

CRARA

Cranley Road Area Residents Association

Newsletter: Spring 2012

**You are cordially invited to
CRARA's 20th Anniversary Summer Social
at Pit Farm Tennis Club in Hillier Road
from 7.30pm
on Wednesday 23 May**

We are repeating the successful format:

7.30pm - come for a glass of wine or soft drink with a few nibbles

8.00pm - 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!



Round up of Local Issues

There has been more activity in our patch in recent months...

“The Snicket” – Land adjacent to 109 Epsom Road

Sadly, a wooded strip, known as the Snicket, which provides a pathway between Lansdown and the Epsom Road, has been cleared. We supported residents objecting to a planning application for a bungalow on this very narrow site. This was refused by an Inspector at appeal on grounds that the proposal would unacceptably harm the character and appearance of the local area and contravene a range of policies in the Guildford Local Plan. The developer then submitted an amended plan for a two storey dwelling including an underground garage with turntable. This has also gone to appeal. We have again objected. This time the County Highways department has said the parking and access are unacceptable, which should help the case against the proposal.



The Snicket before the trees were cleared

Former Clavadel Hotel, 1 Pit Farm Road

The 20 room Clavadel Hotel has been sold and at the end of April revised permission was given for a 32 bedroom nursing home and hydrotherapy pool. There were no objections. Construction is expected to start “in the spring”. It is to be hoped the greenery along the Epsom Road will remain.



Tormead School



A major planning application has been submitted for redevelopment of large parts of Tormead School. Construction will take place in three phases over ten years so we will all live with this for some time. Plans include replacement of single and two storey buildings with two and three storeys. See our response at www.crara.org.uk. So far we have:

- sought a meeting with the school
- asked for the uninspired design of the frontage on Cranley Road to be rethought
- supported residents of Tormead Road in calling for an effective and attractive screen along the boundaries of their gardens
- pressed for subtle, neighbour-friendly lighting and no flood lights
- requested the school to provide stewards to guide school traffic
- expressed serious concerns about the proposal to create a drive through and drop off for coaches on the tennis court very close to neighbouring houses in Watford Close and on Cranley Road.

We concluded that the proposed entrance and exit to the drive through were so close together, and the parking area so small, that the arrangements would not work. Queuing and trapped traffic would just add to congestion and frequency of grid lock. We were keen to meet the school to explore better solutions to traffic problems.

The School has now deleted the drop off and collection area from its application. It is no longer proposing tackling problems associated with school coaches and cars as part of this application. Views of members welcome.

115 Epsom Road

Demolition of the former house and construction of two new buildings, each containing five flats, began in November. A new entrance has been opened onto Epsom Road opposite Gateways. There have been quite a few amendments to the plans since permission for this development was won at appeal.

Residents put much effort into scaling back this development. Last year the Committee took the view that the flats now being built, in the style of two larger houses, were the best outcome likely to be achieved on this site. We'd be interested in the views of members now the development is taking shape.



Squatters 12 Maori Road

Squatters moved into No 12 Maori Road, after a spate of three break-ins forced the owner to move out. The property has now been reclaimed, boarded up and sold. Development is anticipated.

19 Maori Road

We secured a few improvements to the design and materials of the new house being built on this prominent corner site.



Hilgay Close

Tormead Road Surface



The condition of Tormead Road continues to deteriorate. The tarmac surface is worn out in many places to expose the concrete slabs beneath. These are now showing wear and tear particularly at the edges and where the road has been dug up to access the major gas pipeline that runs under Tormead Road.

High use of the road by school traffic, including coaches, contributes in large measure to the worsening condition of the road. Residents who cycle find it extremely dangerous, especially when school traffic prevents moving into the middle to avoid the deep cracks. The safety white line in the middle of the bend in the road has been obliterated adding to the danger for all users. While neighbouring roads have been tarred at regular intervals, Tormead Road has been excluded from basic repair and maintenance. The residents would like to know why

Surrey Highways Department suggests repair is a low priority because the concrete slabs are preventing the formation of deep potholes. This approach is not acceptable. The road should never have been given a tarmac surface if this is the approach to maintenance.



Phone Mast Rejected

Planning officers opposed a proposal for a particularly high phone mast at the point where the Cross Lanes trackway opens onto the Epsom Road. The Guildford Society had objected to the height but welcomed the principle of mast sharing. The boxes associated with masts are getting noticeably larger, and also noisier due to cooling fans, making finding acceptable sites even more of a challenge.

Vision for Guildford?

A great deal has also been happening in Guildford more generally that has an impact on CRARA residents...

Town Centre Master Plan

We held a special committee meeting and agreed a response to a consultation by Guildford Borough Council on how key sites in the town should be developed. We felt it was important the views of residents in our area should be heard. Our response is available at www.crara.org.uk.

The draft Plan included proposals to move the bus station to Bedford Road. The proposed new site would be too small to take all buses. Instead of connecting to the bus station, buses from east Guildford would terminate at the top of North Street. We conveyed the concern of members that they would no longer have a bus link to facilities at the bottom of the High Street.

The Plan also labelled London Road Station as a “Town Centre” site opening the way for high rise development of the station and car park.

Station Redevelopment

The main line station is earmarked for major redevelopment. We have been consulted on a proposal for the station site incorporating a nine storey luxury hotel, a six or seven storey hotel, a supermarket, several blocks of flats, student hostels and multi-storey parking. The drive through currently used for dropping off and picking up passengers would be blocked off. It will be really helpful to gauge the views of members at the AGM.

Guildford Vision Group

A group of residents and business representatives from across Guildford is so concerned at the piecemeal approach to major development such as this that it has set up a campaign group. The group is calling for a proper joined up vision for our much loved, but desperately congested, town. Our Councillors are being challenged to tackle some of the difficult issues that are forever deferred.

- Do we need another road crossing over the railway?
- What about a tunnel for through or cross town traffic?
- Should we make more of the river?

Our AGM offers an important opportunity to share ideas on these issues. For example, what do we think about directing more traffic on to York Road?



If you wish to make CRARA aware of any new neighbourhood issues, please contact your “Road Rep” (see the CRARA website www.crara.org.uk for details) or send an email to secretary@crara.org.uk

The CRARA Committee

Email: secretary@crara.org.uk

All Committee Members receive a copy of emails addressed to the Secretary. Chairmanship rotates regularly.

Adrian Abbott (treasurer)
Amanda Mullarkey (chair for AGM)
Mike Newell (previous chair in rotation)
Roger Dobell (next chair in rotation)
Nikki Nelson Smith (membership data base)
Peter Braganza
Doug Scott
Kerstin Taylor
Sarah Fearn
Peter Stansfield
Tim Hoban

New members welcome to join the team. It's not onerous!
Just let us know!