

## **WAVERLEY BOROUGH COUNCIL**

**EXECUTIVE – 7 JUNE 2016**

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### **Title:**

#### **CRANLEIGH CONSERVATION AREA APPRAISAL**

**[Portfolio Holder: Cllr Brian Adams]**

**[Wards Affected: Cranleigh East and Cranleigh West]**

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### **Summary and purpose:**

The purpose of this report is to recommend that the Cranleigh Conservation Area Appraisal (CAA) be adopted by the Council as a material consideration and used in the determination of any application for planning permission and listed building consent within the Conservation Area (CA).

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

The Cranleigh CAA supports the environmental priorities of the Council by encouraging protection and enhancement of Waverley's unique mix of rural and urban communities. The production of CAAs is set out in the Planning Service Plan 2015/16.

### **Financial Implications:**

There are no resource implications. The use of the document as a material planning consideration will be managed within existing resources. Some of the environmental enhancement projects could be funded through Section 106, Planning Infrastructure Contributions (PIC) or the Community Infrastructure Levy (CIL).

### **Legal Implications:**

The Cranleigh CAA will be used as a material consideration when considering planning and listed building applications in the area. The proposed extensions will give an additional degree of protection against the demolition of buildings and walls within the boundary of the CA. It also means that additional tests (as set out in the Local Plan and National Planning Policy Framework) are considered when determining planning applications. Finally, permitted development rights in these areas are reduced. This means that the extent of building works that can be carried out without the need for planning permission is reduced.

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### **Introduction**

1. Cranleigh is one of 43 Conservation Areas (CAs) in Waverley. Currently twelve Conservation Area Appraisals ( CAAs) have been adopted ( Wrecclesham; Bramley; Farnham Town Centre; Chiddingfold; Wheelerstreet; Godalming Town Centre; Milford; Haslemere; Godalming Crownpits; Ockford Road; Witley and Alfold.

2. In 2011, the Executive agreed a programme for the commencement of CAAs which has been extended to 2020. Since the programme has commenced eight CAAs have been adopted, Cranleigh will be the ninth.
3. In accordance with the Planning (Listed Building and Conservation Areas) Act 1990 (Section 71) it is the duty of the local authority to undertake CAAs. This is also supported through saved Policy HE8 of the Waverley Local Plan.
4. CAAs are undertaken to identify and explain the character of the Conservation Area (CA). This document will identify the specific qualities of the Cranleigh CA and thereby help to manage change within the area. The Management Plan section also identifies a variety of projects that should be implemented to preserve and enhance the area.
5. It is considered pertinent for Waverley to undertake CAAs and this process allows for a review of the boundary and an assessment of adjacent areas to evaluate whether the boundary should be extended.
6. Seven extensions were proposed to the existing CA boundary and formed part of the consultation. Additionally, two areas were proposed to be removed from the CA. These are detailed within the CAA document, which is attached at [Annexe 1](#).
7. In the two areas proposed for removal there are a number of trees which have a significant and positive impact on the streetscene. In parallel with this report, the Landscape and Tree Officer is looking to place tree preservation orders on appropriate trees so that protection is retained.
8. Once the document is adopted, it will be fully published to incorporate additional photographs and be published on the Council's website.

### **Consultation process**

9. A Steering Group consisting of members from Cranleigh Parish Council, the local amenity groups (including the Cranleigh History Society, Cranleigh Society and Neighbourhood Plan group), local Councillors, Surrey County Council (including the local SCC Councillor) and the Chamber of Commerce was set up. This group was active in the preparation of the CAA and met regularly to discuss the content. In addition, a walkabout was conducted and environmental enhancement projects for the management plan were highlighted.
10. A public consultation was undertaken to support the development of the CAA and to ask the public's views of the proposed extensions.
11. 21 responses were received to the consultation and are summarised in the Consultation Statement which is attached at [Annexe 2](#).

### **Conclusion**

12. Cranleigh CAA has been subject to a robust consultation process to ensure residents and interested stakeholders had the opportunity to comment.

### **Recommendation**

It is recommended to the Council that the CAA for Cranleigh be adopted as a material planning consideration. This will include the following amendments to the boundary:

- Extension: Gardens to the rear of The White House and Chase Cottage, The Common.
- Extension: Garden to the rear of Homefield, Guildford Road.
- Extension: The Old Evangelical Church, Mead Road.
- Extension: Brookmead, Horsham Road.
- Extension: Area to the South of the High Street (from the library westwards up to and including Park Gate Cottages).
- Extension: Horseshoe Lane extension – five properties to be included to the north of The Common.
- Extension: Extension to Cranleigh Common.
- Removal: Area of space to the south of Barnside, Horseshoe Lane.
- Removal: Little Manor Gardens.

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### **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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