



CRANLEIGH PARISH COUNCIL

**MINUTES OF THE PLANNING COMMITTEE MEETING HELD AT 7.00 PM
ON MONDAY 02 FEBRUARY 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: 8 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 12 January 2026 were AGREED and to be signed by the Chairman as a true record.

4. CHAIRMAN'S REPORT

The Senior Admin Clerk reported to Members that Guildford Borough Council have notified the Parish Council that Ash Parish Council have submitted the Ash Neighbourhood Plan to Guildford Borough Council. The consultation will run from 20 January 2026 to 09 March 2026.

5. PUBLIC SESSION

There were 8 members of the public present for WA/2026/00013 - 6 Grange Park, Cranleigh, who raised the following:

- It was highlighted that this part of Grange Park is a cul-de-sac of bungalows, that is separate and different to the rest of Grange Park.
- The proposals are greatly out of keeping for the area of established bungalows, with 6 Grange Park being in a prominent position at the entrance to the cul-de-sac.

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- The scale, proportions, scheme, rhythm and overbearing nature of the proposals would have a significant detrimental impact to the area and neighbouring properties.
- There are strong concerns that if approved there will be further applications to further develop the bungalow.
- The approval of this application would set a new precedent for the area and a loss of a much needed bungalow in Cranleigh.
- There is a known presence of bats in the area with bats inhabiting many of the surrounding properties.
- There is a need for independent living in Cranleigh and the removal of another bungalow without a replacement is unacceptable.
- It is unacceptable to suggest that the neighbours could put up screening as a solution to being overlooked by the creation of house, especially as it would be at their own expense.
- Residents are strongly concerned as the ridge height is higher than the original application, making the proposals increasingly dominant and overbearing.
- The cul-de-sac of bungalows ground level declines towards the other bungalows, making 6 Grange Park at a higher ground level, therefore further increasing the dominance the proposals would have.
- The proposals don't enhance the area, combined with the removal of hedging to erect a wooden fence on the site there is a significant lack in environmental enhancement.
- There is plenty of room on the site to create a larger bungalow rather than adding a storey, creating a larger bungalow would in keeping with the area.

6. NEW PLANNING APPLICATIONS - LIST 26/02, 26/03 AND 26/04

[WA/2026/00013](#)

6 Grange Park, Cranleigh, GU6 7HY

Erection of extensions and alterations to bungalow to form a two storey dwelling and associated works.

OBJECTION – Members strongly agree that the reasons for refusal for the previous application WA/2025/01753 still apply. The proposals are overly dominant in scale, mass, bulk and design and fail to integrate with the existing dwelling and the surrounding bungalows. The proposals would visually harm the visual amenity and character of the area.

The proposals would conflict with CRAN2 and CRAN3 of the Cranleigh Neighbourhood Plan and the Cranleigh Design Statement.

The proposals do not enhance the area and would have a detrimental impact to the local bat population that are known to reside in multiple roof spaces. The proposals would impact the bat hunting corridor and the additional lighting would negatively impact the bats. A full bat report would be needed.

Members would also like to repeat their comments from the previous application as they are applicable to this application.

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.*

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- *The proposals would be and 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 effecting 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 bats 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/2026/00031](#)

Rubery Cottage, 65 Horsham Road, Cranleigh, GU6 8DX

Erection of extensions and alterations.

NO OBJECTION

[TM/2026/00048](#)

Oakwood, The Common, Cranleigh, GU6 8NS

APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER WA113

NO OBJECTION

[WA/2026/00052](#)

Sandelands, Woodland Avenue, Cranleigh, GU6 7HU

Application under Section 73 to vary Condition 2 of WA/2024/01889 (approved plans) to allow a phasing plan and for Conditions 5, 6, 7, 8, 9, 10, 12, 15 and 17 to be reworded to allow for the development to be constructed in phases.

OBJECTION – As a phased approach to building would prolong the disruption to the neighbouring residents, along with the risk of the site being at the entrance to Woodland Avenue this would extend the highway risks.

[WA/2026/00096](#)

Jenkins Barn, 70 Horsham Road, Cranleigh, GU6 8DU

Erection of an outbuilding/garden room.

NO OBJECTION – Members note the block plan and location plan are incorrect as they don't show the new dwelling at the rear of the property.

[PRA/2026/00068](#)

Pallinghurst Farm, Guildford Road, Rudgwick, Horsham

General Permitted Development Order 2015, Schedule 2 Part 6 Class A - Prior Notification application for erection of extension and replacement roof to existing agricultural storage building.

NOTED

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[WA/2026/00138](#)

3 Stocklund Square, High Street, Cranleigh, GU6 8RJ

Certificate of Lawfulness under Section 191 for installation of 6 windows which have been in situ for more than four years.

NOTED

[WA/2026/00132](#)

16 Waldy Rise, Cranleigh, GU6 7DF

Erection of a first floor extension.

NO OBJECTION

7. AMENDED PLANNING APPLICATIONS

None received.

8. APPEALS

None received.

9. ENFORCEMENT

Nothing to report.

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 7.27pm.

The next Planning Committee Meeting will be held on **Monday 23 February 2026**

Signature.....

Date.....