

Mrs Kay Collins
Solve Planning Ltd
CHEYENNE HOUSE
WEST STREET
FARNHAM
GU9 7EQ

Claire Upton-Brown
Executive Head of Service - Planning
Development

Case Officer: Sam Wallis
Tel. No: 01483523574
Email: sam.wallis@waverley.gov.uk

25 January 2024

TOWN AND COUNTRY PLANNING ACT 1990 (as amended) – WA/2023/02280

Waverley Borough Council acting as Local Planning Authority under the provisions of Part III of the Town and Country Planning Act, 1990 (as amended), **DO HEREBY GRANT** planning permission for the development specified in the form of application for such permission, deposited by you with the Council on 18/10/2023 and described in the First Schedule, subject to the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended), and the conditions and reasons specified in the Second Schedule.

NOTE: The effect of the Section 91 of the Town and Country Planning Act 1990 (as amended) is that the development for which permission is hereby granted shall be begun not later than the expiration of three years beginning with the date of this permission.

FIRST SCHEDULE

Erection of single and two storey extensions and alterations including balcony and associated works following partial demolition of existing cricket pavilion; erection of equipment store.

CRANLEIGH CRICKET CLUB PAVILION
THE COMMON
CRANLEIGH
CRANLEIGH
GU6 8SQ.

SECOND SCHEDULE

1. Condition:

The plan numbers to which this permission relates are SC-CRANLEIGH-1, SC-CRANLEIGH-2_OP_A, SC-CRANLEIGH-3, SC-CRANLEIGH-4, SC-CRANLEIGH-5, SC-CRANLEIGH-LP and SC-CRANLEIGH-FP. The development shall be carried out in accordance with the approved plans. No material variation from these plans shall take place unless otherwise first agreed in writing with the Local Planning Authority.

Reason:

In order that the development hereby permitted shall be fully implemented in complete accordance with the approved plans and to accord with Policy TD1 of the Local Plan (Part 1)

2018 and Policies DM1 and DM4 of the Local Plan (Part 2) 2023.

2. Condition:

Before relevant work begins, samples and specifications of external materials and surface finishes must be approved in writing by the Local Planning Authority. The works must not be executed other than in complete accordance with these approved details.

Reason:

Required prior to commencement in the interest of conserving the heritage asset in accordance with Policy HA1 of the Local Plan (Part 1) 2018 and Policy DM21 of the Local Plan (Part 2) 2023.

3. Condition:

The Tree Survey and Arboricultural Impact Assessment (GHA Trees dated 11/12/2023) shall be adhered to throughout the construction. In addition to the above report the following detail shall be provided for Local Planning Authority Approval prior to commencement of the development to include;

1. Details of protective fencing and temporary ground protection to protect the RPA of trees listed within the above report.
2. Details of the location of associated demolition/construction access routes, soil piles, material storage and cement mixing. Unless otherwise agreed by the Local Planning Authority, these and other construction activities shall occur outside of the RPAs.
3. Provide a construction method for a suspended floor of the proposed equipment storage facility that shall maintain an aeration layer between the ground within the RPA of T2 and underside of the suspended floor. This detail shall include ground protection within the RPA of T2 and application of soil amelioration to the affected RPA.

The development shall be carried out in accordance with the approved details. All revisions of the approved detail part of this Condition shall be submitted to the Local Authority Tree Officer for their approval before it can be applied.

Reason:

In the interests of the protection of the rooting areas of trees in the interests of the visual amenity and character of the area in accordance with Policies NE2 and TD1 of the of the Local Plan (Part 1) 2018 and Policy DM11 of the Local Plan (Part 2) 2023.

4. Condition:

The Local Authority shall be notified at least 2 weeks prior to expected commencement of demolition/construction activities with a written notice. The notification shall include photographic evidence of tree protection. All protection measures shall strictly accord with the approved details within the Arboriculture Method Statement (AMS) and that detailed within Condition 4.

Reason:

In the interests of the protection of the rooting areas of trees in the interests of the visual amenity and character of the area in accordance with Policies NE2 and TD1 of the of the Local Plan (Part 1) 2018 and Policy DM11 of the Local Plan (Part 2) 2023.

