

APPENDIX J

WAVERLEY BOROUGH COUNCIL

EXECUTIVE – 6 NOVEMBER 2012

Title:

**EASEMENT OF ACCESS TO LITTLE PARK HATCH, BOOKHURST ROAD,
CRANLEIGH**

**[Portfolio Holder: Cllrs Mike Band & Stephen O'Grady]
[Wards Affected: Cranleigh East]**

Note pursuant to Section 100B(5) of the Local Government Act 1972

An annexe to this report contains exempt information by virtue of which the public is likely to be excluded during the item to which the report relates, as specified in Paragraph 3 of Part I of Schedule 12A to the Local Government Act 1972, namely:-

Any information relating to the financial or business affairs of any particular person (including the authority holding that information).

Summary and purpose:

Authorisation is sought to enter into an easement of access and services to the land shown outlined on the attached plan across Council-owned common land for the purposes of residential development on terms and conditions set out in the (Exempt) Annexe.

How this report relates to the Council's Corporate Priorities:

The development will provide extra dwellings within the Cranleigh area.

The easement will provide Waverley with a capital sum.

Equality and Diversity Implications:

There are no equality and diversity implications.

Resource/Value for Money implications:

The easement will provide Waverley with a capital sum on the terms set out in the (Exempt) Annexe.

Legal Implications:

The applicant is to pay the Council's legal costs.

Background

1. Waverley owns the common land verge as shown hatched on the plan at Annexe 1. This land is held by the General Fund.
2. Adjoining the common land is the public house, Little Park Hatch, which has residential accommodation for the manager/tenant. It also has had two accesses across the common land for a number of years. These accesses are each single track to provide an entrance and exit from the car park and are not constructed to residential estate specification. The owner of Little Hatch, Punch Taverns, has put it on the market. The present market situation for this type of property is very poor and the property is unlikely to be retained as a public house.
3. The applicant is considering purchasing Little Park Hatch for the purposes of redevelopment of the site as residential. It has yet to put in a planning application but would wish to construct a proper access to any development that was approved. It has therefore negotiated with Waverley to arrive at the offer shown in the (Exempt) Annexe. The easement, like the purchase, would be subject to receipt of planning permission.

Recommendation

It is recommended that the applicants, Shanley Homes (Leatherhead) Limited, be granted an easement of access across Waverley's common land at Little Park Hatch, Bookhurst Road, Cranleigh, on terms and conditions set out in the (Exempt) Annexe, other terms and conditions to be negotiated by the Estates and Valuation Manager.

Background Papers

There are no background papers (as defined by Section 100D(5) of the Local Government Act 1972) relating to this report.

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