



CRANLEIGH PARISH COUNCIL

MINUTES OF THE PLANNING COMMITTEE MEETING HELD AT 7.00 PM ON MONDAY 06 OCTOBER 2025 HELD AT COUNCIL CHAMBER, VILLAGE WAY, CRANLEIGH

Cllr R Tyler* (Chairman)
Cllr R Burbridge* (Vice Chairman)
Cllr C Bennett*
Cllr M Scully*
Cllr B Steel
Cllr D Nicholas
Cllr H Nicholson
Cllr C Walker*

PRESENT*

ALSO PRESENT: 9 Members of the public, Senior Admin Clerk L Glazier

1. APOLOGIES FOR ABSENCE

There were apologies from Cllr B Steel (prior commitment).

2. DECLARATIONS OF INTEREST

No declarations of interest were made.

3. MINUTES

The minutes of the Planning Committee Meeting held on 15 September 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/2025/01753- 6 Grange Park, Cranleigh, who raised the following:

- Currently this is a cul-de-sac of bungalows, with bungalows opposite and in the nearby area, with two storey dwellings further afield. The area has been developed with the purpose for bungalow style dwellings to create space and light through the development.
- The proposals would change the built environment considerably.
- The proposed dwelling would be an overdevelopment of the site, out of keeping, overshadowing and would significantly change the character of the cul-de-sac and surrounding area.
- Visually the proposals would have an aggressive and dominant impact to the area.
- If allowed the proposals would set an unwanted precedent for the area. In the future it could result in the loss of 8 bungalows, further restricting the market of single storey dwellings, for those how need them, as there is a need for single storey dwellings.
- The proposed 5 bedroom dwelling would cause long term highway impacts where there are currently none.

- From the elevations plans the materials to be used are extremely out of keeping with the surrounding area, as the dwellings are brick built without overly large windows.
- There are suspected bats in the neighbouring dwellings, so it would be right to assume there is the potential for bats within the current dwelling.
- Trees have already been removed for the site.
- The dwelling is currently being used for business purposes.
- Residents were very concerned that the notification letters were received more than 5 days after the date on the letter, therefore significantly reducing their time to respond to the planning application.

6. NEW PLANNING APPLICATIONS - LIST 25/37, 25/38 AND 25/39

WA/2025/01753

6 Grange Park, Cranleigh, GU6 7HY

Erection of extensions and alterations to bungalow to form a two storey dwelling including installation of rooflights.

OBJECTION - Members strongly object to this application for the following reasons:

- Members highlight that in this area there are currently only one storey dwellings, so if this application were to be approved it would set a significant and negative precedent that would be irreversible for the local area.
- The proposals would be an overdevelopment of the site, particularly in bulk and mass.
- The design and build form are not in keeping with the local area, as a result of this there would be a significant harmful change to the visual character of the area, along with overlooking and over shadowing to the neighbouring dwellings.
- The addition of a 5 bedroom dwelling would have an adverse impact to the local highway by creating additional traffic to the area and a reduction in highway safety as parking is limited within the site given the proposed size of the dwelling, which would result in on road parking affecting the access and egress of the road.
- Local residents have reported potential bat lofts in the area, so a bat report would need to be carried out and submitted, along with this it would mean there are potential bat lofts within 50 metres of the site.
- Concerns have been raised by local residents that the dwelling is currently being used for business purposes rather than a residential dwelling.

WA/2025/01721

Land at West Cranleigh Nurseries and North of Knowle Park, Alfold Road, Cranleigh

Application under Section 106 of the Town & Country Planning Act to modify the legal agreement relating to WA/2022/00195 to allow additional affordable housing units.

NO OBJECTION

WA/2025/01718

50 Longhurst Avenue, Cranleigh, GU6 8FG

Erection of a single storey extension and associated works.

NO OBJECTION – Members question if there is a restrictive covenant in place as the dwelling is part of a newer development.

WA/2025/01760

Rydinghurst Farm, Elmbridge Road, Cranleigh, GU6 8LJ

Retention of existing garage in lieu of extant bat barn.

NO OBJECTION

- TM/2025/01703** **8 Thurlow Walk, Cranleigh, GU6 8DQ**
APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 26/99
- NO OBJECTION
- NMA/2025/01704** **Sandelands, Woodland Avenue, Cranleigh, GU6 7HU**
Amendment to WA/2024/01889 - to condition 13 which requires a 10-metre buffer between the culvert and the built development in accordance with the recommendation in the FRA - the 10m buffer from the watercourse culverts is not necessary and was not based on any particular legislation or guidance requirements; an 8-metre buffer would be more suitable and does not materially alter the effectiveness of the condition.
- NOTED
- WA/2025/01766** **31 The Mount, Cranleigh, GU6 7LU**
Erection of a single storey rear extension and alterations to elevation.
- NO OBJECTION
- WA/2025/01778** **Southcroft, 8 Rowly Edge, Cranleigh, GU6 8PU**
Alterations to elevations and integral garage to form habitable accommodation following demolition of existing conservatory; alterations to roofspace including installation of dormers and rooflights to provide habitable accommodation.
- NO OBJECTION
- WA/2025/01786** **Kimberley, 8 The Mount, Cranleigh, GU6 7LX**
Erection of extensions and alterations including porch following demolition of existing conservatory.
- NO OBJECTION
- WA/2025/01784** **30 Cranleigh Mead, Cranleigh, GU6 7JS**
Erection of a two storey extension and alterations.
- NO OBJECTION
- WA/2025/01810** **Spring House, Mannings Hill, Cranleigh, GU6 8QN**
Certificate of Lawfulness under Section 192 for construction of a padel court incidental to the residential dwelling.
- NO OBJECTION – Whilst Members have no objection they are concerned about the potential of trees being removed and the impact to nearby trees.
- TM/2025/01840** **28 Nightingales, Cranleigh, GU6 8DE**
APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 26/99
- NO OBJECTION – Member request that an arboricultural report submitted.

7. AMENDED PLANNING APPLICATIONS

WA/2025/01640 - Land centred coordinated 507306 139395, Wanborough Lane, Cranleigh – Members are pleased to see the new block plan shows the trees at the front of the site are to be retained.

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 Burbridge to speak on behalf of the Parish Council.

The Chairman closed the meeting at 7.48pm.

The next Planning Committee Meeting will be held on **Monday 27 October 2025**

Signature.....

Date.....

DRAFT