



## CRANLEIGH PARISH COUNCIL

### MINUTES OF THE PLANNING COMMITTEE MEETING HELD AT 7.00 PM ON MONDAY 02 JUNE 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: Senior Admin Clerk L Glazier

1. APOLOGIES FOR ABSENCE

There were apologies from Cllr C Bennett (prior commitment) and Cllr D Nicholas (prior commitment).

2. DECLARATIONS OF INTEREST

There were no declarations of interest.

3. MINUTES

The minutes of the Planning Committee Meeting held on 12 May 2025 were AGREED and signed by the Chairman as a true record.

4. CHAIRMAN'S REPORT

There was no Chairmans report.

5. PUBLIC SESSION

There were no members of the public present.

6. NEW PLANNING APPLICATIONS - LIST 25/19, 25/20 AND 25/21

**TM/2025/00888**

**14 Nightingales, Cranleigh, GU6 8DE**

APPLICATION FOR REMOVAL OF TREES SUBJECT OF TREE PRESERVATION ORDER 26/99

NO OBJECTION – Members would like to see the trees managed rather than tree removal, as the heave following removal can cause further problems.

Members agreed that T7 and T8 being further from the dwelling should be maintained and not removed. T5 and T6 could be removed as they are closer to the house and likely to be causing the subsidence.

It is requested that replacement trees should be native species, but also suggested that a hedgerow would be a beneficial replacement.

- WA/2025/00898**      **Hazeldene, Rowly Drive, Cranleigh, GU6 8PJ**  
Certificate of lawfulness under section 192 for the proposed provision of a twin unit mobile home (not operational development) within the garden of the lawful dwelling house for use as additional accommodation by one household (not a material change of use).
- NO OBJECTION
- WA/2025/00903**      **8 Lawns Cottages, Lawns Road, Rudgwick, Horsham, RH12 3AE**  
Alterations to rear elevation.
- NO OBJECTION
- WA/2025/00907**      **Dobbes, Ewhurst Road, Cranleigh, GU6 7AA**  
Application under Section 73 to vary Condition 1 (approved plans) of WA/2022/00212 to allow changes to dormer design.
- OBJECTION - Members wish to repeat their previous objection:
- Members OBJECT to the proposed amendments as they will overlook the neighbouring dwellings and are disproportionate.*
- TM/2025/00913**      **67 Summerlands, Cranleigh, GU6 7BX**  
APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 11/16
- NO OBJECTION – Subject to permission from 65 and 69 Summerlands.
- WA/2025/00911**      **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/2104/0912 to amend Clause 7.1 of Schedule 1 by inserting the words “other than by way of legal mortgage or charge” after the words “Not to dispose” in the first line.
- NO OBJECTION
- WA/2025/00922**      **Land centred coordinates 506503 137781, Horsham Road, Cranleigh**  
Phased Hybrid Planning Application comprising: Full Planning Application for the demolition of Vachery Bungalow and the erection of residential dwellings, new access road from Horsham Road, internal roads, car parking, landscaping, public open space, and other associated works and infrastructure; Outline Planning Application with all matters reserved except for access for the development of Self / Custom Build dwellings.
- OBJECTION – Members object to the proposals as the information provided fails to meet Policies CRAN 14 and CRAN 17 of the Cranleigh Neighbourhood Plan. This is supported by the objection submitted by SSC Flood Risk, Planning, and Consenting Team in relation the NPPF paragraphs they have highlighted.
- The information provided on drainage and sewage is insufficient and it is unwise to expect a neighbouring watercourse to take the drainage of the proposed development when the neighbouring development is also using the watercourse for this purpose. A proven drainage method would be needed and evidence that the watercourse would cope with the additional volume of drainage water along with a management plan.
- There is also no report supporting the removal of waste water and sewage from the site and how fresh water will be supplied and maintained to the new dwellings, although Members understand the fresh water supply can be confirmed later in the process.

Members would like to highlight there are currently low water pressure and sewage problems in the neighbouring new housing development.

The Vachery Bungalow appears to be a building of local merit, Members would like this to be confirmed and clarification on the case for demolition if it is a building of local merit.

If the Vachery Bungalow is to be demolished a bat survey will need to be carried out and a bat report submitted.

Due to the proposed entrance of the development being close to a speed change and cars will possibly still be reducing their speed due to the nature of the road this has the potential to cause a hazard. Members recommend that traffic management interventions should be implemented along the Horsham Road, rumble strips were suggested.

It was highlighted that the proposed site is outside of the settlement boundary.

**WA/2025/00964**

**Land rear of 133 to 135 High Street, Cranleigh**

Erection of extensions and alterations to existing commercial building.

NO OBJECTION – Members request that a condition of planning permission should be that the windows facing the Victoria Road properties are obscured glass.

**WA/2025/00918**

**Hillview, Ewhurst Road, Cranleigh, GU6 7EF**

Erection of extension and alterations to elevations including alterations to attached garage to provide habitable accommodation following part demolition of attached garage; construction of 2 dormer windows to create habitable accommodation within roofspace following removal of existing dormer.

NO OBJECTION

**PRA/2025/00929**

**25 New Bridge Road, Cranleigh, GU6 8UT**

Erection of a single-storey rear extension, which would extend beyond the rear wall of the original house by 3.50m, for which the maximum height would be 3.44m and the height of the eaves would be 2.51m.

NOTED

**PRA/2025/00961**

**Rydinghurst Farm, Elmbridge Road, Cranleigh, GU6 8LJ**

General Permitted Development Order 2015, Schedule 2 Part 6 Class A - Prior Notification application for erection of an agricultural storage building.

NOTED

**WA/2025/00995**

**Outbuilding, Stonehouse, Horsham Road, Cranleigh**

Erection of a dwelling following demolition of existing outbuilding and garage.

NO OBJECTION – Members ask that arboriculturist is present prior to and during the works.

**TM/2025/00989**

**Pooh Corner, Wanborough Lane, Cranleigh, GU6 7D**

APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 05/00

NO OBJECTION

7. AMENDED PLANNING APPLICATIONS

None received.

8. APPEALS

None received.

9. ENFORCEMENT

Members note that WA/2024/00910 - Vachery Farm, Horsham Road, has been approved as tourist accommodation, although there continues to be a permanent resident.

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 7.42pm.

The next Planning Committee Meeting will be held on **Monday 23 June 2025**

**Signature**.....

**Date**.....