

**CRARA**

**Cranley Road Area Residents Association**

Newsletter: Spring 2014

**You are cordially invited to  
CRARA's Annual Summer Social  
at Pit Farm Tennis Club in Hillier Road  
from 7.30pm  
on Wednesday 21 May**

7.30pm - come for a glass of wine or soft drink with a few nibbles  
8 o'clock - a short AGM including  
a chance to catch up, ask questions, inform Councillors and  
share views on key local issues to give a steer for the year ahead.  
After that we shall carry on socialising!



We hope you enjoy this round up of local issues.

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## **ANY OUTSTANDING SUBSCRIPTIONS PLEASE**

Last year we agreed to collect £5 per member household to see us through from spring 2013 to 2015. We only collect a subscription when new members join and then intermittently if funds need topping up.

Thank you to members who have already paid.

If you are a new member or did not get around to contributing last year, we would be very grateful if you could drop payment off at our Treasurer's house. Your help in making collection easy is greatly appreciated. We all prefer the CRARA team to be representing our interests rather than gathering subs.

**Cheques or notes please in an envelope with your name, email and address to  
Peter Braganza, 37 Tormead Road.**

NAME.....EMAIL.....

FIRST LINE OF ADDRESS.....

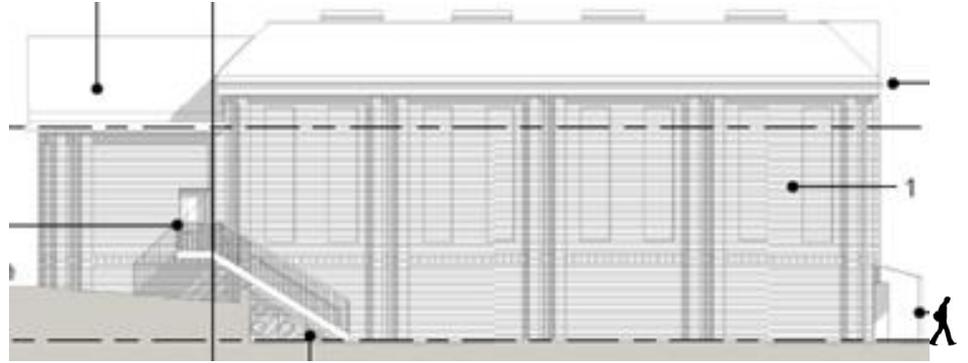
# Round up of Local Issues

We have had a very busy year with various developments proposed in and around our area.

## Lanesborough School – Fingers Crossed!

The school has applied for major expansion into the residential part of Maori Road. By the time of our AGM, we should know whether our efforts to work with planners, the school, our ward Councillors and neighbours to reduce the impact of the proposals have been successful.

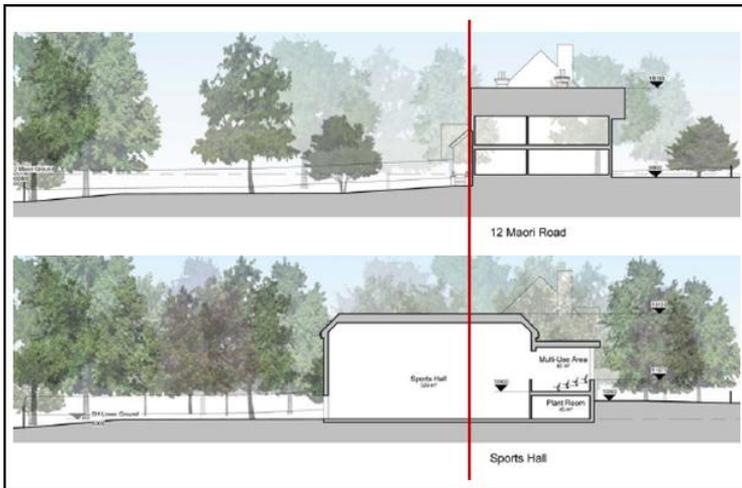
Such was the scale and impact of the planning application submitted that we had no choice but to object. The most controversial parts of the current application are a massive sports hall in a residential garden and a very large and unattractive flat-roofed changing and residential block linking this to the existing school.



CRARA has worked closely with nearby residents to suggest how the school could develop the facilities it wants in a way that would lessen the harmful impacts. We asked the planners to consider lifting the requirement for a three bedroom flat to be included in the development. We proposed this would increase the scope for amending the application to make it more acceptable in a residential setting.

At the time of going to press, the school has thanked us for our positive approach and is amending its plans. Hopes are high that our major concerns will be met. We are very grateful to the School for its commitment to working with residents to find a solution and for the helpful contribution of our Councillors.

