



CRANLEIGH PARISH COUNCIL

MINUTES OF THE PLANNING COMMITTEE MEETING HELD AT 7.00 PM ON MONDAY 12 MAY 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*

PRESENT*

ALSO PRESENT: 4 members of the public, 6 representatives from Bellway, Senior Admin Clerk L Glazier

1. APOLOGIES FOR ABSENCE

There were no apologies received.

2. DECLARATIONS OF INTEREST

TM/2025/00777- Newlands Estate, Knowle Lane, Cranleigh. Cllr C Walker declared an interest as a resident of the Newlands Estate.

3. MINUTES

The minutes of the Planning Committee Meeting held on 22 April 2025 were AGREED and to be signed by the Chairman as a true record.

4. CHAIRMAN'S REPORT

There was no Chairmans report.

5. GUEST SPEAKER

Bellway thanked members for the opportunity to present their plans to the committee and confirmed their application has been submitted and awaiting confirmation.

Bellway gave an overview of the site, its history and explained that they had originally looked at placing 150 dwellings but have reduced the application to 79 dwellings. The plans include 1 bedroom maisonettes to 5 bedroom houses and 4 self-build houses, there will also be 30% affordable housing provision. The 4 self-build houses will use the existing barns on the site.

Due to the nature of the site the use and layout of the site has been guided by this and the area to the south is to remain greenspace with access for the whole community. There will also be a formal play area near to the Downslink along with a new entrance to the Downslink, the play area will be for all to use not just the residents.

There will be a pedestrian crossing installed across the Horsham Road for pedestrian access to and from the site and footpaths outside of the site. It was explained that there will be pedestrian and cycle access throughout the site connecting the Horsham Road with the Downslink. It was highlighted that there will be a 50 metre green buffer between the Bellway and Crest Nicholson sites.

If the proposals are granted permission the site would potentially be liable for £2million plus in CIL payments.

Members asked how the water run off due to the topography and steep bank will be dealt with?

- Bellway explained that they would have to meet or exceed the green field runoff rate, the plans aim to exceed the run off rate.
- There will be depressions dug, known as SUD's that will flow through the site. There will be a controlled water run off via the Crest Nicholson site's run off, the rate in which the run off enters the system will be controlled.
- There are also ditches, drains and swales it be placed throughout the site.

Members asked how the sewage will be dealt with and asked if they were aware of the WBC Policy change regarding water and waste which should mean more scrutiny of the water and waste proposals within the application?

- Bellway explained that they are aware of the challenges and understood there is due to be an upgrade in the Thames Water system in the future.
- They confirmed they were aware of some changes and thanked Members for raising the Policy change with them.

Members asked about the entrance as it is by a bend on the Horsham Road and close to the Grove Road access onto the Horsham Road. It was also asked if they are aware that the path at this point on the Horsham Road is very narrow meaning pedestrians have to walk in single file and there is a wall alongside the path. Where would the proposed crossing be on the Horsham Road?

- Bellway confirmed a road safety assessment has been carried out and SCC are ok with the alignment of the proposed access and Grove Road.
- Traffic surveys have also been carried out and a line to national best practice.
- SCC requested that a crossing point on the Horsham Road should be included, the crossing point is proposed to be to the south of Horsham Road.

Members asked whether they were aware of the conditions of the Downslink throughout the year, as it can generally be muddy and difficult to navigate in places?

- Bellway are aware of the condition of the Downslink and would consider contributing toward improvements to the Downslink, possibly via CIL contributions.

6. PUBLIC SESSION

There were 4 members of the public present the Bellway presentation, who raised the following:

The members of the public are surprised and disappointed by the proposals for a greenfield site outside of the development boundary.

- Bellway explained that greenfield sites are unfortunately being developed nationally and WBC needs a large number of dwellings to meet their housing targets.
- The site is connected to an established village, with schools, local amenities and access which makes it an possible site for development.

The site is a high value green field site, where road and services are currently struggling.

- Bellway are aware of the current service problems in the area, but the CIL contributions are given to help improve the infrastructure, it is for the County Council to deliver the improvements using the CIL contributions.
- The aim of the proposals is to maintain the current landscape and not to have visible rooftops imposing on the area, the proposals are to be nestled into the landscape.
- At the moment the site is a private field, the proposals will open the site into an open space for all to enjoy.
- The proposals would mean that 30% of the site would be housing.

It was mentioned that a larger development was considered initially, but was then reduced, will the number of houses increase in the future?

- Bellway will be bound by the CIL/S 106 agreement in perpetuity, but can appeal after 5 years.
- The impact to the landscape would be so great that permission to increase the number of dwellings would not be granted.

