



CRANLEIGH PARISH COUNCIL

MINUTES OF THE PLANNING COMMITTEE MEETING HELD AT 7.00 PM ON MONDAY 17 FEBRUARY 2025 HELD AT COUNCIL CHAMBER, VILLAGE WAY, CRANLEIGH

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

PRESENT*

ALSO PRESENT: one member of the public, Senior Admin Clerk L Glazier

1. APOLOGIES FOR ABSENCE

There were apologies from Cllr H Nicholson (unwell).

2. DECLARATIONS OF INTEREST

WA/2025/00233 - Cranleigh Village Hall, 36 High Street, Cranleigh. All Members declared an interest as the Parish Council is the land owner and applicant.

WA/2025/00195 and WA/2025/00241 - Land South of High Street between Alfold Road and Knowle Lane, Cranleigh. Cllr C Walker declared an interest as a resident.

3. MINUTES

The minutes of the Planning Committee Meeting held on 27 January 2025 were AGREED and to be signed by the Chairman as a true record.

4. CHAIRMAN'S REPORT

There was no Chairmans report.

5. PUBLIC SESSION

One member of the public was present for application WA/2025/00195 - Land South of High Street between Alfold Road and Knowle Lane, Cranleigh.

The member of the public highlighted the following points:

- There is no pedestrian access to Knowle Park or the Downslink from phase 4 of the development.
- Paths through the development to the Knowle Park and Downslink access points need to be a safe distance from the houses.
- Currently there pedestrians who are accessing Knowle Park from the Downslink and vice versa, who are causing disruption to the residents in phase 1 with excessive noise, entering/cutting across front gardens, walking on the road, not having their dogs on a lead and not clearing dog fouling from front gardens and pavements.

- The south east corner of phase 4 needs a path to link to the Knowle Park entrance gates, but to be placed so that it leads pedestrians away from the phase 1 houses on the board of phase 4, in order to reduce the anti-social behaviour.
- The residents of phase 1 and Knowle Park would like to work with Berkley Homes to resolve the situation, unfortunately no progress has been made at this time.

6. NEW PLANNING APPLICATIONS - LIST 25/04, 25/05 AND 25/06

- WA/2025/00195** **Land South of High Street between Alfold Road and Knowle Lane, Cranleigh**
Application under Section 73 to vary condition 1 of WA/2022/01919 (approved plans) Phase 4 to allow alterations to design of the development.
Members agreed to discuss application WA/2025/00195 at this point in the meeting.
(one declaration of interest)
NO OBJECTION – Members ask that in order to relieve the current nuisance and anti-social behaviour for the phase 1 residents, from pedestrians accessing Knowle Park and the Downs Link through the residential development, that a new path is constructed to the Knowle Park pedestrian entrance gate to the west of the trees on the boundary of Knowle Park. The aim of this would be to divert pedestrians away from the existing properties on the boundary between phase 1 and phase 4.
- WA/2025/00138** **21 Bax Close, Cranleigh, GU6 7NB**
Alterations to elevations together with alterations to attached garage to provide habitable accommodation.

NO OBJECTION
- WA/2025/00159** **Rosemullion, Grove Road, Cranleigh, GU6 7LH**
Erection of first floor extension.

NO OBJECTION
- WA/2025/00192** **4 Barber Drive, Cranleigh, GU6 7DG**
Erection of single and two storey extensions including link extension and alterations to part of existing detached garage to provide habitable accommodation.

NO OBJECTION
- TM/2025/00160** **Glendinning, Avenue Road, Cranleigh, GU6 7LL**
APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 40/07

NO OBJECTION
- TM/2025/00173** **Sundowner, 7 Homewood, Cranleigh, GU6 7HS**
APPLICATION FOR REMOVAL OF TREE SUBJECT OF TREE PRESERVATION ORDER 39/99

OBJECTION - Members strongly object to the removal of the tree as there is no arboricultural report, the removal of a large visually prominent tree would cause heave to the drive and surrounding area, along with a change to the street scene.

Members request that remedial options are investigated and the appropriate remedial option is carried out.

- NMA/2025/00187** **Rydinghurst Farm, Elmbridge Road, Cranleigh, GU6 8LJ**
Amendment to WA/2024/01724 - Relocation of the consented building 12m to the west to avoid overhead power cables. Mirroring of the building to better suit the revised location. To ensure the ancillary building is not immediately below the power cables.
- NO OBJECTION
- WA/2025/00241** **Land South of High Street between Alfold Road and Knowle Lane, Cranleigh**
Application under Section 106 of the Town & Country Planning Act to modify the legal agreement relating to WA/2014/0912 to allow amendments to Clause 1, Clause 6, Schedule 1 and Appendix 2 to modify the affordable housing obligations.
- (one declaration of interest)*
- NO OBJECTION
- WA/2025/00202** **Abray Cottage, New Park Road, Cranleigh, GU6 7HN**
Erection of extensions and alterations to existing bungalow to provide a two storey dwelling.
- NO OBJECTION
- WA/2025/00227** **5 Restwell Avenue, Cranleigh, GU6 8PQ**
Erection of extensions and alterations following demolition of existing side and rear extensions.
- NO OBJECTION
- WA/2025/00239** **Glendoone, The Common, Cranleigh, GU6 8NS**
Erection of extensions and alterations including link extension to existing detached store with alterations to store to provide habitable accommodation.
- NO OBJECTION
- TM/2025/00203** **17 Homewood, Cranleigh, GU6 7HS**
APPLICATION FOR WORKS TO AND REMOVAL OF TREES SUBJECT TO TREE PRESERVATION ORDER 39/99
- NO OBJECTION – Members request that an arboricultural report is carried out and provided.
- Members highlighted the disturbance of nesting birds is a criminal offence and expect works to be carried out outside of the bird nesting season.
- WA/2025/00233** **Cranleigh Village Hall, 36 High Street, Cranleigh, GU6 8AT**
Display of 2 advertisement banners.
- Members did not comment on this application as Cranleigh Parish Council are the applicants.

7. AMENDED PLANNING APPLICATIONS

None received.

8. APPEALS

An appeal decision has been received for WA/2023/00213 – Land to the rear of Pets Pantry, Guildford Road, Cranleigh – Appeal DISMISSED.

An appeal decision has been received for WA/2024/00046 – Land centred coordinates 505867 134101, Guildford Road, Rudgwick – Appeal DISMISSED.

9. ENFORCEMENT

Nothing to report.

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

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

The Chairman closed the meeting at 7.35 pm.

The next Planning Committee Meeting will be held on **Monday 10 March 2025**

Signature.....

Date.....