



WAVERLEY BC BOROUGH PLANNING DEPT.	
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**E-MAIL FROM CRANLEIGH PARISH COUNCIL**

To: Planning Team  
Position: Planning Technician, Eastern Area Development Control  
Organisation: Waverley Borough Council  
E-mail: planconsult@waverley.gov.uk  
From: Louise Glazier

PC2253

6. NEW PLANNING APPLICATIONS - LIST 18/14, 18/15 and 18/16

**WA/18/0572 Penwerris, 51 Horsham Road, Cranleigh, GU6 8DT**

Erection Of A Block Of 12 Sheltered Apartments And 3 Bungalows (Age Restricted) With Associated Access Electric Buggy/Cycle Store Refuse Bin Store And Parking Following Demolition Of Existing Building.

*It was agreed to consider application WA/18/0572 at this point in the meeting.*

*(one declaration of interest – Cllr R Tyler left the meeting)*

*Meeting adjourned: 19.05*

*Meeting re-adjourned: 19.31*

**OBJECTION** – Members agreed although the volume of accommodation has been reduced the proposed plans are and overdevelopment of the site, with the site being very crowded. There would be a negative impact on the surrounding area due to the bulk and mass of the building, this would also include the lack of parking provided and poor design.

The proposed parking is insufficient and does not meet WBC Parking Guidelines. Members strongly highlighted that parking on the Horsham Road would be dangerous and cause disruption to the village, as with the limited spaces proposed it is highly likely there would be an overflow of parking on to the Horsham Road and potentially Hitherwood.

Overlooking to the neighbouring properties amenity space from the apartment block is still a concern. There is also a concern for the lack of amenity space provided for the residents of the apartments.

Members noted the application is an improvement and more attractive than the previous application but, are concerned that the views from within the site are poor, with the view from the bungalows looking out onto the parking area.

The proposed boundary treatment behind the bungalows is a concern, that the planting of trees will undermine the structure of the wall, which is a large Victorian wall. This raised a further concern that as the boundary treatment matures the bungalows will become dark.

Members would like to see actual measurements on the plans, as Members found it hard to tell if the bin and buggy area would be large enough to accommodate all potential residents.

Members also highlighted that there is a large yew tree at the entrance of the site and would like the developers to be aware an RPA zone would be needed.

*(Cllr R Tyler returned to the meeting)*

**WA/18/0511 27 & 28 John Wiskar Drive, Cranleigh, GU6 8RA**  
Alterations To Elevations.

NO OBJECTION.

**WA/18/0564 Land South of High Street between Alfold Road and Knowle Lane, Cranleigh**

Formation Of A Temporary Driveway For Construction Traffic.

OBJECTION – Members question the necessity for an additional access to the site as they already have a sufficient main access point, also questioning if the proposed location is an existing track way.

There would be a negative impact on the trees and biodiversity in and around the site as the proposed access would bisect a movement corridor for the local wildlife.

Although Members understand the cell web is to protect the RPA's, there is a concern that damage would be done to the trees above ground with the large heavy vehicles passing by.

Members strongly feel that this is something that should have been considered at the early stages of the planning and the phasing process, not once work has started.

Members strongly agree that there is a real risk of this access facilitating phase 2 once phase 1 is completed. In addition to this there is the concern that eventually this will become a permanent access for the site, which Members strongly object to.

As this site has already lost a significant amount of its biodiversity, Members would like the Tree Officer to visit the site to inspect how close the traffic would be to the trees and the potential effect on the wildlife.

**TM/18/0055 2 Sylvaways Close, Cranleigh, GU6 7HG**  
Application For Removal Of Tree Subject Of Tree Preservation Order 05/00

INSUFFICIENT INFORMATION.

**WA/18/0600 Land at rear of 114 and 118, Horsham Road, Cranleigh**  
Erection Of 2 Dwellings.

OBJECTION – The 5-year housing supply has been met, there is no need for this back-land development.

The two proposed dwellings are an overdevelopment of the site, with an access that provides reduced sightlines onto Horsham Road.

For the dwelling to be erected a significant volume of trees would have to be removed from the area, with some tree having TPO's. Members strongly object to the removal of the trees.

Members considered this application to be invalid due to question 13 of the application parts a, b and c being answered incorrectly. Members highlighted that there are Great crested newts within 200 meters of the site, a badger set, and a bat corridor is known in the area.

It was also highlighted that the application site is near to ancient semi natural deciduous woodland and a woodland priority habitat that is important to bats and other wildlife. The tree species present at the site are also important feeding areas for bat species within the immediate locality.

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**WA/18/0605 29 – 40 (Excluding No. 38) John Wiskar Drive, Cranleigh GU6 8RA**  
Installation Of Replacement Windows And Doors At Front Sides And Rear Of  
The Properties.

NO OBJECTION.

**WA/18/0628 Plot 5, Land Comprising of 5 fields south of Amlets Lane, Cranleigh.**  
Erection Of An Additional Substation.

NO OBJECTION – Members would like to highlight that landscaping in the area  
of the substation is crucial to reduce noise to the local residents and to make the  
area visually more appealing.

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