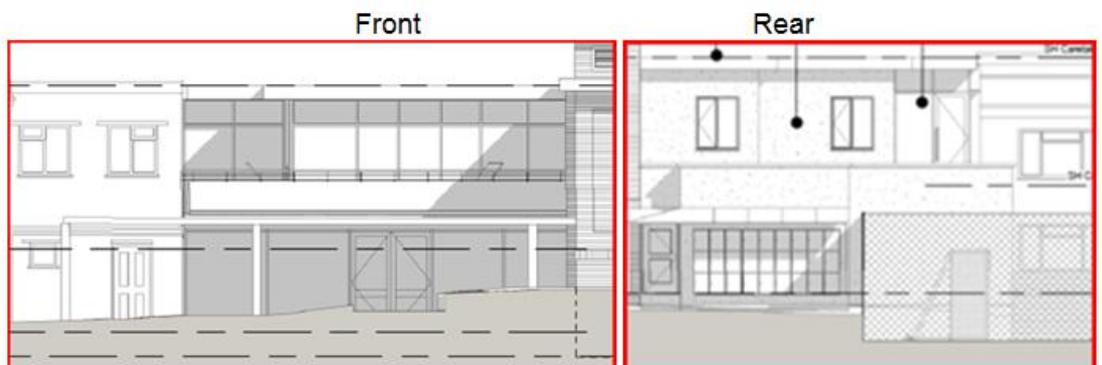
Our objections to the current plans include:



- 1) The building would extend a very long way to the rear. (This cross section shows the proposed hall projecting much further back than the rear building line of the current house at 12 Maori Road.)
- 2) The position and size of the sports hall would have an unacceptable and overbearing impact in the residential setting.
- 3) The large caretaker's flat (which may no longer be a requirement) and changing rooms would be major development in their own right, out of character and cause overlooking.

Would a flat roof design like this normally be given permission in Maori Road?

Let's hope this list of concerns can be confined to the archive



## The “Clockless” Clockhouse Roundabout?



The Clockhouse, on the roundabout between London and Boxgrove Roads, is a familiar landmark with its open green frontage, clock tower and statue. When the site was acquired as a retirement home, the hope was that McCarthy and Stone would come up with an imaginative and sensitive design for this prominent site at the entry to Stoke Park and our residential area.

The Council refused permission for the disappointing scheme proposed which would be set much further forward and continue into Boxgrove Road. It would be four storeys high, flat roofed with no clock tower, and surrounded by tall dark fencing right up against the pavement edge. CRARA objected.

The Council did not mount a very robust defence at the recent appeal inquiry. The outcome is awaited. It was particularly troubling that the planners suggested Guildford no longer has an approach of encouraging green character along routes into Guildford. Thankfully our Councillors witnessed this!



## Worn Away Roads

The new tarmac surface on Tormead Road gleams in ever more marked contrast to other roads in our area. The combination of a wet winter following two freezing winters and heavy school traffic has left large areas of our roads in a very sorry state. We hope that our local Surrey County Councillor, Mark Brett Warburton, has us on his list and will be able to update us on what the council can do in places where the surface is so broken up that patch repairs have limited effect.

## Greenhays, Cranley Road

We met with the developers who bought Greenhays, the old Victorian house on Cranley Road that was until recently used for children’s healthcare services. We persuaded the developers to opt for houses rather than a block of flats. The version they showed us involved three pairs of large semi detached homes and somewhat cramped parking at the front. We wait to see what their final application looks like. We have been very careful to establish that the developers can say they have discussed their plans with us but not that they have our support.

## Quinn's Hotel Demolished



The Victorian, Bargate stone-fronted building, at the corner of Epsom and Albury Roads has gone. Shanly Homes has been refused permission three times for a block of flats on the site. An inspector rejected plans for a 12 bedroom development and the council refused two applications for 10 bedrooms – one modern over development, the other over development in a traditional style. Thankfully no one was distracted by the design choice – over development was the issue!

There is a new application for a traditional 9 bedroom scheme with increased parking to reduce the adverse impact of on-street parking in neighbouring streets. The scheme includes a disguised flat roof to conceal solar panels.

Last year we agreed we would like to see a character building on this site and the important trees retained. What do you think? Has perseverance paid off?



## Tormead School – Progress?

Over the summer, Tormead constructed the coach drive-through that had been worked up in collaboration with CRARA. Coaches no longer need to park along Cranley Road to drop off and pick up pupils. The driveway has been designed in a way that allows the greatly valued tree screen along the front of the school to be retained. The consensus is that taking the coaches off the road is making a difference to traffic flow.

The school is currently working on more detailed plans for a wall along its boundary with Tormead Road residents. It was a condition of planning consent that this should be constructed before the school embarks on the next stage of its building plans.

## Garden Development Defeated in Aldersey Road



It was with great relief that we celebrated an important appeal decision. For a third time, an application was made to develop in the garden of Butterfly Cottage, 5 Aldersey Road. This time the scheme involved a block of four flats to replace the current house, two houses in the back garden and an access road alongside the neighbour's house. Previously this site had a lot of coverage in the "garden grabbing" debate, featuring on Radio 4 and Panorama.

