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WAVERLEY BOROUGH COUNCIL

MEMORANDUM

From: Borough Secretary

Your Ref:

To: Local Land Charges Section

Our Ref: SW/KW

Date: 10th August 1989

LAND TO THE SOUTH OF WINTERFOLD HOUSE, CRANLEIGH - ARTICLE 4 DIRECTION

I attach hereto a photocopy of the Article 4 Direction made in respect of the above land. I would be obliged if you would enter this on the register of Local Land Charges.



Borough Secretary

RS

WAVERLEY BOROUGH COUNCIL

ARTICLE 4 DIRECTION

LAND IN THE PARISH OF CRANLEIGH

WAVERLEY BOROUGH COUNCILTOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1977ARTICLE 4 DIRECTION RELATING TO LAND IN THE PARISH OF CRANLEIGH

**WHEREAS** the Waverley Borough Council (hereinafter called "the Council") of Council Offices, The Burys, Godalming, Surrey being the appropriate local planning authority within the meaning of Article 4 of the Town and Country Planning General Development Order 1977 (as amended) are of the opinion that development of the description set out in Schedule 1 hereto should not be carried out on the land referred to in Schedule 2 hereto and shown outlined in red on the Plan annexed hereto ("the Plan"), being land in the Parish of Cranleigh in the Council's area (hereinafter called "the Land"), unless permission therefore is granted on application made under the Town and Country Planning General Development Order 1977 (as amended)

**NOW THEREFORE** the Council in pursuance of the powers conferred upon it by the said Article 4 hereby directs that the permission granted by Article 3 of the Town and Country Planning General Development Order 1977 (as amended) shall not apply to development on the land of the description set out in Schedule 1 hereto

SCHEDULE 1

The use or development of the land in the following Classes of Schedule 1 of the Town and Country Planning General Development Order 1977 (as amended):

**SUNDRY MINOR OPERATIONS**

1. The erection or construction of gates, fences, walls or other means of enclosure not exceeding one metre in height where abutting on a highway used by vehicular traffic or two metres in height in any other case, and the maintenance, improvement or other alteration of any gates, fences, walls or other means of enclosure: so long as such improvement or alteration does not increase the height above the height appropriate for a new means of enclosure
2. The formation, laying out and construction of a means of access to a highway not being a trunk or classified road, where required in connection with development permitted by Article 3 of and Schedule 1 to this order (other than under this class)
- ~~3. The painting of the exterior of any building or work otherwise than for the purpose of advertisement, announcement or direction.~~

**TEMPORARY BUILDINGS AND USES**

1. The use of land (other than a building or the curtilage of a building) for any purpose or purposes except as a caravan site on not more than 28 days in total in any calendar year (of which not more than 14 days in total may be devoted to use for the purpose of motor car or motor-cycle racing or for the purpose of the holding of markets) and the erection or placing of moveable structures on the land for the purpose of that use



~~Provided that for the purpose of the limitation imposed on the number of days on which land may be used for motor car or motor-cycle racing, account shall be taken only of those days on which races are held or practising takes place~~

#### **USES BY MEMBERS OR RECREATIONAL ORGANISATIONS**

The use of land, other than buildings and not within the curtilage of a dwellinghouse, for the purposes of recreation or instruction by members of an organisation which holds a certificate of exemption granted under Section 269 of the Public Health Act 1936, and the erection or placing of tents on the land for the purposes of that use

#### **AGRICULTURAL BUILDINGS, WORKS AND USES**

1. The carrying out on agricultural land having an area of more than one acre and comprised in an agricultural unit of building or engineering operations [(other than engineering operation to which paragraph 4 below applies)] requisite for the use of that land for the purposes of agriculture (other than the placing on land of structures not designed for those purposes or the provision and alteration of dwellings), so long as:-

