



CRANLEIGH PARISH COUNCIL

MINUTES OF THE PLANNING COMMITTEE MEETING HELD AT 7.00 PM ON TUESDAY 26 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: Cllr E Townsend, Parish Clerk B Bell and five members of the public in person.

1. APOLOGIES FOR ABSENCE

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

2. DECLARATIONS OF INTEREST

No declarations of interest were made.

3. MINUTES

The minutes of the Planning Committee Meeting held on 04 August 2025 were DEFERRED to the next meeting of the Planning Committee.

4. CHAIRMAN'S REPORT

There was no Chairmans report.

5. PUBLIC SESSION

There were five members of the public present who all wished to speak about planning application WA/2025/01415:

- A member of the public said the application is for over development of site and is not infilling, but back garden development. They referred to the Planning Inspector's dismissal of the appeal for two dwellings on this site which said the dismissed appeal would result in a reduction in privacy and intrusion of privacy. The tree adjacent to the property with a TPO already shades his home, and the proposed dwelling would further shade his home earlier in the afternoon as the sun sets in the west. He also raised concern about the accuracy of the swept path analysis for fire appliance access to the proposed dwelling.
- A member of the public said the proposed dwelling is huge and will cast a shadow across his garden. The proposed dwelling is not in keeping with the other houses in the area as it does not follow the building line.

- A member of the public said that vehicles using the vehicular access to the proposed dwelling would shine headlights directly into this bedroom.
- A member of the public said the street has a clean line of properties and this application is for development in the back garden which would change the character of the street. It is also accessed from a 40mph road.
- A member of the public raised concern over the safety of users of the car park with increased vehicle movements for the new dwelling. The business is currently empty, but a new proprietor could increase vehicular traffic.

6. NEW PLANNING APPLICATIONS - LIST 25/31, 25/32, 25/33 AND APPLICATION WA/2025/01415

WA/2025/01508	Coombe Lea, Guildford Road, Cranleigh, GU6 8PP Erection of extensions and alterations including open porch following removal of chimney stacks and demolition of outbuilding. NO OBJECTION, but due to the number of bat droppings an European Protected Species Licence will be required before works commence. The Committee also request all nests are retained.
WA/2025/01566	6 Mead Road, Cranleigh, GU6 7BG Erection of a porch extension. NO OBJECTION
WA/2025/01561	Cranleigh Preparatory School, Horseshoe Lane, Cranleigh, GU6 8QH Certificate of Lawfulness under Section 192 for the erection of an extension to provide additional classroom space together with ancillary cloakrooms, toilets and offices. NO OBJECTION
WA/2025/01560	1 Worcester Drive, Cranleigh, GU6 7FW Erection of single storey rear extension. OBJECTION as arboricultural report is required.
WA/2025/01576	10 Summerlands, Cranleigh, GU6 7BL Certificate of Lawfulness under Section 192 for alterations to link attached garage to provide habitable accommodation. 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. OBJECTION – Cllr M Scully abstained from the vote. The Chairman of the Committee had made a site visit and noted 22 objections on the planning portal. The proposal is for over development of the site, inappropriate backland development and out of keeping with the character of the existing area. The development does not follow the building line on the road.

The building is disproportionately large, will destroy visual amenity for neighbouring properties, result in loss of light and is not of benefit to the local community.

The site is too cramped, in close proximity to neighbouring properties and will have an unacceptable effect on them. It does not enhance the area.

The access is unsafe and unsuitable, there is no turning provision. The vehicular access could add pressure to the existing car park and vehicular movements. Concerns were raised about suitability of access for emergency services vehicles.

The application will have a detrimental impact on biodiversity, wildlife corridors and could harm existing trees protected by TPOs.

7. AMENDED PLANNING APPLICATIONS

None received.

8. APPEALS

None received.

9. ENFORCEMENT

None received.

10. ATTENDANCE AT AREA PLANNING COMMITTEE (EASTERN) AND JOINT PLANNING COMMITTEE

It was AGREED for Cllr R Tyler to speak on behalf of the Parish Council.

The Chairman closed the meeting at 7.28pm.

The next Planning Committee Meeting will be held on **Monday 15 September 2025**

Signature.....

Date.....