5. Condition:

The equipment store hereby permitted shall not be occupied at any time other than for the purposes ancillary to the existing use of the main Cricket Club pavilion building.

Reason:

In the interest of the character and amenity of the area in accordance with Policy TD1 of the Local Plan (Part 1) 2018 and Policy DM1 of the Local Plan (Part 2) 2023.

Yours faithfully



Claire Upton-Brown
Executive Head of Service - Planning Development

Informatives:

1. Community Infrastructure Levy (CIL)- - The development hereby permitted is CIL liable. - - 'CIL Form 6: Commencement Notice' must be received by the Council prior to the commencement of development. Commencement of development is defined in Regulation 7 of the CIL Regulations 2010 (as amended).- - Failure to adhere to the CIL Regulations and commencing work without notifying the Council could forfeit any rights you have to exemptions, payment by instalments and you may also incur surcharges.- - For further information see our webpages (www.waverley.gov.uk/CIL) or contact CIL@waverley.gov.uk
2. "IMPORTANT" This planning permission contains certain conditions precedent that state 'before development commences' or 'prior to commencement of any development' (or similar). As a result these must be discharged prior to ANY development activity taking place on site. Commencement of development without having complied with these conditions will make any development unauthorised and possibly subject to enforcement action such as a Stop Notice. If the conditions have not been subsequently satisfactorily discharged within the time allowed to implement the permission then the development will remain unauthorised.
3. The applicant is advised that as development involves the inclosure of Common Land, a separate consent is required under the Commons Regulations, and it will be necessary for an application to be made to this effect to the Department of the Environment. The applicant is therefore advised to consult the Borough Environment and Leisure Manager, at Waverley Borough Council, in this respect.

The Council confirms that in assessing this planning application it has worked with the applicant in a positive and proactive way, in line with the requirements of paragraph 38 of the National Planning Policy Framework 2021.

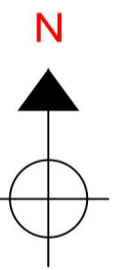
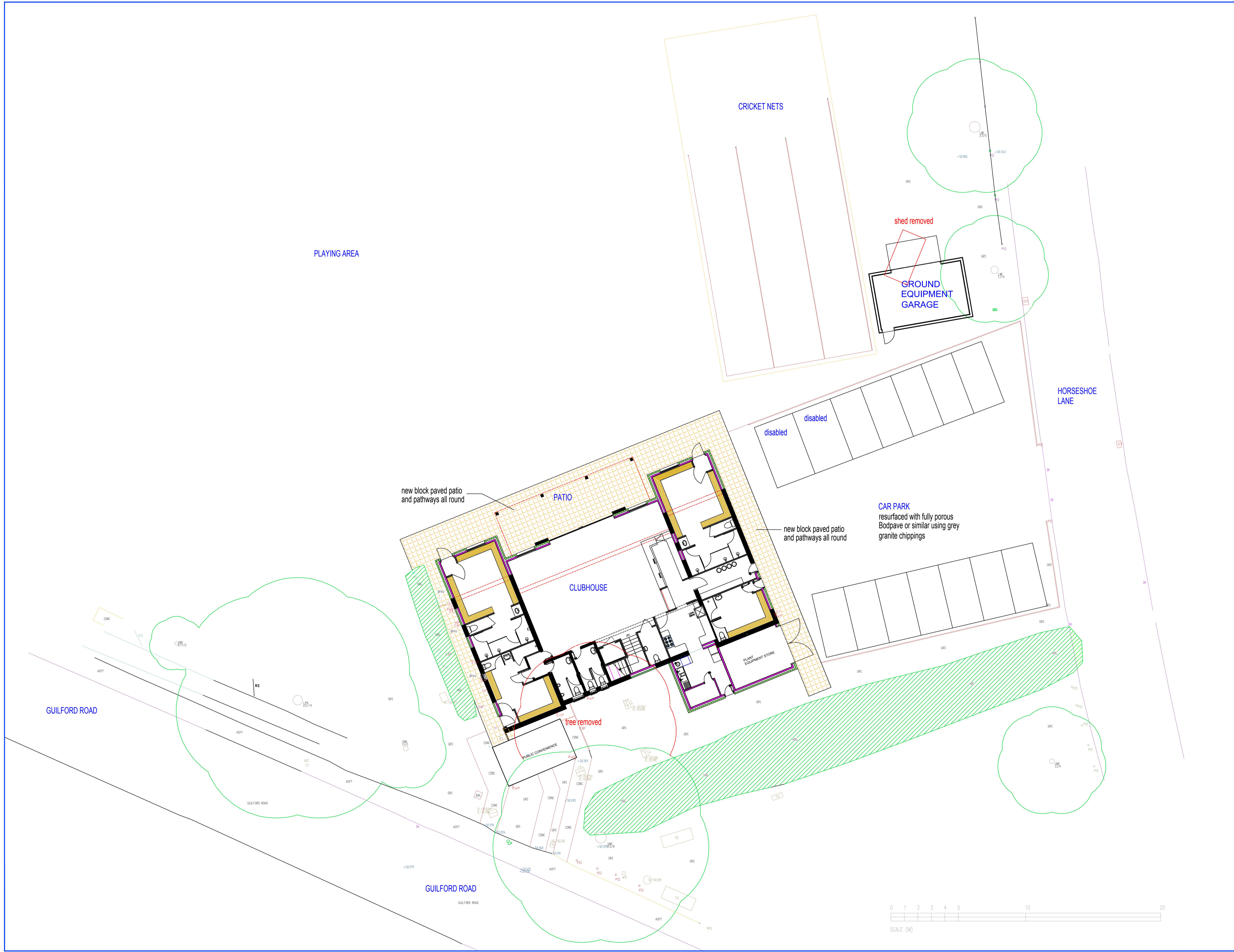
No variation from the deposited plans and particulars will be permitted unless previously authorised by Waverley Borough Council. The permission hereby granted relates only to that which may be necessary under the Town and Country Planning Act 1990. Consent under the Building Regulations may also be necessary.

