

**WAVERLEY BOROUGH COUNCIL**

**EXECUTIVE – 7 JULY 2015**

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**Title:**

**APPROVAL TO SUBMIT PLANNING APPLICATIONS: LAND ADJACENT TO 75 SHERRYDON, CRANLEIGH AND GARAGE SITE AT BINHAMS LEA, DUNSFOLD**

**[Portfolio Holder: Cllr Carole King]**

**[Wards Affected: Cranleigh East; Chiddingfold and Dunsfold]**

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**Summary and purpose:**

The purpose of this report is to seek approval for the submission of a planning application for the development of the parking area adjacent to 75 Sherrydon, Cranleigh to provide two 2 bedroom affordable homes for rent and for the demolition of 14 garages and redevelopment of garage area adjacent to the Fire Station at Binhams Lea, Dunsfold to provide two 2 bedroom affordable homes for rent.

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

This report relates to the Council's Corporate priority of providing more affordable housing in the Borough for local people in housing need.

**Financial Implications:**

Funding for the provision of 4 new affordable homes on this site is available through the approved in the 2015-16, 2016-17 New Affordable Homes capital programme. The pre-development costs budget of £83,500 within the Affordable Homes Reserve provides access to sufficient funds for the initial costs associated with the feasibility stage for all potential developments before a scheme-specific budget allocation is required.

**Legal Implications:**

The planning application requires consent under the Town and Country Planning Act 1990 (as amended). Authority to approve the submission of a planning application on behalf of the Council lies with the Executive, while authority to consider and determine planning application lies with the Council's Eastern Area Planning Committees and with Officers under delegated authority.

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**Introduction**

1. The Council is committed to making the best use of its assets to increase the supply of affordable housing to meet housing need in the Borough and has reviewed its garage and parking areas to identify those with development potential.

2. New affordable homes being built as part of the new council house building programme contribute towards meeting borough-wide housing need. There are currently 1,544 applicants on Waverley's Housing Register.

### **Land adjacent to 75 Sherrydon, Cranleigh**

3. Waverley Borough Council owns the former garage site at Sherrydon, Cranleigh. A location plan is attached as Annexe 1. It is a large site currently used as parking by local residents.
4. The scheme proposes to use a quarter of the parking area for the development of two 2 bedroom houses for social rent, leaving more than 1,200 m<sup>2</sup> of parking space available for residents of Sherrydon and Parkhouse Cottages on Ewhurst Road.
5. The Council appointed Churchill Hui Architects to prepare feasibility drawings for the site. The proposed site layout and indicative elevation drawings are attached at Annexe 2.
6. Local residents and Ward Members have been consulted on the initial proposals of the scheme through a newsletter issued in February 2015 and the feedback received from the residents to the proposals has been positive.
7. Pre-development services have been provided to date by Churchill Hui Architects. In order to complete the necessary surveys to support a planning application a budget of £15,000 for professional fees will be required.

### **Garage site at Binhams Lea, Dunsfold**

8. Waverley Borough Council owns a garage site adjacent to the fire station at Binhams Lea, Dunsfold. A location plan is attached as Annexe 3. The garages, which were built in 1950's, are now in poor condition and only fifty percent of the garages are currently rented.
9. In May 2014, the Council appointed Lytle Associates Architects to prepare plans for the provision of permanent affordable housing on the garage site. The architect carried out a feasibility study and prepared preliminary planning drawings for building of two 2 bedroom houses. Proposed elevation drawings are shown in Annexe 4.
10. Before progressing the scheme the users of the garages were contacted. Those who responded confirmed that they used the garage for storage rather than for garaging a car.
11. Local residents, Ward Members and the Parish Council have been consulted on the initial proposals for the scheme through a newsletter. The main concern expressed by residents and the Parish Council was the loss of parking provision for Binhams Lea and Binhams Meadow. Opportunities to increase parking provision for tenants in the neighbouring roads will be explored alongside the development proposals.

12. The proposed development would require the loss of an oak tree to the rear of the site which will be considered as part of the planning application.
13. Pre-development services have been provided to date by Lytle Associates Architects. In order to complete the necessary surveys to support a planning application £15,000 for professional fees will be required.

