



Waverley Borough Council
Council Offices, The Burys,
Godalming, Surrey
GU7 1HR
www.waverley.gov.uk

Beverley Bell
CRANLEIGH PARISH COUNCIL
PARISH COUNCIL OFFICES
VILLAGE WAY
CRANLEIGH
GU6 8AF

Mr Zac Ellwood
Head of Planning & Economic Development

Case Officer: James Kidger
Email: Planningenquiries@waverley.gov.uk

20 July 2022

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990

Reference: WA/2022/00028

Proposal: Erection of a new detached dwelling.

Location: LAND ADJACENT TO Rowly Lodge ROWLY DRIVE CRANLEIGH GU6 8PJ

I am writing to you in respect of the above application which falls within the criteria for Public Speaking at Committee.

The application is due to be considered by the **Eastern Committee on 03/08/2022** at 6:00 PM and will be held via Zoom video-conference.

Under the Council's Public Speaking Scheme, one speaker is entitled to present views opposing and one speaker is entitled to present views supporting the application, verbally to the Committee. **There is also the opportunity for a representative of the Parish/Town Council to speak. Each speaker will be able to speak for 4 minutes.** Only the nominated spokespersons will be able to speak.

Please advise us whether the Parish/Town Council wish to speak in respect of this application and whom will be speaking, on telephone number 01483 523224. Calls will be taken from **9am Monday until 12 NOON on FRIDAY** of the week preceding the committee.

The nominated speakers will be invited to join the Zoom meeting by video or by phone for the duration of the relevant item, and details of how to do this will be provided by Waverley's Democratic Services Team in advance of the meeting.

The agenda for the planning committee meeting is available on Waverley website at least five clear working days before the date of the meeting. There may be updates published a day or two prior to the meeting, with any information received after the publication of the agenda.

The meeting will be webcast live on the [Waverley YouTube channel](#), and available to view after the meeting.



Yours faithfully

Mr Zac Ellwood
Head of Planning & Economic Development

Adminclerk

From: Matt Ayscough
Sent: 26 July 2022 14:50
Subject: Ryde Wood, Horsham Road. C/2020/00080

Dear Sir / Madam,

I am writing to provide an update on the planning investigations at the above location.

In response to the Council's request, the owners have removed buildings from the land.

The owners have submitted a revised planning application WA/2022/01836 for Use of land as forest school and associated boundary fencing (revision of wa/2021/0459).

Upon determination of the new application, a decision will be taken regarding whether formal enforcement action is required in respect of any material change of use of the woodland.

You can view the application and make your comments via the Council web site (link below):

[Waverley Borough Council - Search planning applications](#)

Kind regards,

Matt Ayscough
Planning Enforcement Officer



www.waverley.gov.uk/planning

Please note that the opinions expressed in this email are those of a planning officer and given without prejudice to any future decisions made by the Local Planning Authority.

Privacy notice:

We will use the information you provide to process any complaint and keep you informed of the investigation. The information will be kept on a planning database which is only accessed by Planning staff. Please also note that we may share your information as the law allows, and with other departments within Waverley Borough Council and other local authorities such as Surrey County Council if the matter you have raised requires their input, or is not something we are able to action under the Town and Country Planning Act 1990.

We will keep this information for six years after the complaint is resolved before it is anonymised to remove any personal information from the database to access the information we hold about you and to find out more about how we use your data, please see our privacy notice:

https://www.waverley.gov.uk/info/200366/privacy_notices/570/privacy_notice_and_data_protection

Tel: 020 8541 9897
Contact: Rosemary Cottrell
e-mail: MWCD@surreycc.gov.uk
Our ref: SCC Ref 2022/0076/JD WA/2022/01607/
Your ref:



Cranleigh Parish Council
Parish Council Office
Village Way
Cranleigh
Surrey
GU6 8AF

Quadrant Court
35 Guildford Road
Woking
Surrey GU22 7QQ

16 August 2022

Dear Mrs Whitehead

APPLICATION NO. WA/2022/01607

SITE: Cranleigh Infant School, Church Lane, High Street, Cranleigh, Surrey,
GU6 8 AR

PROPOSAL: Details of a hard and soft landscaping scheme; scheme of ecological
enhancements; and proposed external lighting scheme pursuant to
Conditions 14, 15 and 16 of planning permission ref: WA/2021/0516
dated 28 October 2021.

APPLICANT: School Projects Team

DECISION: Approve Details

A copy of the decision of the County Planning Authority in respect of the above application is
available on our website:¹ <http://planning.surreycc.gov.uk/planappsearch.aspx>.²

Yours faithfully

Rosemary Cottrell
Planning Technical Support Team

¹ If you have received this notification by email, please follow the hyperlink (text underlined), to view this information on our website.

² If you have received this notification by post please type the website address as shown in full.