Please see the following link which details your rights to appeal this decision:
<https://www.gov.uk/appeal-planning-decision>

Most building work requires building regulations approval, which is a separate process to Planning. Our Building Control Team at Waverley are happy to confirm if the work requires a building control application. The building control pages on our website provide lots of useful information about our service. This includes information about the types of projects that come under Building Control, what type of application you should make and frequently asked questions about this process. Please make sure you have checked to see if you need building regulations approval and have applied prior to starting your project.

WA/2023/02280

NOTE
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 2 All dimensions to be checked on site
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4
 AS PROPOSED DETAILED
 SITE PLAN 1-125

**CRANLEIGH
 CRICKET CLUB**

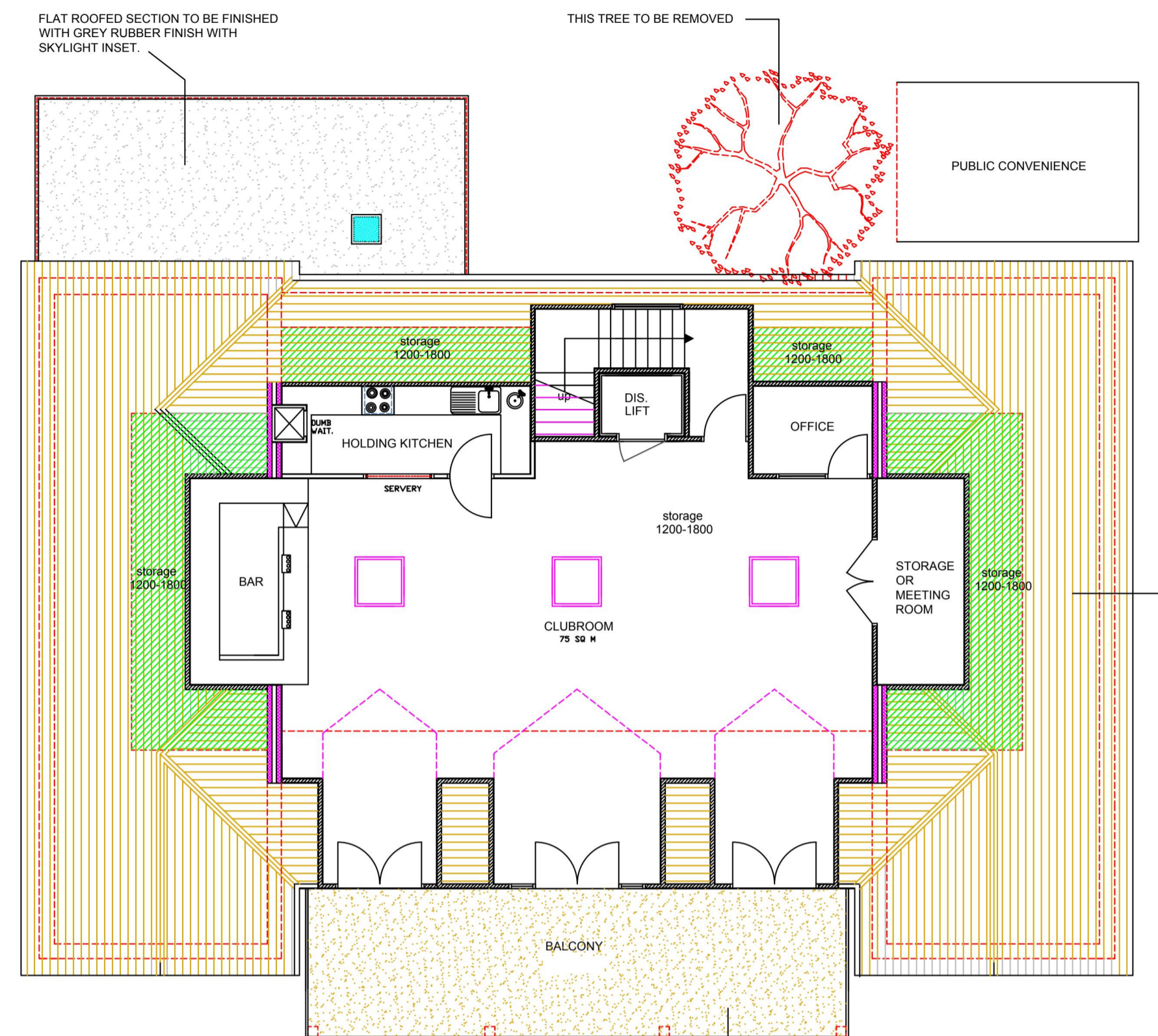
AS PROPOSED DETAILED
 SITE PLAN 1-125

| | |
|---------------------|--------------------------------------|
| DRAWING No. | SC-CRANLEIGH-4 |
| SCALE | 1:125 @ A1 |
| PROJECT DATE | JULY 2023 |
| DRAWN BY | SM |
| DRAWING DESCRIPTION | AS PROPOSED DETAILED SITE PLAN 1-125 |

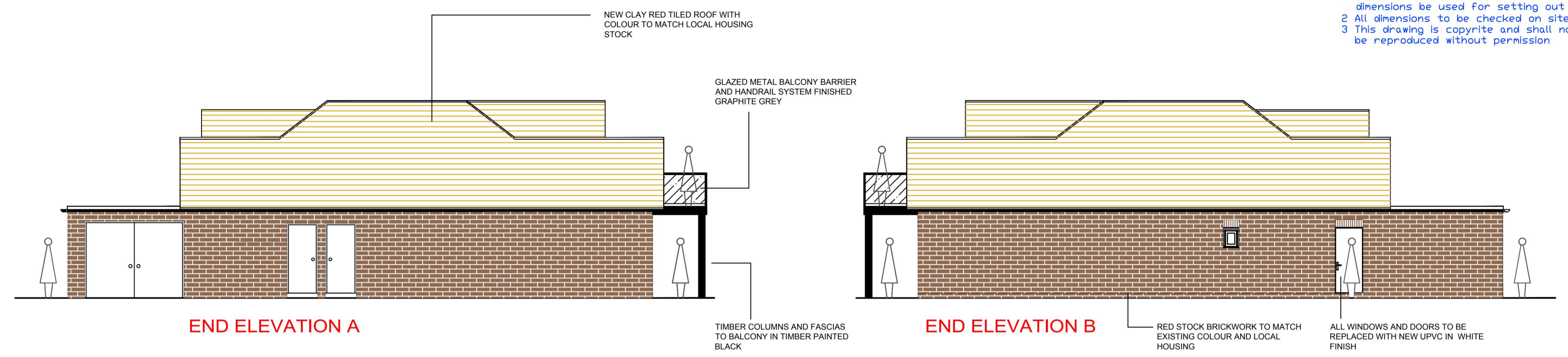
SPORTS CLUBHOUSES
 1 03-1 05 BRIGHTON ROAD, COULSDON, SURREY, CR5 2NG
 TEL: 0330 097 0523
 sales@sportclubhouses.com
 www.sportclubhouses.com