- (a) the ground area covered by a building erected pursuant to this permission does not, either by itself or after the addition thereto of the ground area covered by any existing building or buildings (other than a dwellinghouse) within the same unit erected or in course of erection within the preceding two years and wholly or partly within 90 metres of the nearest part of the said building, exceeding 465 square metres;
- (b) the height of any buildings or works does not exceed three metres in the case of a building or works within three kilometres of the perimeter of an aerodrome, nor 12 metres in any other case;

~~(e) no part of any buildings (other than moveable structures) or works is within 25 metres of the metalled portion of a trunk or classified road~~

2. The erection or construction and the maintenance, improvement or other alteration of roadside stands for milk churns, except where they would abut on any trunk or classified road

3. The winning and working, on land held or occupied with land used for the purposes of agriculture, of any minerals reasonably required for the purposes of that use, including

(i) the fertilisation of the land so used, and

(ii) the maintenance and improvement or alteration of building or works thereon which are occupied or used for the purposes aforesaid

so long as no excavation is made within 25 metres of the metalled portion of a trunk or classified road

4. The carrying out of operations for the construction of fishponds (including the excavation of land and the winning and working of minerals) and other engineering operations on agricultural land used for the purposes of any business of fish farming or of shellfish farming which is registered in a register kept by the Minister of Agriculture Fisheries and Food or the Secretary of State (as the case may be) for the purposes of an order made under Section 7 of the Diseases of Fish Act 1983 where:-

(a) the area of the site within which the operations are carried out does not exceed two hectares;

(b) no operations are carried out within 25 metres of the metalled portion of a trunk or classified road;

(c) in a case where the operations involve the winning or working of minerals, they comply with both of the following limitations:-

~~(i) that no excavation exceeds a depth of 2.5 metres; and~~



~~(ii) that the area of excavation (taken together with any other excavations carried out on the land within the preceding two years) does not exceed 0.2 hectares.~~

#### FORESTRY BUILDINGS AND WORKS

The carrying out on land used for the purposes of forestry (including afforestation) of building and other operations (other than the provision or alteration of dwellings) requisite for the carrying on of those purposes, and the formation, alteration and maintenance of private ways on such land, so long as:-

- (a) the height of any buildings or works within three kilometres of the perimeter of an aerodrome does not exceed three metres;
- (b) no part of any buildings (other than moveable structures) or works is within 25 metres of the metalled portion of a trunk or classified road

#### USE AS A CARAVAN SITE

The use of land, other than a building, as a caravan site in any of the circumstances specified in paragraphs 2 to 9 (inclusive) of Schedule 1 to the Caravan Sites and Control of Development Act 1960 or in the circumstances (other than those relating to winter quarters) specified in paragraph 10 of the said Schedule being development comprised within Classes II, IV(2), V, VI, VII and XXII referred to in Schedule 1 of the said Order and not being development ~~comprised with any other Class~~

#### SCHEDULE 2

4.5 hectares (11.2 acres) of land to the south of Winterfold House, Barhatch Lane, Cranleigh, Surrey shown outlined in red on the plan.

The Common Seal of Waverley  
Borough Council was hereunto  
affixed in the presence of:

