



## CRANLEIGH PARISH COUNCIL

### MINUTES OF THE PLANNING COMMITTEE MEETING HELD AT 7.00 PM ON MONDAY 12 JANUARY 2026 HELD AT COUNCIL CHAMBER, VILLAGE WAY, CRANLEIGH

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

PRESENT\*

ALSO PRESENT: 2 members of the public, Senior Admin Clerk L Glazier

1. APOLOGIES FOR ABSENCE

There were apologies from Cllr M Scully (prior commitment) and 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 December 2025 were AGREED and to be signed by the Chairman as a true record.

4. CHAIRMAN'S REPORT

The Chairman wished everyone a Happy New Year.

5. PUBLIC SESSION

One member of the public present was present for application WA/2025/02425 - Glendoone, The Common and raised the following:

- They highlighted that they are objecting to the addition of the skylight to the north west of the dwelling, as it would be intrusive and overbearing to the neighbouring property.
- It was highlighted that the block plan is incorrect as the existing plan shows a skylight already present when there is currently no skylight.
- It was explained that the addition of skylights would be detrimental to the dwellings character.
- They explained that they are supportive of the changes to the dwelling, but the addition of the skylights needs to be reconsidered, particularly for the north west side of the dwelling.

**WA/2025/02425**

**Glendoone, The Common, Cranleigh, GU6 8NS**

Erection of single extension and alterations including link extension to existing detached store with alterations to store to provide habitable accommodation and associated works.

*Members agreed to discuss the application at this point of the meeting.*

NO OBJECTION – Members agreed that all windows overlooking the neighbouring property should be obscured glass, along with the proposed skylight on the north west elevation to be non-opening as the floor level is lower than the neighbouring property, which would increase the potential loss of privacy for the amenity space of the neighbouring property.

One member of the public present was present for application WA/2025/02482 - Rose Tree Cottage, Smithwood Common and raised the following:

- Currently there's no existing access to the site, with the proposed access currently being common land which is also a public footpath.
- The proposals are unwanted backland development.
- The access roads for the surrounding properties are unmaintained, unadopted and not suitable for the proposed increase in vehicle movements.
- All the surrounding dwellings are semi-detached properties the proposals should be in keeping with this, making layout 1 the only option that is in keeping with the surrounding area.
- The street scene and visual amenity of the proposed properties for layout 2 are not in keeping with the local area.
- The access and egress to the surrounding properties via two separate points, are currently a concern, due to the dangerous nature of the road.

**WA/2025/02482      Rose Tree Cottage, Smithwood Common, Cranleigh, GU6 8QW**  
Outline application with all matters reserved for erection of up to 2 self-build / custom-build dwellings and associated works.

*Members agreed to discuss the application at this point of the meeting.*

OBJECTION – Members object to the proposals as there is no existing access to the site and no current right of way to the site.

The proposals are not an enhancement to the area or neighbouring amenity and would be considered unwanted backland development.

As there are two different layouts proposed for the dwellings, there is the potential for the dwellings to be out of keeping for the area. The surrounding dwellings are semi-detached, meaning that layout 1 would be in keeping, but layout 2 proposes two detached properties that would not be in keeping with the local area.

Members highlighted the objections raised by SCC Rights of Way Officer - Countryside Access Team.

6. NEW PLANNING APPLICATIONS - LIST 25/50, 25/51 AND 26/01

**WA/2025/02386      Timber Lodge, The Ridgeway, Cranleigh, GU6 7HR**  
Erection of single and two storey extensions and alterations to elevations together with creation of additional parking spaces and associated works.

NO OBJECTION

**WA/2025/02410      Spratts, The Common, Cranleigh, GU6 8NS**  
Erection of extensions and alterations to dwelling together with alterations to existing garage building; associated landscaping works and replacement entrance gates; relevant partial demolition of existing extensions in a Conservation Area.

NO OBJECTION

**WA/2025/02411      Spratts, The Common, Cranleigh, GU6 8NS**  
Listed Building Consent for extensions, internal and external alterations and relevant partial demolition of existing extensions in a Conservation Area.

NO OBJECTION

- WA/2025/02423      Amlets, Amlets Lane, Cranleigh, GU6 7DH**  
Application under Section 73 to vary conditions 8, 9 & 10 (parking and access) of WA/2024/01046 to alter the timing of the requirement from prior to commencement to prior to occupation.  
  
NO OBJECTION
- TM/2025/02382      Land at Willowbrook, South of Elmbridge Road, Cranleigh, GU6 8GN**  
APPLICATION FOR WORKS TO AND REMOVAL OF TREES SUBJECT OF TREE PRESERVATION ORDER WA129  
  
NO OBJECTION
- WA/2025/02441      6 Grange Park, Cranleigh, GU6 7HY**  
Construction of a 2m high boundary fence and pedestrian access gates (retrospective).  
  
NO OBJECTION
- TM/2025/02449      14 Cromwell Place, Cranleigh, GU6 7LF**  
APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 16/00  
  
OBJECTION – Although members are pleased to see works to maintain the trees, it is requested that an arboricultural report is carried out and submitted for the oak tree in particular, to ensure that the works carried out are not detrimental to the oak tree.
- WA/2025/02468      9 Brookside, Cranleigh, GU6 8DA**  
Erection of single storey extension and alterations including pitched roof to existing porch and replacement attached car port.  
  
NO OBJECTION
- WA/2025/02475      Blue Jays, Knowle Lane, Rudgwick, Horsham, RH12 3AG**  
Erection of extensions, car port, decking and alterations to dwelling.  
  
NO OBJECTION
- WA/2025/02499      Rydinghurst Farm, Elmbridge Road, Cranleigh, GU6 8LJ**  
Application under Section 73 to vary condition 1 of WA/2024/02365 (approved plans) to allow alterations to layout and design.  
  
NO OBJECTION
- NMA/2025/02502      Land South of Old Cottage, Wanborough Lane, Cranleigh, GU6 7DS**  
Amendment to WA/2025/01640 - Introduction of Solar Photovoltaics onto the rear roof slope. Introduction of air source heat pumps and EV charging point.  
  
NO OBJECTION

7. AMENDED PLANNING APPLICATIONS

WA/2025/00922 - Land centered coordinated 506503 137781, Horsham Road, Cranleigh – Members had no further comments.

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 7.47pm.

The next Planning Committee Meeting will be held on **Monday 02 February 2026**

Signature.....

Date.....

DRAFT