanctuary returned to the meeting)*

**WA/2023/00384 1 Mount Road, Cranleigh, GU6 7LT**

Erection of extensions and alterations.

NO OBJECTION

**WA/2023/00380 32 Hitherwood, Cranleigh, GU6 8BW**

Certificate of Lawfulness under Section 192 for erection of a single storey extension and alteration to elevation.

NO OBJECTION

**PRA/2023/00410 Old Oak, Guildford Road, Cranleigh, GU6 8PF**

Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 8.00 M for which the height would be 4.00 M and for which the height of the eaves would be 2.27 M.

NO OBJECTION

**TM/2023/00396 Sun Glade, 33 Cromwell Place, Cranleigh, GU6 7LF**

APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 16/00

NO OBJECTION – Members request that an arboricultural report is provided and recommend the removal of the ivy.

**NMA/2023/00354 Waterbridge Farm, Knowle Lane, Cranleigh, GU6 8JW**

Amendment to WA/2022/00826 for insertion of additional window to lean to extension to provide natural light and ventilation to proposed bathroom

NO OBJECTION

**WA/2023/00456 Smithwood House, Smithwood Common, Cranleigh, GU6 8QY**

Erection of an outbuilding and associated works including an air source heat pump following demolition of existing pool house.

NO OBJECTION – Members note that on the application form provided the description does not include the air source heat pump, this needs to be included.

**WA/2023/00454** **Smithwood House, Smithwood Common, Cranleigh, GU6 8QY**  
Listed building consent for erection of an outbuilding and associated works.

NO OBJECTION

**WA/2023/00448** **2 Elm Park, Cranleigh, GU6 8UG**  
Erection of an extension.

NO OBJECTION

**NMA/2023/00467** **Rear of David Mann and Sons LTD, 101 High Street, Cranleigh**  
Amendment to WA/2022/00657 - Revised wording of condition 10 LLFA and case officer have requested the minor alteration.

OBJECTION – Members understand that the change in wording would result in a 50% increase in water discharge rates from the plot, but where would the increased runoff drain to. The rates have to be relative to cope with a 30yr to 100yr flood event. In approximately 1968 the High Street was completely flooded, so it would be inappropriate to discharge into the High Street, combined with the increase in building and concrete since that time, this extra volume would have a significant impact on the High Street.

Members question if an NMA is the correct application to increase the rates by 50%, it is also questioned why the sudden change since planning permission has been gained, this detail should have been known at the application stage.

**WA/2023/00478** **Primrose Cottage, Cox Green Road, Rudgwick, Horsham, RH12 3AD**  
Certificate of lawfulness under section 192 for the erection of extensions and new porch following demolition of existing extension.

NO OBJECTION

**WA/2023/00501** **Rowlybrook, Rowly Drive, Cranleigh, GU6 8PN**  
Alterations to existing attached garage to form habitable accommodation including installation of rooflights and bay window.

NO OBJECTION – Members highlight that the residents should be mindful of the light omitted from the roof lights, as there are a number of trees in the area which could be foraging pathways for bats.

7. AMENDED PLANNING APPLICATIONS

None received.

8. APPEALS

An appeal decision was received for WA/2021/02332 – Harrier Farm, Vachery Estate, Horsham Road, the appeal was DISMISSED.

9. ENFORCEMENT

Nothing to report.

10. GUILDFORD BOROUGH COUNCIL PLANNING POLICY CONSULTATIONS

Draft Green Belt Supplementary Planning Document (SPD) – Members ask for the information to be sent to all councillors for them to review and comment on the proposals.

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

WA/2021/01837 - Land Centred Coordinates 506215 140275 South of Amlets Lane North of Russet Grove, Cranleigh – the application has been withdrawn from the Eastern Committee meeting on 22 March 2023, WBC will write again if and when the application is due to be considered at another committee.

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

The Chairman closed the meeting at 7.37pm.

The next Planning Committee Meeting will be held on **Monday 03 April 2023**

Signature.....

Date.....

