

WAVERLEY BOROUGH COUNCIL

EXECUTIVE – 01/12/2015

Title:

EASEMENT OF ACCESS ACROSS LAND AT ACRES PLATT, CRANLEIGH

**[Portfolio Holder: Cllr Tom Martin]
[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:-

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

Summary and purpose:

Authorisation is sought for the grant of an easement of access across land at Acres Platt, as shown coloured brown on the attached plan, to a proposed development site shown outlined in red to the rear of Kilnfield and Byway Cottage, Barhatch Lane, Cranleigh, on the terms and conditions as set out in the (Exempt) Annexe.

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

The easement will provide Waverley with a capital sum and will also help to increase the number of new houses within the Cranleigh area.

Financial Implications:

The income from the easement will provide Waverley with a capital sum.

Legal Implications:

The applicant will be required to meet Waverley's reasonable legal costs in the preparation of the Deed of Easement.

Introduction

1. The owners of Kilnfield and Byway Cottage have requested an easement of access across Waverley-owned open space, as shown coloured brown on the attached plan, to permit a proposed development of two semi-detached houses with up to four bedrooms each.

2. The applicants have sought permission for the easement in advance of seeking planning permission for the development. The grant of the easement will also be dependent upon receipt of permission to use the open space for this purpose.
3. Terms for the easement are set out in the (Exempt) Annexe.

Recommendation

It is recommended that the easement of access across land at Acres Platt be granted upon the terms and conditions as set out in the (Exempt) Annexe, with other terms and conditions being agreed 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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