



CRANLEIGH PARISH COUNCIL

MINUTES OF THE PLANNING COMMITTEE MEETING HELD AT 7.00 PM ON MONDAY 04 AUGUST 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: 10 members of the public (1 via Zoom), Cllr B Steel, Senior Admin Clerk L Glazier

1. APOLOGIES FOR ABSENCE

There were apologies from Cllr C Walker (prior commitment).

2. DECLARATIONS OF INTEREST

No declarations of interest were made.

3. MINUTES

The minutes of the Planning Committee Meeting held on 14 July 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

There were 9 members of the public present for application WA/2025/01342 - Land Centred Coordinates 504424 139377, Westdene Meadows, Cranleigh, who raised the following:

- Westdene Meadows is a narrow cul-de-sac road, where cars park on the road leading to the proposed site entrance, along with yellow lines at the entrance of the road. When exiting the Westdene Meadows there is a blind spot which means that you have to pull onto the Elmbridge Road to see clearly. At peak traffic times on the Elmbridge Road residents of Westdene Meadows have to rely on the goodwill of other road users to exit and enter the road.
- Concerns were raised about the safe access and egress of heavy vehicles to the site, along with damage to the road.
- For at least 30yrs the green space that is the proposed entrance to the site has been used by the neighbouring properties who have limited outside space. It is understood that Cala Homes owns the land, so question if the developer has access rights. The residents of Westdene Meadows also pay for maintenance of the green space that is the proposed entrance.
- The creation of the entrance to the site would result in a loss of trees and hedgerow.

- Currently there is insufficient provision of school places at all age ranges, the local road network struggles with heavy traffic, and the water and sewage systems are not sufficient for the current demand.
- It is understood that Cranleigh is considered a water island by Thames Water, it would be assumed that it would cause supply problems.
- The Elmbridge Road, Westdene Meadows and Lashmere area there is known sewage smells, leaks and lack of repairs. Deodorisers have been frequently used at the water treatment plant on the Elmbridge Road.
- The site is in a flood zone, Lashmere already receives regular flooding on both sides of the road, so the mitigation is very much insufficient, given that the proposed development will be raised higher than the Lashmere properties and covering a green space with concrete. It is noted that all the documents appear to be from desk top studies.
- The ditches along Elmbridge Road do fill and cause flooding problems. Thames Water have indicated they will monitor them, but there was a small blockage upstream that caused flooding in the area.
- The ecology report is very concerning as there is a significant amount of established wildlife that would not return after the site is developed. The report implies there would be 54.84% net loss but with the new hedgerow the loss would be recovered plus 6%, this is strongly considered as unlikely as the wildlife will have suffered a significant disturbance.
- The site is outside of the settlement boundary, with another proposal opposite, which would result in significant developments and light intrusion either side of the Downslink.
- The need to meet the housing numbers does not outweigh the significant loss of wildlife, their habitats, light pollution, loss of trees and green space, also noting that many trees have been removed prior to the submission of the application.
- There would be a urbanization of the wildlife corridor, the Downslink, which is unnecessary and to the detriment of the local wildlife and current residents.
- The bio-diversity report/study is assumed to be post clearance of the site of trees, which would make it inaccurate to the actual loss of bio-diversity.
- For many years there used to be pedestrian access through the site, this has now been aggressively removed.
- The site is not a consideration within the Cranleigh Neighbourhood plan.
- If the application is approved, once completed there will be between 120 and 180 additional cars using Westdene Meadow multiple times per day for access.
- There is insufficient information regarding the maintenance of the road and trees, this is concerning for the Westdene residents as they currently pay a maintenance fee.
- The end of Westdene Meadows is privately owned, so there are concerns that large vehicles will end up at this end of the road, will any damage to this section of the road be repaired by the developer.
- The site is not accessible by foot to the village as it is about 1 mile from the village centre along the Downslink, although it is not safely accessible in the winter due to the lack of lighting, which would be inappropriate do to the disruption to the local wildlife.
- The Elmbridge Road bridge with traffic lights currently has movement sensors, the proposed development would have an impact on this due to the increase in traffic movements.
- On a recent occasion 3 fire engines attended Westdene Meadows the road was not accessible due to the narrow nature.
- There are several residents that have lived at Lashmere and Westdene Meadows for over 30 years, who have documented the wildlife in the area, have suffered the flooding into their homes and the regular foul odours from the wate treatment plant, increasing during the warmer months, who strongly agree that further development would be significantly detrimental to the residents of the area and local wildlife.
- The accumulative effect and impacts to the local and surrounding area have not been fully considered, given that there are local approved developments that are still to be completed or not yet fully occupied.

Cllr B Steel had been contacted by a local resident who has well documented photos and videos of the wildlife within the site and around the site, who is extremely concerned at the permanent and irreversible damage the development would do to the site and local area.

