



## CRANLEIGH PARISH COUNCIL

### MINUTES OF THE PLANNING COMMITTEE MEETING HELD AT 7.00 PM ON MONDAY 10 MARCH 2025 HELD AT COUNCIL CHAMBER, VILLAGE WAY, CRANLEIGH

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

PRESENT\*

ALSO PRESENT: Senior Admin Clerk L Glazier

1. APOLOGIES FOR ABSENCE

There were apologies from Cllr C Walker (holiday).

2. DECLARATIONS OF INTEREST

No declarations of interest were made.

3. MINUTES

The minutes of the Planning Committee Meeting held on 17 February 2025 were AGREED and to be signed by the Chairman as a true record.

4. CHAIRMAN'S REPORT

The Chairman shared with Members how well the Annual Parish Council meeting went and that it was good to see the new sound and lighting in action.

5. PUBLIC SESSION

There were no members of the public present.

6. NEW PLANNING APPLICATIONS - LIST 25/07, 25/08 AND 25/09

**WA/2025/00256**

**Land at Woodend, Bookhurst Road, Cranleigh, GU6 7DW**

Erection of 11 dwellings, garages and bin stores with associated parking and landscaping; creation of new access road; following demolition of existing 2 dwellings and outbuildings.

OBJECTION – Members agreed that based on the site's ground conditions the proposals are an overdevelopment of the site.

Locally it is known that the site and surrounding fields/showground do retain a lot of surface water and is known to be wet, the neighbouring woodland is also wet for many months of the year. The replacement of a green space with concrete and building would significantly impact the neighbouring area in regard to flooding. There could also be a risk of heave throughout the site.

The drainage on this site would be highly important, although SUDs are to be included this is yet to be a proven method of management and a maintenance plan would need to be in place. Members also highlighted Thames Water's comments.

Members request that the trees on site are retained and that a tree planting scheme is implemented.

A concern was also raised about the street scene, being noticeably altered, as most plots are single dwellings facing onto the Bookhurst Road.

If development is to be permitted on the site Members would prefer fewer dwellings and more green space throughout the site to aid with the wet conditions of the site and surrounding area.

**WA/2025/00255**      **9 Longhurst Avenue, Cranleigh, GU6 8FG**  
Erection of a single storey extension.

NO OBJECTION

**WA/2025/00260**      **Gainsborough House, 202 High Street, Cranleigh, GU6 8RL**  
Application for advertisement consent to display 1 illuminated fascia sign and 1 non-illuminated projecting sign.

NO OBJECTION – Members highlight that this area is in the Conservation area and question the need for an illuminated sign for a business that appears to have daytime operational hours.

It is requested that if the sign must be illuminated it should be illuminated from lights above that are directed at the sign with low level lighting, to minimise the impact to the surrounding area.

**WA/2025/00274**      **74 Queensway, Cranleigh, GU6 7JH**  
Certificate of Lawfulness under Section 192 for erection of a single storey extension, dormer extension and rooflights to provide habitable accommodation in roof space and installation of first floor window.

NO OBJECTION

**NMA/2025/00269**      **Land South of High Street, Cranleigh, GU6 8RZ**  
Amendment to WA/2024/00411 to vary approved plans to remove the approved tenure Plan Rev K from the approved plans list.

NO OBJECTION

**NMA/2025/00251**      **Manns House, 101 High Street, Cranleigh, GU6 8AY**  
Amendment to WA/2024/00826 for an alteration of the proposed roof plan and to also install photovoltaic panels on the roof.

REFUSED

**TM/2025/00315**      **Land South of Fells Lane, Cranleigh, GU6 8FP**  
APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 15/16

NO OBJECTION

**TM/2025/00321**      **Land North East of Hawking Drive, Cranleigh, GU6 8FY**  
APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 08/17

NO OBJECTION – Members raised concerns with creating a monolith as it will need to be regularly checked for further decay and health and safety risks.

**WA/2025/00302**

**The Cranley Hotel, The Common, Cranleigh, GU6 8SQ**

Application under Section 73 to vary Condition 1 (approved plans) of WA/2024/01691 to allow for changes to access.

OBJECTION – Member are strongly concerned with the safety of this proposed access, which would create a pinch point due to the buildings position for access to the parking areas on site.

It is highlighted that there is already an established entrance to and from the site that would remain in use for access to the neighbouring businesses, therefore adding an additional access to the Guildford Road would negatively impact the flow of traffic.

**WA/2025/00363**

**71 Wyphurst Road, Cranleigh, GU6 7AX**

Erection of two storey extension and alterations together with alterations to roofspace to create additional habitable accommodation including installation of rooflights following demolition of existing extension.

NO OBJECTION

**WA/2025/00364**

**Newhouse Barn, Knowle Lane, Cranleigh, GU6 8UW**

Erection of extension to garage to create additional ancillary parking, workshop and storage area in roof.

NO OBJECTION – Members request that the silver birch due to be removed is replaced with a native species.

**WA/2025/00368**

**Whiteoaks Lodge, The Common, Cranleigh, GU6 8SN**

Erection of a conservatory following demolition of existing conservatory.

NO OBJECTION

**WA/2025/00393**

**8 Glebe Road, Cranleigh, GU6 7AR**

Erection of a single storey extension and porch following demolition of existing porch.

NO OBJECTION

**TM/2025/00339**

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

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

NO OBJECTION – Although a large number of trees are to be removed the application has clearly shown the reasons for the removal. Members would prefer that a bat report and arboricultural report were provided with the application as the tree area could be a bat corridor.

Members strongly encourage the replanting of trees within the site.

**7. AMENDED PLANNING APPLICATIONS**

None received.

**8. APPEALS**

An appeal has been made to the Secretary of State for application WA/2024/01955 – Rowly House, Guildford Road, Cranleigh.

9. ENFORCEMENT

It has been noted that Caffé Nero are placing their black bag waste on the footpath at the end of each day, which is a health and safety concern, this has been raised with a WBC Councillor.

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 7.41pm.

The next Planning Committee Meeting will be held on **Monday 31 March 2025**

**Signature**.....

**Date**.....