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NOTE
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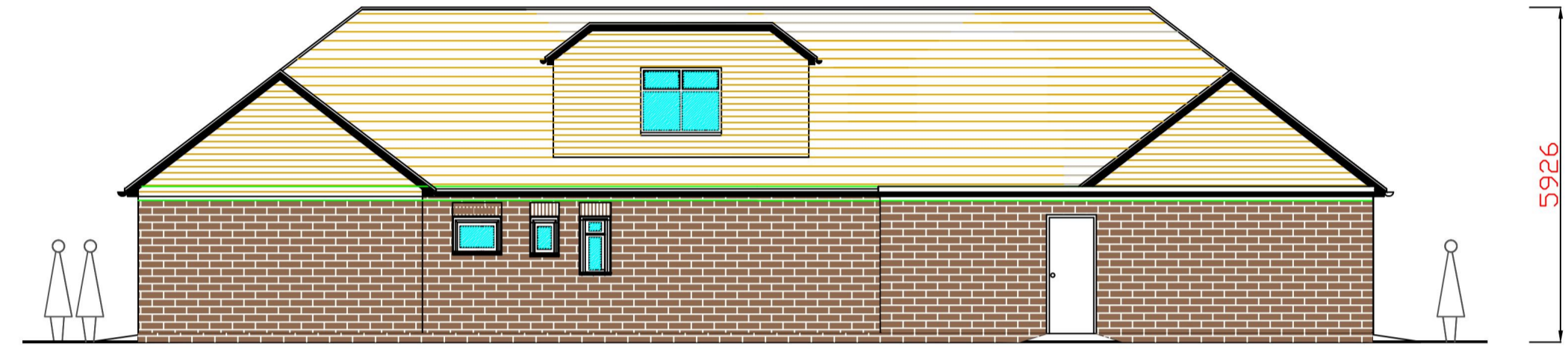