6. NEW PLANNING APPLICATIONS - LIST 25/28, 25/29 AND 25/30

WA/2025/01346 **Land Centred Coordinates 504424 139377, Westdene Meadows, Cranleigh**
Erection of 63 residential dwellings (including 19 affordable homes), together with the associated vehicular and pedestrian access, landscaping and public open space.

Members agreed to consider this application at this point in the meeting

OBJECTION – Members raised the following objections:

- The proposals are of no benefit to the local community and would be detrimental to the existing residents and local area.
- The area where the dwellings are proposed to be constructed appears to be within the 500 metre ancient woodland buffer.
- Accessibility to the site is a strong concern due to the challenges of Westdene Meadows being narrow with parked cars creating limited access, dangerous access and egress for residents and construction traffic along with limited site lines from the site.
- Access to the site is inadequate for the volume of proposed dwellings, with the potential increase being at least 120-180 cars, likely to make multiple journeys per day, given the distance from the village centre.
- A large amount of trees were removed prior to the application being submitted, therefore making the net bio-diversity gain inaccurate.
- Members are concerned with the removal of a maintained green space, trees and hedging to create the entrance to the site at Westdene Meadows, along with the detrimental impacts of developing a greenfield where there is a notable abundance of bio-diversity.
- Bat reports will need to be carried out as there are areas that would be considered bat corridors.
- The measures to discharge into the sewer network are unclear.
- Although there are SUD's proposed within the site, this is yet to be a proven method of sustainable drainage and given the local knowledge regarding flooding this would need to be a key consideration as the proposals are highly likely to cause flooding to the surrounding area.
- Multiple badgers have been reported using the site, it is unknown if they have a sett within the site.
- There would be a significant increase in light pollution to the Downslink from the proposed development and an accumulative impact due to other proposed sites nearby.
- It is noted that there are a number of group TPO's within the site.

WA/2025/01342 **Little Orchard, The Ridgeway, Cranleigh, GU6 7HW**
Erection of extensions and alterations following demolition of existing conservatories; extension and partial demolition of existing garage.

NO OBJECTION

WA/2025/01336 **Whiteoaks Lodge, The Common, Cranleigh, GU6 8SN**
Change of use of building and associated land from use ancillary to Whiteoaks Lodge to form an independent dwelling with associated parking and amenity space; together with conversion of integral garage to habitable accommodation and alterations to elevations.

NO OBJECTION

- WA/2025/01329** **Rydinghurst Farm, Elmbridge Road, Cranleigh, GU6 8LJ**
Application under Section 73 to vary Condition 1 (approved plans) of WA/2024/02365 to allow for internal alterations to incorporate approved separate hay barn within stable building along with further internal alterations including reduction of number of stables from 8 to 6.
- NO OBJECTION
- WA/2025/01363** **28 Parsonage Road, Cranleigh, GU6 7AJ**
Erection of single storey extensions following demolition of existing conservatory.
- NO OBJECTION
- WA/2025/01366** **31 The Mount, Cranleigh, GU6 7LU**
Certificate of Lawfulness under Section 192 for dormer extension to provide additional habitable accommodation in roof space together with Juliet balcony and rooflights following removal of chimney stack.
- NO OBJECTION
- WA/2025/01370** **32 Roberts Way, Cranleigh, GU6 7FN**
Certificate of Lawfulness under Section 192 for dormer extension and installation of rooflights to provide habitable accommodation in roof space.
- GRANTED
- WA/2025/01368** **Green Garth, Bookhurst Road, Cranleigh, GU6 7DW**
Erection of single and two storey extensions and alterations to existing single storey dwelling together with alterations to roof to provide habitable accommodation in roof space; demolition of attached garage and chimneys.
- NO OBJECTION
- WA/2025/01382** **Midwicket, The Common, Cranleigh, GU6 8NS**
Erection of a lean-to greenhouse to existing detached garage.
- NO OBJECTION
- WA/2025/01415** **Land Coordinates 504812 140760, Guildford Road, Cranleigh**
Erection of a dwelling and car port with associated works following demolition of existing outbuildings.
- NO OBJECTION
- NMA/2025/01439** **Land at West Cranleigh Nurseries and North of Knowle Park between Knowle Lane and Alfold Road, Cranleigh**
Non Material Amendment to WA/2025/00524 to amend drawing references listed under Condition 2.
- NOTED

7. AMENDED PLANNING APPLICATIONS

None received.

8. APPEALS

None received.

9. ENFORCEMENT

Savers shop front has been reported to enforcement following several complaints from parishioners regarding the signage not being in keeping with the local area.

110a High Street vape shop has been reported to enforcement and they are investigating, there have been several more complaints about the amount of vape shops in the village.

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 7.55pm.

The next Planning Committee Meeting will be held on **Tuesday 26 August 2025**

Signature.....

Date.....