Will there be information available on the water runoff and traffic available?

- These details have been submitted with the planning application and will be available to the public when the application is validated.
- Bellway explained the details of water runoff, that it would be to the north of the site where the existing system is located.
- Bellway said that the transport assessment, flood risk assessment and the landscape assessment will be the best documents in the application to look at for information on water runoff and traffic impacts.

The loss of a greenfield site was raised.

- Bellway explained that there now needs to be a 10% bio-diversity gain on development sites.
- Bellway explained that the gain for this development would be up to 25% gain as only 30% of the land will be housing, but there will also need to be a 30 year management regime for the bio-diversity on the site, which will hopefully increase once established.
- There were already high housing targets set by the Government, but they have been raised even higher by the new Government, which unfortunately means greenfield sites and areas where there is no protection are more likely to receive housing development applications.

7. NEW PLANNING APPLICATIONS - LIST 25/16, 25/17 AND 25/18

NMA/2025/00735	White Meads, Knowle Lane, Cranleigh, GU6 8JW Amendment to WA/2022/01939 window details. To simplify and rationalise the window design details. REFUSED
NMA/2025/00717	Kalundra House, The Ridgeway, Cranleigh, GU6 7HT Amendment to WA/2024/01165 to change cladding on first floor extension to painted rendering and change solar panels to roof tiles. ALLOWED
TM/2025/00767	Cranberries, Wanborough Lane, Cranleigh, GU6 7DT APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 05/00 NO OBJECTION – Members agreed the pruning appears excessive and would like to see the proposed pruning scaled back as the tree is of visual importance. Members would also like to see an arboricultural report submitted.
TM/2025/00777	Newlands Estate, Knowle Lane, Cranleigh, GU6 8GJ APPLICATION FOR WORKS TO AND REMOVAL OF TREES SUBJECT OF TREE PRESERVATION ORDER 01/17 NO OBJECTION – Members were happy to see a very thorough report and pleased to see a replacement tree is proposed.
WA/2025/00785	5 Redcroft Walk, Cranleigh, GU6 8DS Erection of ground floor and first floor extensions and alterations and removal of chimney stack. NO OBJECTION

WA/2025/00805

Land at Ruffold Farm, Guildford Road, Cranleigh, GU6 8LT

Outline Application with all matters reserved except for access and layout for the erection of up to 70 residential units, (including 21 affordable units) with widened vehicle access point, associated parking, cycle storage, open space and landscaping.

OBJECTION – Members object to the application for the following reasons:

- Members highlight a previous application for 20 dwellings on this site had been refused permission previously, with many of the reasons still being applicable to this application.
- The proposals would not maintain a boundary of green space between Rowly and Cranleigh.
- There would potentially be negative impacts to the adjacent Grade II listed building.
- There are currently regular water supply problems along the Guildford Road, a development of this size would exacerbate them.
- The proposals are an overdevelopment of the area and not in keeping with the rural landscape which would have a significant negative impact to the rural characteristics in the area.
- The proposed layout of the site would be harmful to the rural character.
- The proposed existing entrance proposes challenges for potential residents and the wider road network. The entrance and development roads ways should be wide enough for two cars to comfortably pass. Due to the proposed number of dwellings there would be a significant increase in car movements to the volume of cars accessing and exiting Notcutts garden centre along this two bus stops close by should be given serious consideration in relation to the number of proposed dwellings.
- Although there are trees on the boundary of the site the 2 storey apartment building could be visual dominant to the surrounding area given the prominence of the site, but it is also very much out of keeping for the style of homes in the area,.
- The garages and parking shown of the plans are significantly inadequate for the dwellings with several of the larger dwellings having only one useable parking space, as garages are generally used for storage and not for parking cars.
- The Thames Water comments agree their capacity based on less dwellings than proposed in the application, which is concerning due to the current supply issues throughout the village.
- There is the potential of increased risk of flooding, drainage, sewage and water problems due to the volume of dwellings proposed on the site.
- Members conclude that the benefits of housing numbers don't outweigh the long term harm to the area.

TM/2025/00796

Hazeldene, 68 Horsham Road, Cranleigh, GU6 8DU

APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 03/24

NO OBJECTION

8. AMENDED PLANNING APPLICATIONS

An amendment has been received for WA/2025/00524 – Land at West Cranleigh Nurseries and North of Knowle Park, Alfold Road, Cranleigh - Noted

9. APPEALS

None received.

10. ENFORCEMENT

Nothing to report.

11. 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 8.04pm.

The next Planning Committee Meeting will be held on **Monday 02 June 2025**

Signature.....

Date.....