

Mr & Mrs S Saunders

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Director of Planning and Development

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24 April 2006

## **TOWN AND COUNTRY PLANNING ACT 1990 (as amended) – WA/2005/2402**

Waverley Borough Council as Local Planning Authority under the provisions of Part III of the Town and Country Planning Act 1990 (as amended), **DO HEREBY** signify their **REFUSAL** of planning permission for the development specified in the form of application deposited by you with the Council on 28 February 2006 and described in the First Schedule.

### **FIRST SCHEDULE**

Construction of a new access and provision of new boundary fence, walls, piers and gates.  
Oak Cottage, Knowle Lane, Cranleigh.

### **SECOND SCHEDULE**

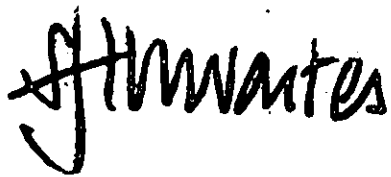
The reasons for the decision of the Council to refuse permission for the development are:-

1. The proposal conflicts with national strategic and local planning policy advice regarding the countryside beyond the Green Belt set out in Policy LO4 of the Surrey Structure Plan 2004, Policy C2 of the Waverley Borough Local Plan 2002 and Policy CP4 of the Waverley Borough Local Development Framework Core Strategy Submission Draft (December 2005). Within these areas the countryside is to be protected for its own sake and development in open countryside outside existing rural settlements is strictly controlled. The proposed development does not comply with the requirements of those policies.
2. The proposal would by virtue of its scale, height, form and appearance be detrimental to the appearance of the street scene and character of the area and therefore harmful to the amenities of the area and contrary to Policies C2, D1 and D4 of the Waverley Borough Local Plan 2002.
3. The proposed fence would adversely affect the available visibility from the access to the north and would therefore be prejudicial to highway safety and contrary to Policy DN2 of the Surrey Structure Plan 2004 and Policy M2 of the Waverley Borough Local Plan 2002.



INVESTOR IN PEOPLE





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Director of Planning and Development

Informative

1. For information the applicant is advised that the Highways Department consider that there would be no objection in principle from a highway point of view if the proposed fence were to be realigned to optimise the visibility available from a 2 metre minor road distance.

WA/2005/2402

(PLEASE SEE NOTES ATTACHED)