



CRANLEIGH PARISH COUNCIL

MINUTES OF THE PLANNING COMMITTEE MEETING HELD AT 7.00 PM ON MONDAY 31 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: Two members of the public, Senior Admin Clerk L Glazier

1. APOLOGIES FOR ABSENCE

There were no apologies for absence.

2. DECLARATIONS OF INTEREST

PRA/2025/00512 - Barn Mill Farm, Elmbridge Road, Cranleigh. Cllr H Nicholson declared an interest as she lives in a neighbour property.

WA/2025/00463 - 31 Longhurst Avenue, Cranleigh. Cllr C Bennett declared an interest as she is a friend of the property owner.

3. MINUTES

The minutes of the Planning Committee Meeting held on 10 March 2025 were AGREED and to be signed by the Chairman as a true record.

4. CHAIRMAN'S REPORT

The Senior Admin Clerk reported to Members that Bellway have sent a notification of a public consultation for 79 home on land at Horsham Road, Cranleigh. The site is to the south of the Crest Nicholson development. All responses to the consultation should be returned by 11 April 2025.

5. PUBLIC SESSION

One member of the public was present for application NMA/2025/00511 The Hutch, Grove Road, Cranleigh.

The member of the public explained the change from natural larch to charred larch cladding is due to the charred larch being more durable, maintainable and there is no need to treat the larch after installing unlike the natural larch.

They also highlighted that there was a change to the solar panels, to a style that is less visible, that blends in and is part of the roof structure.

6. NEW PLANNING APPLICATIONS - LIST 25/10, 25/11 AND 25/12

- NMA/2025/00511 The Hutch, Grove Road, Cranleigh, GU6 7LH**
 Amendment to WA/2023/02671 to use charred larch cladding to the external areas instead of timber cladding.
Members agreed to discuss application NMA/2025/00511 at this point in the meeting.
- NO OBJECTION
- Cllr C Bennett joined the meeting.*
- PRA/2025/00512 Barn Mill Farm, Elmbridge Road, Cranleigh**
 General Permitted Development Order 2015, Schedule 2, Part 3 Class Q - Prior Notification Application for change of use of 2 agricultural building to 6 dwellings (Use Class C3) with associated operational development.
Members agreed to discuss application PRA/2025/00512 at this point in the meeting.
- (one declaration of interest)*
- OBJECTION – Although members are pleased to see the re-use of an existing building they raised the following concerns.
- The access to the proposed dwellings would cross another properties access before reaching Elmbridge Road or the site, this a safety concern due to the increase of vehicles accessing the site near a working farm.
 - Along with this this section of the Elmbridge Road is challenging due to the volume of vehicles and speed of the vehicles on a daily basis.
 - There is no easily accessible public transport to this area or pedestrian access to Cranleigh, which would result in car dependant dwellings.
 - There is the potential for overlooking onto the neighbouring property.
 - Bat reports and ecological reports should be carried out and provided due to the natural of the buildings and surrounding area.
 - Any permitted development should be sensitive to the local area and in keeping, this would include limiting additional outdoor lighting.
 - If the proposal are granted electric charging point should be included within the development.
 - Members question whether this should be a PRA application.
- WA/2025/00432 Hammer Lodge, Knowle Lane, Cranleigh, GU6 8JW**
 Erection of extensions and alterations to single storey dwelling and retention of existing open sided barn.
- NO OBJECTION – Members ask that a bat survey is carried out.
- WA/2025/00396 The Lodge, Brakefield, Alderbrook Road, Cranleigh**
 Certificate of Lawfulness under Section 191 for existing use of The Lodge, as a single dwelling house.
- NO OBJECTION
- WA/2025/00427 Manns Lodge, 101 High Street, Cranleigh, GU6 8AY**
 Application for advertisement consent to display 3 non-illuminated signs and 2 flags.
- OBJECTION – Members strongly object to the flags as they would be detrimental to the current residents of Manns Lodge and the neighbouring residents.
- Members also question the coming soon sign on the wall on the boundary of Manns Lodge, as it isn't clear who owns the wall and whether permission has been sort, if it is not in Manns Lodge's ownership.

- NMA/2025/00449** **Plot Community Building, Land Comprising of 5 Fields South of Amlets Lane, Cranleigh**
Amendment to PIP/2024/01818 - change description of development to "Application for Permission in Principle for the erection of up to 5 dwellings"
- NO OBJECTION – Members agreed the change in description to "up to" leaves the construction of the dwellings too open ended, confirmed numbers should be provided.
- TM/2025/00491** **Warwick House, 111 Horsham Road, Cranleigh, GU6 8DZ**
APPLICATION FOR THE REMOVAL OF TREES SUBJECT TO TREE PRESERVATION ORDER 20/10
- OBJECTION – Members strongly object to the removal of 4 oak trees and request that tree maintenance works should be carried out, as the trees are not in significantly close proximity to the dwelling.
- WA/2025/00463** **31 Longhurst Avenue, Cranleigh, GU6 8FG**
Alterations to attached garage to provide habitable accommodation; widening of driveway.
(one declaration of interest)
- NO OBJECTION
- WA/2025/00474** **Rydinghurst Farm, Elmbridge Road, Cranleigh, GU6 8LJ**
Construction of a tennis court and associated fence to replace sand school.
- NO OBJECTION
- WA/2025/00524** **Land at West Cranleigh Nurseries and North of Knowle Park between Knowle Lane and Alfold Road, Cranleigh**
Application under Section 73 to vary Condition 1 of WA/2024/01750 (approved plan numbers) to allow alterations to layout and additional house type plan for plots 223 & 228.
- NO OBJECTION
- WA/2025/00548** **Land at 1 Railway Cottages, The Common, Cranleigh, GU6 8SE**
Outline application with all matters reserved except for access and layout for erection of a single storey detached dwelling.
- OBJECTION – Members agreed there was insufficient information provided for the proposed dwelling. Due to its proximity to the Downlink information on the elevations and the construction materials need to be provided.
- Due to the nature of the plot being a narrow strip of land and its location alongside the Downlink the proposals are considered an overdevelopment of the site, not in keeping with the local area and street scene, not in keeping with the neighbouring cottages and would overlook the neighbouring dwellings amenity space.
- The access to the site for construction and potential residents would involve crossing the Downlink, which raises health and safety concerns.
- Members highlight that there is a watercourse that runs along the boundary of the plot.
- WA/2025/00507** **Moneymusk, Woodland Avenue, Cranleigh, GU6 7HU**
Erection of extensions and alterations.
- NO OBJECTION

WA/2025/00551 **Old Mulberry House, The Common, Cranleigh, GU6 8SJ**
Erection of a single storey extension with alterations to elevations and fenestration following demolition of existing conservatory.

NO OBJECTION

WA/2025/00528 **Brook Lea, Guildford Road, Cranleigh, GU6 8PP**
Application for a deemed consent under Section 37 Form B (Type III) of the Electricity Act 1989 to install a new overhead electricity cable and pole to serve a single customer.

NO OBJECTION

Cllr H Nicholson left the meeting.

7. AMENDED PLANNING APPLICATIONS

None received.

8. APPEALS

None received.

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 7.44pm.

The next Planning Committee Meeting will be held on **Tuesday 22 April 2025**

Signature.....

Date.....