



HASLEMERE TOWN COUNCIL

Town Hall, High Street, Haslemere, Surrey GU27 2HG
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Planning & Highways Committee

Minutes of the meeting held at 7pm on 14th September 2017
Council Chamber, Town Hall, High Street, Haslemere

Chairman	Cllr Bradley
Vice Chairman	Cllr Piper*
Councillors	Abeyesundara*, Arrick, Barton*, Carter*, Dear*, Dover*, Edwards, Ford, Hewett*, King*, Odell*, Peel* and Round*

**Present*

Meeting clerked by: Joanna Cadman, Locum Deputy Town Clerk.

In attendance: Pippa Auger, Deputy Town Clerk; three members of the public

104/17 Apologies for absence

Cllr Bradley

105/17 Declarations of Pecuniary and Non-Pecuniary Interests

Cllrs Piper and Round declared non-pecuniary interests as members of the WBC Southern Area Planning Committee. They reserved the right to change the tone or content of their opinion when presented with further advice from WBC officers or other professionals.

Cllr Peel declared a non-pecuniary interest in CR/2017/0016

Cllr Abeyesundara declared a non pecuniary interest in WA/2017/1594

106/17 Minutes of the last meeting

The minutes of the meeting held 16th August 2017 were agreed and signed as a true record.

107/17 Matters arising from those minutes not otherwise stated in the agenda

None

108/17 Representations by the public

WA/2017/1621 Marchants Hill, Tilford Road, Hindhead, GU26

Mrs Nash, a local resident, spoke against the application and advised as follows:

- This proposal is very similar to three others, two of which were invalid and one refused.
- Over intensification due to doubling of attendees
- Increased traffic noise and loss of amenity
- Road safety concerns due to increased traffic
- Concern over narrow access point
- Inappropriate development which would adversely affect nature of the Green Belt.

Cllr Barton joined the meeting during this representation.

The committee agreed to **object** to this application on the grounds of the poor access but to support, in principle, the expansion of the site. One member voted against this decision.

WA/2017/1623 76 Cherry Tree Avenue, Haslemere, GU27 1JP

Mrs Green, next door neighbour, spoke against the application and advised as follows:

- Loss of amenity due to overbearing appearance
- Not in sympathy with the street scene
- Significant changes in land levels
- Excessive hard landscaping
- No need for off road parking in this location

The committee agreed not to object to this application, with one abstention.

109/17 Planning applications

Ref	Proposal	Site Address	Comments
CA/2017/0112	HASLEMERE CONSERVATION AREA Removal of 1x Conifer	30 COLLARDS PETWORTH ROAD HASLEMERE GU27 2HX	No objection subject to tree officer approval
WA/2017/1443	Alterations to enlarge existing garage and provide a roof space storage area (follows invalid application WA/2017/0840).	WEST DOWN, PORTSMOUTH ROAD, HINDHEAD GU26 6BQ	No objection
WA/2017/1442	Erection of a single storey rear extension and alterations to elevations (revision of WA/2017/1099).	75 LOWER ROAD, GRAYSWOOD GU27 2DR	No objection
WA/2017/1438	Erection of a detached dwelling and associated works including a new access and alterations to existing access following demolition of the existing detached garage; erection of an attached garage and alterations to existing dwelling (follows invalid appl	LAND AT ACORN HILL, LINKSIDE EAST, HINDHEAD GU26 6NY	Objection submitted (minute 86/17 refers)
WA/2017/1453	Alterations to elevations and internal alterations to allow the use of the garage as habitable accommodation along with the erection of a detached garage.	VALE HOUSE, STEEPWAYS, HINDHEAD GU26 6PG	No objection
WA/2017/1440	Change of Use from Restaurant (Use Class A1) to 2 dwellings (Use Class C3) with alterations to elevations.	4-5 HAMPTON TERRACE, BEACON HILL ROAD, HINDHEAD GU26 6NR	Objection, see separate comment below
WA/2017/1513	Application under Section 73 to vary Condition 2 of WA/2016/1509 (allowed under appeal reference APP/R3650/W/16/3165932) (approved plan numbers) to allow alterations to floor levels.	18 - 22 ST CHRISTOPHERS ROAD, HASLEMERE GU27 1DQ	No objection