Quite by chance we had the same Inspector as before. Once more, he agreed that intensive development of this garden plot, including backland development, would be inappropriate. He was concerned about the effect on character, established building lines and amenity. This is a very useful planning decision that should help us to resist garden development under new planning rules.

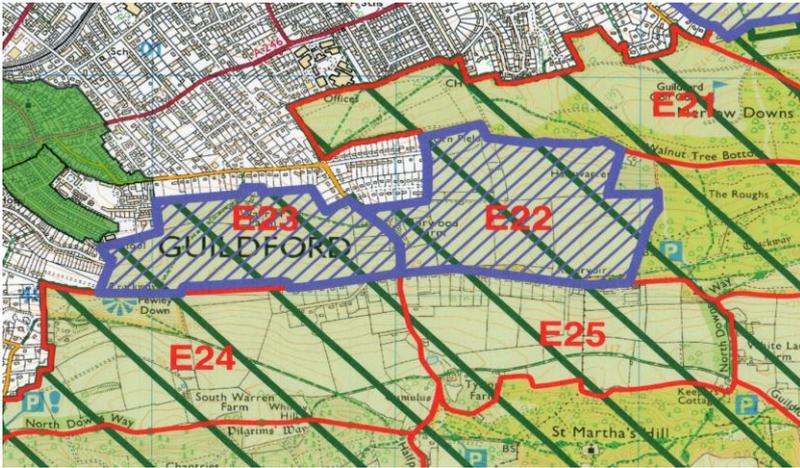
**"adverse and harmful impact"**

**"failing to respect the spatial and layout characteristics which define both the character and appearance of the surrounding residential area."**

**"harmful impact on local character and appearance and residential amenity considerations"**

**"significant and decisive concerns" that outweigh contribution to local residential land supply.**

# Pewley and Merrow Downs Saved!



The threat of development has been lifted from the Area of Outstanding Natural Beauty (AONB). Residents from across the Borough rose up in disbelief at the Council's Study that proposed land in the AONB on the flanks of Merrow and Pewley Downs should be developed with over 1,800 new homes. The land enjoys the same protection as a National Park and is much valued by residents. Thankfully the Council has listened and amended the report to remove the label "Potential Development Area" from parcels E22 and E23.

## The "Not So Local" Plan!

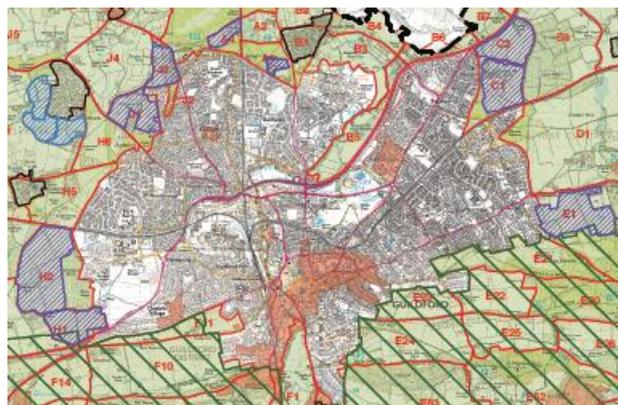
Residents' Associations have continued to work together to provide a common voice as the Borough prepares a new Local Plan. We have taken a very positive approach to providing housing for local needs, supporting the high value economy, investment in much needed infrastructure and protecting the character that is such an important feature of Guildford. However, it has become clear that the process is so predetermined by national rules that there is very little freedom to come up with solutions that work locally.

## Guildford Set to Expand!

With this newsletter, we are circulating a Guildford Residents Association flyer. It describes how the scale of housing growth being proposed for Guildford in consultants' reports is so big that it cannot be accommodated without harming the character of our town and countryside. Please take the trouble to let our local politicians know how you feel about what is proposed. In the past, when enough of us have spoken out, reason has prevailed. We hope we can succeed again. We suggest you email our local Councillors ([matt.furniss@guildford.gov.uk](mailto:matt.furniss@guildford.gov.uk); [nikki.nelson-smith@guildford.gov.uk](mailto:nikki.nelson-smith@guildford.gov.uk)) with copies to the Council Leader ([Stephen.Mansbridge@guildford.gov.uk](mailto:Stephen.Mansbridge@guildford.gov.uk)) and our local MP, Anne Milton ([anne.milton.mp@parliament.uk](mailto:anne.milton.mp@parliament.uk))

## Please speak out for Guildford

When we do, we make a difference



If you would like to join the CRARA team please let us know.

We like to have a large team so people can opt in and out as commitments allow.

We look forward to seeing you on 21 May.

The CRARA Committee, Email [secretary@crara.org.uk](mailto:secretary@crara.org.uk)