

Mr Robin Nugent RIBA IHBC AABC RIBASCA
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Claire Upton-Brown
Joint Assistant Director of Planning Development

Case Officer: Sam Wallis
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20 August 2025

TOWN AND COUNTRY PLANNING ACT 1990 (as amended) – WA/2025/01253

Waverley Borough Council acting as Local Planning Authority under the provisions of Part III of the Town and Country Planning Act, 1990 (as amended), **DO HEREBY GRANT** planning permission for the development specified in the form of application for such permission, deposited by you with the Council on 25/06/2025 and described in the First Schedule, subject to the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended), and the conditions and reasons specified in the Second Schedule.

FIRST SCHEDULE

Erection of machine storage shed, welfare unit, workshop and open field shelter together with siting of a storage container and associated fencing and security lighting/cameras.
LAND CENTRED COORDINATES 505703 138614
KNOWLE LANE
CRANLEIGH

SECOND SCHEDULE

1. Condition:

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason:

To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004.

2. Condition:

The plan numbers to which this permission relates are:

- Existing Site Plan and Block Plan (24866/100)
- Proposed Site Plan and Block Plan (24866/200)
- Proposed Site Location Plan (24866/201)
- Proposed Plan (24866/210)
- Proposed Plan (24866/211)
- Proposed Floor Plan and Elevations - Store (24866/212)

- Proposed Floor Plan and Elevations - Welfare Unit and Shipping Containers (24866/213)
- Proposed Floor Plan and Elevations - Store and Workshop (24866/214)
- Proposed Floor Plan and Elevations - Open Field Shelter (24866/215)
- Proposed Site Sections (24866/216/A)
- Proposed Site Sections (24866/217)

The development shall be carried out in accordance with the approved plans.

Reason:

In order that the development hereby permitted shall be fully implemented in complete accordance with the approved plans and to accord with Policy TD1 of the Local Plan (Part 1) 2018 and Policies DM1 and DM4 of the Local Plan (Part 2) 2023.

3. Condition:

The development hereby approved shall be completed at all times in accordance with the Ecological Assessment (Ecology Co-Op dated 19th May 2025).

Reason:

To ensure precautionary methods of working are adhered to in order to avoid potential harm to protected species in accordance with Policy NE1 of the Local Plan (Part 1) 2018.

4. Condition:

Prior to the commencement of above ground level works hereby permitted, plans showing full details of all soft landscaping and planting based on the Proposed Plan (24866/210) and Section Plan (24866/216/A) for the application site shall be submitted to and approved in writing by the Local Planning Authority. The details shall include the numbers, species, heights on planting and positions of all trees and shrubs including existing items to be retained and shall include details of all seeding and turfing and a timetable for the implementation of all landscaping. All soft landscaping and planting shall be implemented in accordance with the approved details and timetable and maintained in accordance with the details approved. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species.

Reason:

To maintain and enhance the Local Green Space, ASVI and CBGB in accordance with Policies RE1 and RE3 of the Local Plan (Part 1) 2018 and Policies CRAN11 and CRAN12 of the Cranleigh Neighbourhood Plan.

Yours faithfully



Claire Upton-Brown
Joint Assistant Director of Planning Development

Informatives:

The Council confirms that in assessing this planning application it has worked with the applicant in a positive and proactive way, in line with the requirements of Paragraph 39 of the National Planning Policy Framework 2024.

No variation from the deposited plans and particulars will be permitted unless previously authorised by Waverley Borough Council. The permission hereby granted relates only to that which may be necessary under the Town and Country Planning Act 1990. Consent under the Building Regulations may also be necessary.

Please see the following link which details your rights to appeal this decision:
<https://www.gov.uk/appeal-planning-decision>

Most building work requires building regulations approval, which is a separate process to Planning. Our Building Control Team at Waverley are happy to confirm if the work requires a building control application. The building control pages on our website provide lots of useful information about our service. This includes information about the types of projects that come under Building Control, what type of application you should make and frequently asked questions about this process. Please make sure you have checked to see if you need building regulations approval and have applied prior to starting your project.

WA/2025/01253