Beverley Bell
PARISH COUNCIL OFFICES
VILLAGE WAY
CRANLEIGH
GU6 8AF

Mr Zac Ellwood
Head of Planning & Economic Development

Case Officer: Tracy Farthing
Email: Planningenquiries@waverley.gov.uk

17 August 2022

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990

Reference: WA/2022/00657

Proposal: Erection of 38 retirement housing units including parking, pedestrian access, communal facilities and landscaping following demolition of existing buildings.

Location: REAR OF DAVID MANN AND SONS LTD 101 HIGH STREET CRANLEIGH

I am writing to you in respect of the above application which falls within the criteria for Public Speaking at Committee.

The application is due to be considered by the **Eastern Committee on 31/08/2022** at 6:00 PM and will be held via Zoom video-conference.

Under the Council's Public Speaking Scheme, one speaker is entitled to present views opposing and one speaker is entitled to present views supporting the application, verbally to the Committee. **There is also the opportunity for a representative of the Parish/Town Council to speak. Each speaker will be able to speak for 4 minutes.** Only the nominated spokespersons will be able to speak.

Please advise us whether the Parish/Town Council wish to speak in respect of this application and whom will be speaking, on telephone number 01483 523224. Calls will be taken from **9am Monday until 12 NOON on FRIDAY** of the week preceding the committee.

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Yours faithfully

Mr Zac Ellwood
Head of Planning & Economic Development

Cranleigh Parish Councils Previous Comments

WA/2022/00028 Land Adjacent to Rowly Lodge, Rowly Drive, Cranleigh, GU6 8PJ
Erection of a new detached dwelling.

NO OBJECTION – Members understand the placement of the new dwelling, but the roof height is greater than the neighbouring property which could have a negative impact on the street scene due to the close proximity of the dwelling. It is noted that this is in the Green Belt but not outside of the residential development boundary.

WA/2021/0459 Land Coordinates 508364 137830, Horsham Road, Cranleigh
Change of use of land from forestry to a mixed use of forestry keeping livestock (goats and chickens) and forest school. Erection of outbuildings and replacement of boundary fencing.

OBJECTION – Members request that the neighbour objection is reviewed due to the covenant and the errors on the biodiversity checklist. Members support the neighbour objection.

WA/2021/0516 Cranleigh C of E Infants School, Church Lane, Cranleigh, GU6 8AR
Consultation under Regulation 3 for proposal to erect a new single storey classroom block and associated works

NO OBJECTION - Members commented that they expect the surrounding trees to be protected and all relevant regulations to be adhered to with regard to the trees. It was noted that the drainage issues had been addressed and that the finishing appears to be good.

WA/2022/00657 Rear of David Mann and Sons LTD, 101 High Street, Cranleigh
Erection of 38 retirement housing units including parking, pedestrian access, communal facilities and landscaping following demolition of existing buildings.

OBJECTION – Members outlined the following points:

- A bat report should be carried out for the existing buildings.
- A flood run report should be included and the design for surface water drainage would need to be confirmed by WBC.
- Confirmation of the viability of the retail use at the front of the site should be included to ensure its future use.
- The proposed parking is extremely inadequate for the location, volume of housing proposed and the potential occupants. Members note that the plans show there are 16 spaces for the potential occupants with two of the 18 spaces shown are reserved for Oliver House.
- Access for large vehicles would be difficult, due to the lack of parking in the area, with roadside parking and the potential occupants having to find parking off site, therefore exacerbating the current lack of residents parking in the area.
- Members agreed that access for emergency vehicles could be restricted, and that parking provision needs to be given for visitors and carers within the site to assist with emergency vehicle access.
- There appears to be no provision given for the storage and access of mobility scooters, along with no indication given for electrical charging points.
- The wall between the site and Onslow Mews must be retained in order to keep the areas separate, to prevent through traffic.
- Members highlighted the Police Report - "that consideration is given a planning condition to requiring the development, to achieve a Secure By Design accreditation. The National Planning Policy Framework demonstrates the government's commitment to creating safe and accessible environments where crime and disorder, and the fear of crime, do not undermine the quality of life or

community cohesion. The Crime & Disorder Act 1998 heightens the importance of taking crime prevention into account when planning decisions are made.”

- Members agreed that the public engagement was minimal, given the impact the proposal will have to the surrounding area.
- There is currently no demand for retirement housing with housing being provided at Elmbridge Village and a site under construction along the Horsham Road.
- The access to and from the site pose dangers to pedestrians and vehicles entering and exiting the site.
- Members agreed that the applicants have misunderstood the needs of the elderly demographic in a rural village setting.
- It is highlighted that there may be negative impacts to the existing pub and school, due to future complaints of noise and disruption to the potential occupants, therefore prevent the future growth of Cranleigh.
- There is a lack of convenient access to the High Street for the potential occupants who use mobility scooters or walking aids, due to the narrow nature of the alley way between the shop front of the site and Oliver House. This would result in many of the potential occupants accessing the High Street via Victoria Road.
- Members would like to see the pictures of Victoria Road retaken to show a true view of the road, as it has been taken a rare time of day where cars are not parked as they usually would be, and the angle of the picture suggests the road is wider than it is.
- The only positive Members could find with the application is that it is within the village and High Street.