

CRARA

Cranley Road Area Residents Association

Newsletter: Spring 2013

**You are cordially invited to
CRARA's Annual Summer Social
at Pit Farm Tennis Club in Hillier Road
from 7.30pm
on Wednesday 5 June**

We are repeating the successful format:

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.

£5 SUBSCRIPTION PLEASE

The cost of CRARA is so modest, we only collect a subscription intermittently as required. Funds, which were last topped up with £5 per member in 2009, are running a little low. We are suggesting a £5 subscription this summer to see us through a few years.

Your help making collection easy would be greatly appreciated. We would all rather the CRARA team dedicates precious time representing our interests rather than gathering our modest 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

What a Transformation - Thank You Surrey!

Much to the delight of residents, Tormead Road has been transformed by a new tarmac surface. Thank you to our local Surrey County Councillor, Mark Brett Warburton, for pursuing this. It is heartening to know that if residents join together to ask Councillors to resolve an issue, we can make a difference.



Next on the list...

The road surface on parts of Cranley and Aldersey Roads is really breaking up and lifting badly. These roads take a pounding from school traffic. Can we notch up further progress?

Quinns Hotel

The future of this fine Victorian, stone-fronted building, with beautiful trees along its frontage, is in doubt. It is just outside our area on the corner between Epsom and Albury Roads. Shanly Homes has applied to demolish the currently run down hotel and build 12 flats ignoring a policy to safeguard scarce hotel sites in Guildford. There is a rival proposal to renovate the building and run it as a boutique hotel from a hotelier with a track record.

The Council may be unable to prevent demolition because the building is not listed. The Council does, however, have strong grounds to keep the site in hotel use. Let's hope it uses them to retain a character building on this prominent site. At the time of going to press, a "for sale" sign has appeared. Perhaps there is a glimmer of hope for local residents campaigning to save the hotel? The CRARA committee has agreed it would like to see a character building on this site and the important trees retained.



Tormead School



At last year's annual gathering, we had a major focus on Tormead School. Plans had been submitted to redevelop large parts of the school in three phases over ten years. In the summer, approval was given for all three phases. Single and two storey school buildings are being replaced with two and three storey teaching, dining and associated buildings. Phase 1 is due to be completed next week.

CRARA was able to help Tormead Road residents secure a commitment from the school to provide effective and attractive boundary garden walls before the start of Phase 2.

Spurred into action by an incident, the school is also pressing ahead with the coach drop off and collection arrangement on school grounds (within the yellow lines) discussed at our CRARA meeting last May. Planning permission has been granted and "no dig" construction techniques will be used to retain as many trees as possible along the frontage. This arrangement will replace the coach parking bays on Cranley Road. Happily, the school has abandoned the strongly opposed proposal to use the sports courts for drop off and collection.



Should we continue to press for:

- the school to provide school traffic stewards?
- neighbour-friendly lighting and no flood lights?

12 Maori Road

In the last newsletter, we reported on efforts being made to evict squatters from the overgrown house adjoining Lanesborough. A developer bought the Edwardian property with a view to renovation. He undertook radical tree clearance, including of much-valued trees along the boundary of the site which the Council failed to protect. In a further twist, the site was sold to Lanesborough. It is not yet clear how the school plans to use its acquisition. Immediate neighbours have been advised there are no plans yet.

All has gone quiet and the committee very much hopes that CRARA will be kept informed. Early involvement makes it so much easier to play a constructive role in shaping development ideas. Residents have indicated they are as concerned about what happens to the rear and noise as they are about the frontage.

An issue that has emerged is that, now so many trees have been cleared, noise from the school has increased significantly and the 24 hour security lighting at the rear of the school is far more intrusive. It is to be hoped tree planting, to provide effective screening and noise reduction, will be part of any sensitive proposals.

