

**JOINT PLANNING COMMITTEE – 27 November 2019**  
**ADDENDUM - UPDATE SHEET**

---

**Item A.2**

**WA/2017/1389**

**Cranleigh Primary Upper and Lower Schools – Outline application for 91 dwellings with associated works**

**Additional representation**

Two additional representations have been received.

One raises concerns that the current application has been determined without public consultation. The application is recommended for determination and is subject to public speaking at the committee meeting.

The second additional representation raises an objection to the development of the Upper Primary site. It also raises a number of concerns in relation to the new school site within the Glebelands site, particularly in relation to flooding and transportation. It also raises concerns with regards to precedent and alternative development scenarios.

All other matters raised in the additional representations have already been recorded in the officer's report.

**Recommendation**

That the recommendation be amended to read [with amendment in bold]:

“That, subject to the applicant entering into appropriate legal agreement within 6 months of the date of the committee resolution to grant planning permission to secure affordable housing, **provision of an appropriate replacement educational facility**, off-site play area and playing pitch improvements, off site community facility improvements, off site environmental improvements and on-site SuDS and open space management/maintenance and subject to conditions and informatives, permission be GRANTED.”

This page is intentionally left blank

**JOINT AREA PLANNING COMMITTEE**  
**ADDENDUM 2 - UPDATE SHEET – 27 NOVEMBER 2019**

---

Correspondence received and matters arising following preparation of the agenda

---

**Item A.1**

**WA/2018/1966**

**CRANLEIGH VILLAGE HOSPITAL SITE, EAST OF KNOWLE LANE**

Responses from Consultees/Applicant

1. Since the report was published, 20 November, 38 additional representations from the public have been received. 11 objections and 27 in support of the scheme. No new areas were raised that have not already been referred to in the report.
2. An update has been brought to the Officers' attention that Cranleigh Parish Council had reconsidered the amended access and highways layout and now raise an objection on the following grounds:
  - Knowle Lane is congested and amendments do not go far enough to address concerns of highway safety.
  - Raised platform is a hazard for pedestrians as it creates a false sense of security.
  - Speeds need to be decreased from the north and south of Knowle Lane
  - Pedestrian safety
  - Applicant has failed to provide care and funding documentation for the facility
  - Cost will mean the site is not affordable to the wider community
  - Unacceptable impact on the site in an Area of Strategic Visual Importance
  - Lack of information; mass, bulk and positing of the care home
  - No evidence of sustainability of the facility in the long-term.
  - Transitional site, brings an urbanisation effect to the site and area
  - Impact on amenity of John Wiskar Drive
  - No objective housing need for single occupancy housing, single occupancy will create a transient community.
  - No GP engagement to justify the local need.
  - NHS has not expressed an interest

Officer Response	Note the submitted amendments – no comments to make
------------------	---

## Amendment to Reasons for Refusal

Amendment to reason for refusal 2 to remove reference to 'Area of Great landscape Value' to read:

2 The Site Lies within an **Area of Strategic Visual Importance** within which the landscape character is to be conserved and enhanced. The proposal is inconsistent with this aim and conflicts with national, strategic and local policies set out in Policy **C5 of the retained policies of the Waverley Local Plan 2002**.

## Planning Agreement

For clarification no formal heads of terms for the Planning Agreement have been agreed. If the Committee were to pass a resolution to grant permission the terms of the agreement would be agreed ahead of the permission being granted, and would cover the following areas:

- Travel Plan
- Off-site highway works
- Securing the 20 community beds in perpetuity – weekly % value of reduction of to be set, 41% reduction suggested.
- Health Workers accommodation secured (definition and catchment to be agreed) and affordable rent level set.