FIRST FLOOR PLAN



END ELEVATION A

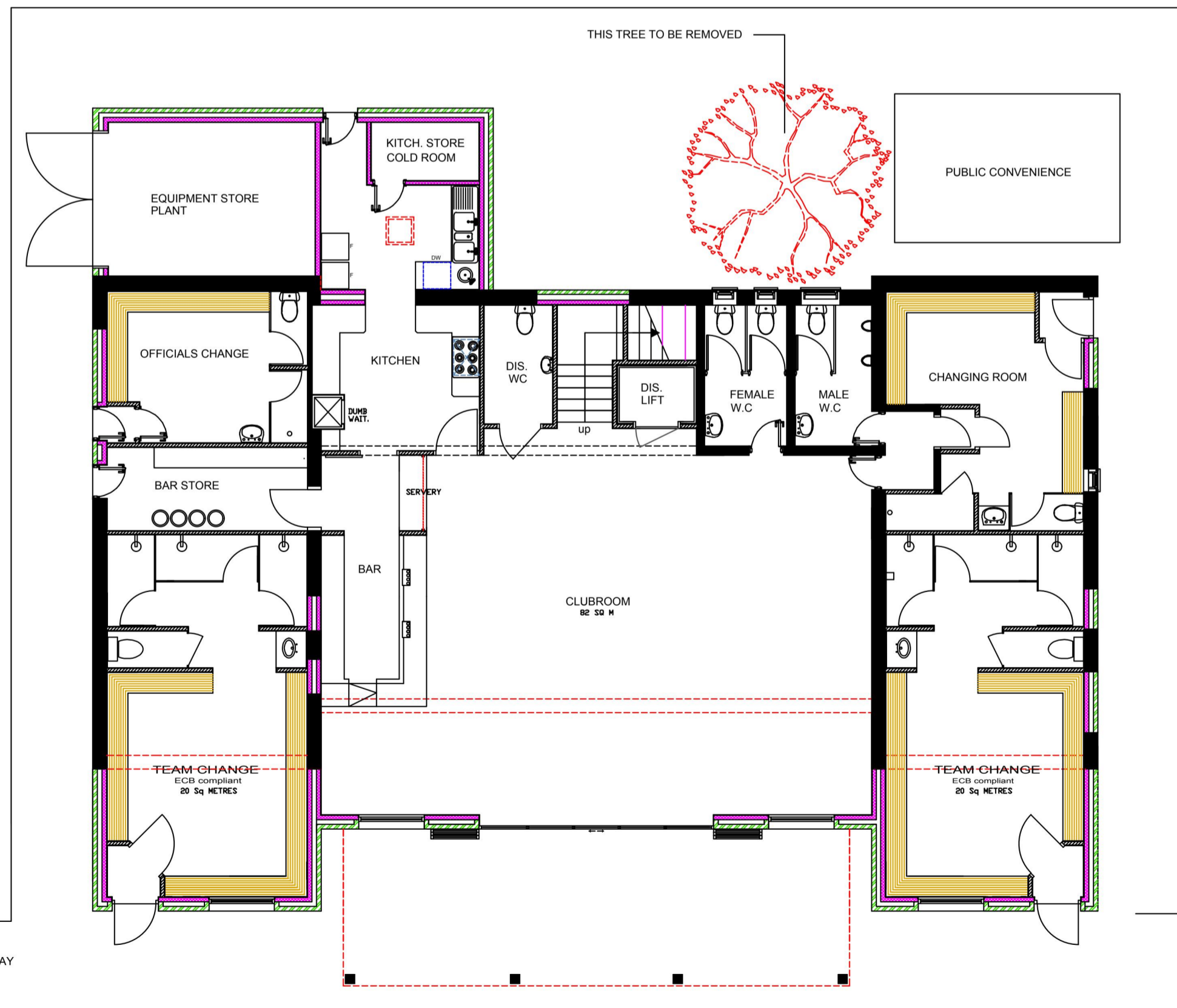
END ELEVATION B



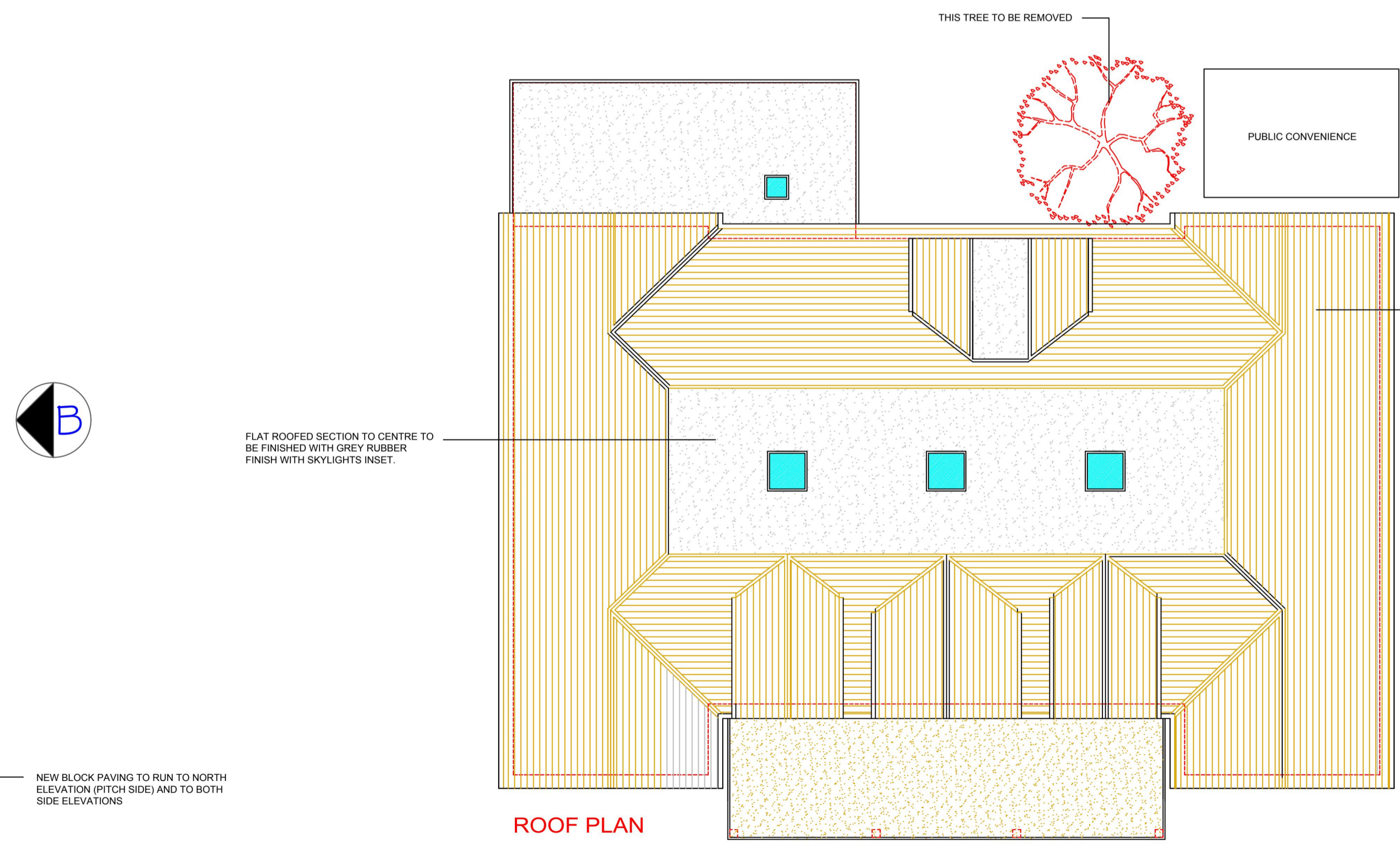
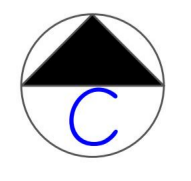
REAR ELEVATION D



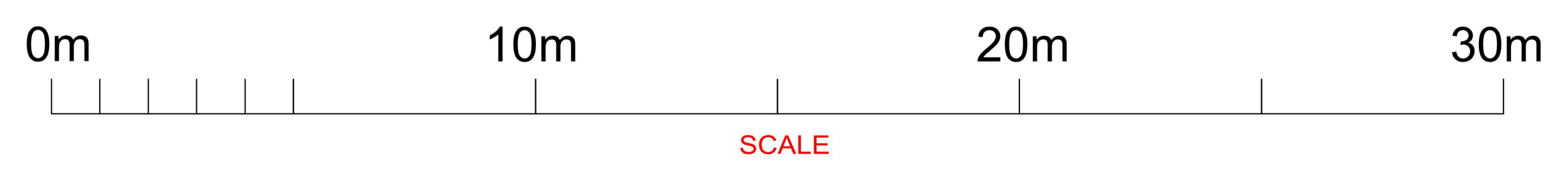
FRONT ELEVATION C



GROUND FLOOR PLAN



ROOF PLAN



SCALE

2 OPTION A AS PROPOSED PLANS AND ELEVATIONS

CRANLEIGH CRICKET CLUB

NEW PAVILION PROPOSED PLANS AND ELEVATIONS

| | |
|---------------------|--|
| DRAWING No. | SC-CRANLEIGH-2 OP A |
| SCALE | 1:100 @ A1 |
| PROJECT DATE | DECEMBER 2022 |
| DRAWN BY | SM |
| DRAWING DESCRIPTION | PROPOSED PAVILION PLANS AND ELEVATIONS |

SPORTS CLUBHOUSES

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