0847



Mayor/Member

Assistant  
Deputy/Borough Secretary

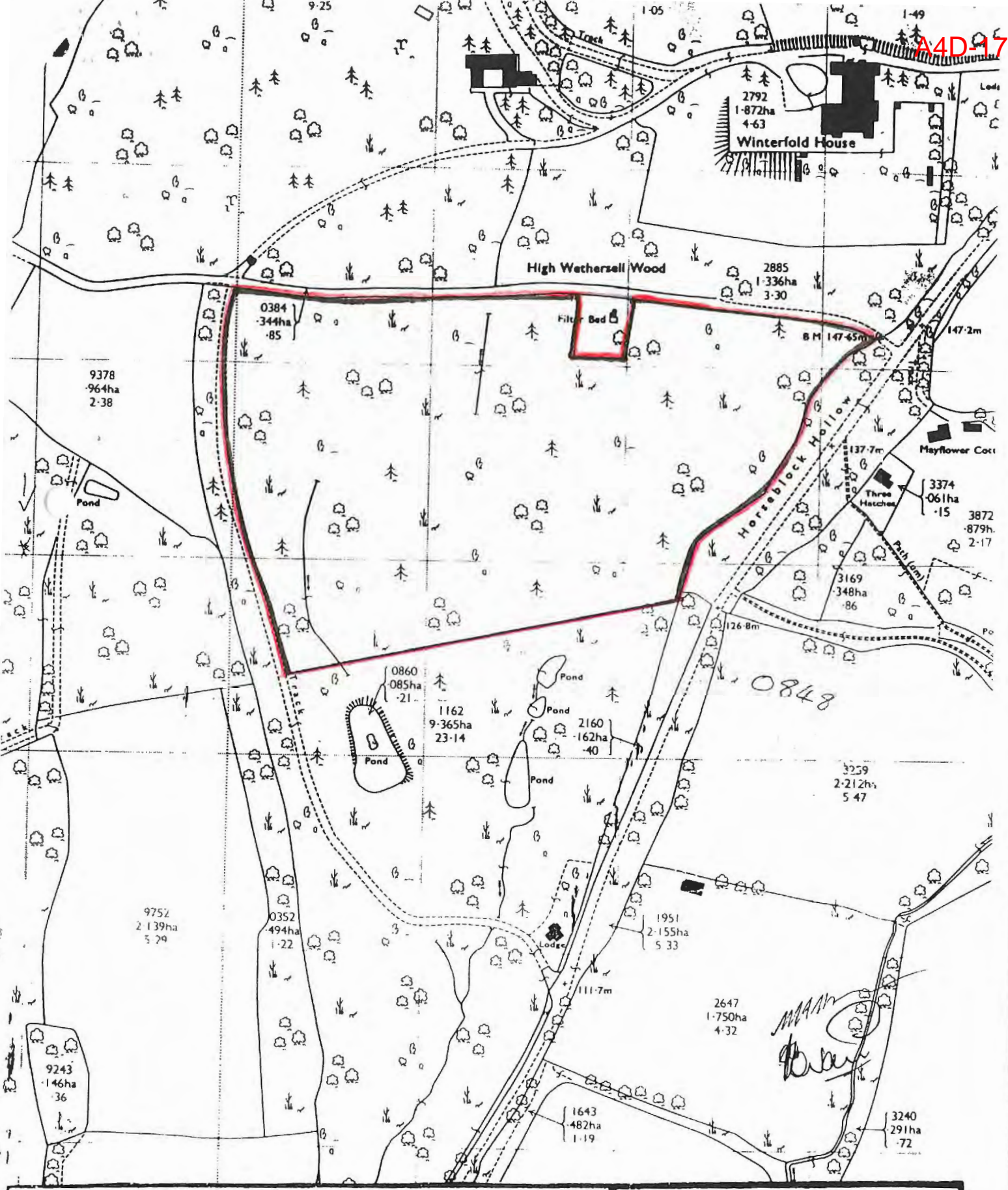
Dated the 21st day of October 1988.

The Secretary of State for the  
Environment hereby approves the  
foregoing direction subject to the  
modifications shown in red ink  
thereon.

Signed by authority  
of the Secretary of  
State  
30/6 1989

\*An Assistant  
Secretary in the  
Department of the  
Environment.





**ARTICLE 4**

LAND SOUTH OF WINTERFOLD HOUSE, BARHATCH LANE, CRANLEIGH.

O.S. Map Sheet Ref. Plan TQ0641-0741

Scale 1: 2500

**Waverley Borough Council  
Planning Department**

Council Offices  
The Burs, Godalming  
Surrey GU7 1HR  
Tel Godalming 4104  
Chief Planning Officer



J. H. Walwright, FRICS, Dip TP, FRTP