



E-MAIL FROM CRANLEIGH PARISH COUNCIL

To: Planning Team
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From: Louise Glazier

6. **NEW PLANNING APPLICATIONS - LIST 23/05, 23/06 AND 23/07**

WA/2023/00294 Land Centred Coordinates 505938 138328, Knowle Lane, Cranleigh

Outline Application with all matters reserved except access for erection of up to 162 dwellings (including 30% affordable dwellings) built in up to 3 phases including access road, pedestrian and cycle accesses, parking, public open space, biodiversity enhancement and landscaping and other associated infrastructure and works.

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

(one declaration of interest – Cllr C Walker did not participate in the discussions)

OBJECTION – Members object for the following reasons:

- This is inappropriate development, outside of the settlement boundary that is within Countryside beyond the Green Belt.
- There is no alternative transport from the site, residents would be restricted to the use of their cars, as there are no bus stops nearby and no footpath along Knowle Lane.
- The proposals for the site would result in a destruction of the local character, neighbourhood landscape and wildlife habitats, that should be retained.
- The proposed site is currently field with views of the neighbouring countryside that has an abundance of wildlife including bats, owls and badgers.
- Members request that a bat report is carried out.
- It was highlighted that some reports used for the design and access statement were carried in 2013 and question if it is proper to use these reports and whether new surveys and reports should be carried out in light of the housing development since that time.
- If the proposed addition to the AONB is granted then this site would be on the boarder of an AONB. Therefore the proposals would be a further destruction of the visual amenity in the area.
- The proposals would contravene saved Policy D1 of the Local Plan 2002.
- Members agreed that paragraph 111 of the NPPF would provide grounds for refusal on highway grounds, as the implications to Knowle Lane and the further road network would be severe.
- The design guidelines have not been address within the proposals with regard to the landscape.
- There are many developments with existing permissions that are yet to be completed, section 106 payments still to be received and implemented within Cranleigh. The village has not had time to settle into its current growth, with further large developments being approved would further delay the realisation of the ramifications to the village from the many developments.
- Members question the algorithm used to compile the transport report.
- The proposals are reliant on the pumping station to remove sewage, details will need to be given on how the overload will be managed and discharged.

- Evidence needs to be provided for the surface water run off rate for the green fields, along with proven ways to manage and discharge the surface water.
- A flood risk verification report must be submitted and approved, as the site are currently fields more information is needed.
- Members are aware of the evidence of badgers in the area, through large mammal holes in use and snuffle marks. One of the residents present at the meeting confirmed they have snuffle marks on their property that also borders the site. It was highlighted that exclusion zones may needed to be applied of 30m from any active sett and 100m for pile driving work. Due to the evidence and risk the proposals will have of disturbing active setts a Construction Environment Management Plan (CEMP) must be provided and agreed along with any relevant surveys of the site.
- Members highlight that the village is already not coping with the additional traffic and that Knowle Lane is regularly congested as vehicles exit onto the High Street, along with points along Knowle Lane that are not of sufficient width for 2 cars.

WA/2023/00213

Land to Rear of Pets Pantry, Guildford Road, Cranleigh, GU6 8PG

Erection of 2 dwellings and associated works following demolition of outbuildings.

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

OBJECTION – Members agreed the following:

- The proposals are an overdevelopment of the site and will adversely impact the neighbouring properties.
- There would be a breach of the neighbouring amenity and privacy.
- The proposals would be intrusive in reduction of light and distance from the neighbouring properties.
- The access is only suitable for cars with no access for emergency vehicles.
- The access to the proposed dwellings is via a well-used carpark that often overflows onto the Guildford Road due to the lack of turning space for larger vehicles. The proposed dwellings would further exacerbate this.
- Members question statements within the application and ask for evidence and verification to be provided for their claims particularly for infilling, impacts to the neighbouring properties and how they are meeting the requirements of various planning policies, as the proposals presented would be in conflict with planning policy.
- The proposals would contravene saved Policy RD1 of the Local Plan 2002.
- There is evidence of the surrounding areas inability to drain surface and ground water, further showing the areas inability to sustain further development.