The Snicket - Land Adjacent to 109 Epsom Road



The once wooded strip, known as the Snicket, which provides a pathway between Lansdown and the Epsom Road, remains in a very sorry state. Residents are delighted that Inspectors refused two different proposals for a house on this narrow plot. Can anything be done to encourage the Snicket to be replanted with trees? This quirky wooded pathway is a valued local feature.

The Clavadel - A New Concept



Members have welcomed the proposals for a 32 bedroom post-operative rehabilitation and convalescent care centre, with a hydrotherapy pool, on the site of the former Clavadel Hotel. Construction is underway. The hoardings, although informative, are rather prominent. The Guildford Society is troubled that a precedent will be set for obtrusive advertising around construction sites if the picture boards go unchallenged. The CRARA Committee is more concerned by the signs that have remained for so long across the front of Boxgrove Gardens. What do you think?

It is to be hoped the greenery along the Epsom Road boundary of the Clavadel will be reinstated on completion. “Greening the approaches”, by retaining and planting trees along all roads leading into the centre of Guildford, is a local policy that plays an important part in retaining the green character of our area.

115 Epsom Road

Last year, the CRARA Committee took the view that flats in the style of two larger houses were the best outcome likely to be achieved on this site opposite Gateways. Residents put much effort over many years into scaling back this development. We’d be interested in the views of members now the development is complete. Is the view from the driveway, which is to one side and drops down from the Epsom Road, acceptable?

Our concern is the soft green landscaping we were promised to provide garden-like character in keeping with the area. We trust our Councillors and planners will ensure this is delivered.



Wider Guildford Issues

Residents' Associations have been working together collaboratively over the last year to try to give residents a more effective voice in some of the major issues affecting Guildford. Representatives of Residents' Associations have had meetings with Councillors and council officers with a view to being in a stronger position to influence the long overdue Local Plan. The anticipated consultation is expected to raise some fundamental questions about the future development of Guildford over the next few months.

All Guildford's Residents' Associations are being asked for their views on the following draft priorities for Guildford. Would members like CRARA to join other residents in supporting these priorities?

Residents' Associations' Priorities for the Guildford Local Plan DRAFT

We want future residents to enjoy a good quality of life in a healthy, enriching environment within caring communities. To achieve this Guildford must encourage balanced and sustainable development of its high added value economy, building on current strengths and cherishing its market town legacy, garden suburbs and downland setting.

Economy:

To provide jobs for our children and support the economy, nurture a robust mix of knowledge-based, high technology and creative enterprises with strong links to the university and hospital. Ensure the extent and nature of retail and administrative buildings is in tune with fast-changing future needs, avoiding over expansion.

Distinctiveness and Character:

To shape change for the better, assess all development to ensure it:

1. respects and enhances the valued historic and green character, setting, roofscape and views,
2. contributes to creating distinctive, cohesive communities, and
3. makes wise use of land.

Countryside and Open Space:

To underpin our economy and quality of life, cherish our attractive countryside setting and river corridor, gardens, natural open spaces, green edges and approaches. These will become more important as the town grows and as new natural open spaces will be required.

Housing:

To provide homes to meet the needs of Guildford, taking account of travel patterns and capacity, agree a judicious balance of planned sites such as Slyfield, town centre redevelopment, investment for communities such as Park Barn, sensitive use of sites within garden suburbs and villages and carefully planned extensions.

Full use must be made of existing brown field sites and business sites suitable for conversion to residential and only encroach into the Green Belt if a convincing case has been made which identifies specific sites on which there would be detailed local consultation.

Traffic and Parking:

To deliver essential infrastructure, make growth conditional on investment in a new link across the railway/river, a state of the art bus interchange accessible from all directions and improved connections to the A3 to take traffic away from the town centre with investment planned in delivery phases.

To tackle major challenges, embark on a strategy with five year delivery phases for taking through traffic out of the town and for making cars unnecessary for getting into and about Guildford while also sensitively designing space for residents to park their cars.

We look forward to seeing you on 5 June.
The CRARA Committee, Email secretary@crara.org.uk