

WAVERLEY BOROUGH COUNCIL

EXECUTIVE – 5 JANUARY 2016

Title:

CRANLEIGH CONSERVATION AREA APPRAISAL

[Portfolio Holder: Cllr Brian Adams]

[Wards Affected: Cranleigh East and Cranleigh West]

Summary and purpose:

The purpose of this report is to gain authorisation to undertake a formal public consultation on the draft Conservation Area Appraisal (CAA) for the Conservation Area (CA) of Cranleigh (this document also includes changes to the Conservation Area boundary). The long term objective is that the appraisal will be adopted as a material consideration and used in the determination of any application for planning permission and listed building consent.

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

It relates to the Council's environment priority to protect and enhance Waverley's unique mix of rural and urban communities.

The production of the CAA for Cranleigh CA is set out within the Planning Service Plan 2013/14 and follows the programme agreed by Executive in October 2011.

Resource Implications:

The work will be completed within existing officer resources but will require input from a range of stakeholders. There are no direct financial implications as a result of this report.

Legal Implications:

Cranleigh's CAA will be used as a material consideration when considering planning applications in the area.

With regard to the proposed extensions, these 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, the 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.

Background

1. Cranleigh is one of 43 Conservation Areas (CAs) in Waverley. Currently eleven Conservation Area Appraisals (CAAs) have been completed (Wrecclesham, Bramley, Farnham Town Centre, Wheelerstreet, Godalming Town Centre, Milford, Chiddingfold, Haslemere, Godalming Crownpits, Ockford Road and Witley).
2. In 2011 Executive agreed a programme for the commencement of CAAs which has now been extended to 2020. Cranleigh is the thirteenth CAA to be completed.
3. Cranleigh CA has been surveyed by visiting the site, noting the features of interest as highlighted by Historic England guidelines, conducting a photographic study and undertaking a desk top study using the internal mapping system to understand change over time.
4. A Steering Group has been set up comprising Local Ward Members, Parish Councillors, County Councillor, Surrey County Council Officers, and representatives from the Cranleigh Society, Cranleigh Chamber of Commerce and Cranleigh History Society. This group has been influential in shaping the development of the draft document and will be critical to the future implementation of the Management Plan (which forms part of the Conservation Area Appraisal). Historic England has also been consulted at an early stage for advice on one of the proposed extensions.
5. The draft CAA is attached at [Annexe 1](#).
6. Following the consultation, it is proposed that the CAA, including any amendments, be adopted as a material consideration to be used in the determination of applications for planning permission and listed building consent within the conservation area. It will also be used to drive forward environmental enhancements and improvements identified within the Management Plan.

The Consultation Process

7. Whilst the document will not be adopted as a Supplementary Planning Document (SPD), it is important that it is subject to a robust consultation process, to ensure that the views of the local community and other stakeholders are taken into account and to increase its weight in planning decisions.
8. The consultation period will run for a period of six weeks and will target all residents and businesses within the CA and in the proposed extensions to the CA. Cranleigh Parish Council, local amenity societies and other relevant stakeholders will also be consulted.
9. The consultation will inform any necessary amendments to the document before it is submitted through the Council's committee process for adoption by the Council.

Recommendation

It is recommended that the Executive approves the draft Conservation Area Appraisal for Cranleigh for the purposes of public consultation.

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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