TM/2023/00173

Land at Willowbrook, South of Elmbridge Road, Cranleigh, GU6 8GN

APPLICATION FOR WORKS TO AND REMOVAL OF TREES SUBJECT TO TREE PRESERVATION ORDER WA129

OBJECTION – Members strongly object to the removal of trees. Members highlight that the trees were in situ prior to the new residential development and were preserved during the construction of the development.

It was highlighted that due to the nature of the area there would be a negative impact to the environment, landscape, wildlife, earth retention and water removal, with the removal of many trees.

Members agreed that there would be no objection to the two trees highlighted in red within the tree report, as they pose a higher health and safety risk, T646 (Beech) and T684 (Hornbeam).

A full arboricultural report is requested.

WA/2023/00163	<p>Swallowfield, Rowly Drive, Cranleigh, GU6 8PL Certificate of Lawfulness under Section 192 for erection of a single storey extension.</p> <p>NO OBJECTION</p>
WA/2023/00189	<p>8 Mead Road, Cranleigh, GU6 7BG Certificate of Lawfulness under Section 192 for erection of a single storey extension.</p> <p>NO OBJECTION</p>
TM/2023/00227	<p>Robertsley, Rowly Drive, Cranleigh, GU6 8PN APPLICATION FOR REMOVAL OF TREE SUBJECT TO TREE PRESERVATION ORDER 25/06</p> <p>OBJECTION – Members can see no strong evidence to remove the tree, a full arboricultural report is requested.</p>
WA/2023/00293	<p>Park Mead Primary School, Park Drive, Cranleigh, GU6 7HB Erection of a canopy to create covered outdoor space.</p> <p>NO OBJECTION</p>
WA/2023/00221	<p>Lapscombe Lodge, Smithwood Common, Cranleigh, GU6 8QX Certificate of Lawfulness under Section 191 to confirm that the extensions approved as part of planning permission reference WA/2014/1560 are extant and commenced immediately upon grant of the planning permission, the building has been occupied as a single dwellinghouse.</p> <p>NO OBJECTION</p>
WA/2023/00277	<p>Rye Farm Manor, Elmbridge Road, Cranleigh, GU6 8JX Erection of a solar array.</p> <p>NO OBJECTION</p>
WA/2023/00307	<p>Wings, Woodland Avenue, Cranleigh, GU6 7HZ Application under Section 73 to vary condition 1 of WA/2021/02976 (approved plans) to allow for amendments to ground floor plan fenestration and chimney.</p> <p>NO OBJECTION – Members request that a plan is provided to clearly show the requested amendments.</p>
WA/2023/00305	<p>Clontarf, Guildford Road, Cranleigh, GU6 8PR Erection of an extension (revision of WA/2022/00792).</p> <p>NO OBJECTION</p>
WA/2023/00350	<p>13 Morgan Drive, Cranleigh, GU6 8FJ Erection of conservatory and alterations to integral garage to form additional habitable accommodation and the erection of an outbuilding (all retrospective).</p> <p>NO OBJECTION</p>
WA/2023/00336	<p>40 Parsonage Road, Cranleigh, GU6 7AJ Certificate of lawfulness under section 192 for erection of a single storey rear extension; alterations to roof space to include hip to gable and dormer extension to form habitable accommodation.</p> <p>NO OBJECTION</p>

PRA/2023/00335 40 Parsonage Road, Cranleigh, GU6 7AJ
Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 6.00 M for which the height would be 3.00 M and for which the height of the eaves would be 3.00 m.

NO OBJECTION

WA/2023/00332 2 Elmbridge Road, Cranleigh, GU6 8NH
Erection of single storey extension.

NO OBJECTION

NMA/2023/00325 Longwood, 133 Horsham Road, Cranleigh, GU6 8DZ
Amendment to WA/2021/01760 for the removal of existing glazed gable and reduce to flat roof dormer to rear elevation. Existing layout has been revised to suit new care requirements and reduce overall impact of rear elevation and provide better value engineering and benefits the clients overall care budget.

NO OBJECTION

7. AMENDED PLANNING APPLICATIONS

WA/2023/00080 – Dewlands, Dewlands Lane, Cranleigh, GU6 7AD – No further comments.