### **Recommendation**

The Executive is recommended to approve

1. the submission of planning applications for the development of the part of parking area at Sherrydon, Cranleigh and the garage area at Binhams Lea, Dunsfold to provide affordable housing to meet local housing need; and
2. a budget allocation of £15,000 for professional fees for the site in Cranleigh and £15,000 for professional fees for the site in Dunsfold, to be brought forward from the indicative 2016-17 budgets for these schemes.

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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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# ANNEXE 1

## Location plan



# ANNEXE 2

## Site layout

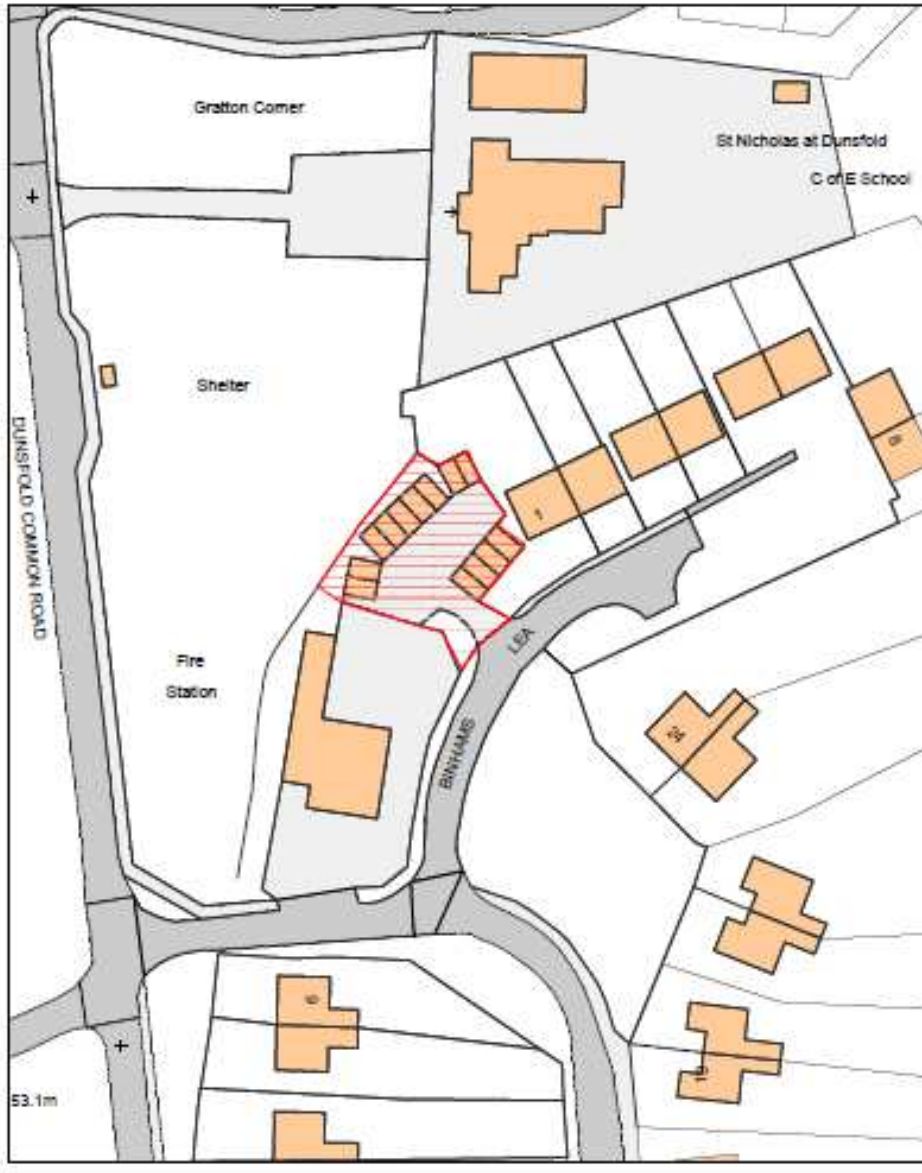


## Indicative elevation drawings



ANNEXE 3

Location plan



# ANNEXE 4

## Indicative elevation drawings