WA/2017/1500	Certificate of Lawfulness under Section 192 for alterations to roof to provide habitable accommodation including installation of rear and side dormers.	10 WEYSPRINGS, HASLEMERE GU27 1DE	For information only
NMA/2017/0129	Amendment to WA/2017/0431 for alterations to elevation.	MANDELYN, CHASE LANE, HASLEMERE GU27 3AG	No objection
WA/2017/1496	Alterations to roof space including dormer windows to provide habitable accommodation.	BLAKENEY, DERBY ROAD, HASLEMERE GU27 1BP	No objection
WA/2017/1468	Listed Building consent for restoration works to fireplace.	21 PETWORTH ROAD, HASLEMERE GU27 2JB	No objection subject to listed building officers consent
WA/2017/1527	Internal alterations and extension to roof area of Buckton Manor.	OAK HALL & BUCKTON MANOR, WISPERS LANE, HASLEMERE GU27 1AB	No objection subject to listed building officers consent
WA/2017/1528	Listed Building consent for internal alterations and extension to roof of Buckton Manor.	OAK HALL & BUCKTON MANOR, WISPERS LANE, HASLEMERE GU27 1AB	No objection subject to listed building officers consent
WA/2017/1482	Provision of new vehicle access and parking.	3 ANDERSON COURT, SHEPHERDS HILL, HASLEMERE GU27 2NE	No objection
WA/2017/1525	Erection of extension of rear dormer.	MAPLEDENE, BUNCH LANE, HASLEMERE GU27 1ET	No objection
WA/2017/1497	Erection of extensions and alterations (revision of WA/2017/1089)	PINECROFT, CHURT ROAD, HINDHEAD GU26 6PD	No objection
WA/2017/1520	Erection of 5 dwellings together with alterations to the existing access following demolition of existing dwelling.	HATHERLEIGH, TOWER ROAD, HINDHEAD GU26 6SP	No objection

WA/2017/1560	Erection of extensions and alterations following demolition of existing single storey extensions, detached garage and single storey flat roofed section of stables.	HIGH PITFOLD FARM, HIGH PITFOLD, HINDHEAD GU26 6BN	No objection
WA/2017/1561	Listed Building Consent for erection of extensions and alterations following demolition of extensions, garage and flat roofed section of stables.	HIGH PITFOLD FARM, HIGH PITFOLD, HINDHEAD GU26 6BN	No objection subject to listed building officers consent
TM/2017/0136 no objection subject to tree officers approval	APPLICATION FOR WORKS TO AND REMOVAL OF TREES SUBJECT OF TREE PRESERVATION ORDER 22/99	BURNSIDE, 25 DEEPDENE, HASLEMERE GU27 1RE	No objection subject to tree officers approval
WA/2017/1557	Erection of a detached car port and gates following partial demolition of existing garage.	CHURCH HILL HOUSE, CHURCH HILL, HASLEMERE GU27 1BW	No objection
WA/2017/1558	Listed Building Consent for erection of a detached car port and gates following partial demolition of existing garage.	CHURCH HILL HOUSE, CHURCH HILL, HASLEMERE GU27 1BW	No objection subject to listed building officers consent
WA/2017/1562	Erection of 4 dwellings together with associated works.	LITTLE MEAD, CHURCH LANE, HASLEMERE GU27 1AT	No objection but see separate comment below
WA/2017/1622	Change of use of part of land from Light Industrial (Class B1) to form additional residential curtilage to existing dwelling together with the erection of an extension following the demolition of existing extension.	98 & 100 LION LANE, HASLEMERE GU27 1JH	No objection
WA/2017/1623	Construction of parking space and footpath including landscaping.	76 CHERRY TREE AVENUE, HASLEMERE GU27 1JP	No objection – one abstention
WA/2017/1579	Erection of a single storey rear extension.	5 PARSONS GREEN, HASLEMERE GU27 1EE	No objection

DM/2017/0003	Demolition notification: G.P.D.O. Schedule 2 of Part 11. Demolition of four timber sheds.	FIELD HOUSE, THREE GATES LANE, HASLEMERE GU27 2LD	No objection
CR/2017/0016	Prior Notification Application G.P.D.O. Part 3, Class O - Change of use from Use Class B1a (office) to Use Class C3 (residential) to provide 1 dwelling.	24 PETWORTH ROAD, HASLEMERE GU27 2HR	No objection
WA/2017/1624	Alterations to provide 1.8m internal opening between shops.	60 & 62 HIGH STREET, HASLEMERE GU27 2LA	No objection
WA/2017/1580	Certificate of Lawfulness under Section 192 for the erection of an outbuilding following demolition of existing outbuilding (revision of WA/2017/1023).	SPRING HOUSE, THREE GATES LANE, HASLEMERE GU27 2LD	For information only
WA/2017/0975	Change of use of part of retail space (use Class A1) to form a dwelling (Use Class C3) together with external alterations (as amended by email and plans received 18/7/2017) and amplified by emails dated 25/7/2017 and 8/8/2017 and plans received 8/8/2017) (follows invalid application WA/2017/0616)	10 HIGH STREET HASLEMERE	No objection
WA/2017/1594	Erection of two storey rear and single storey side extensions and alterations; erection of front porch and part demolition of garage.	MERRIEMEAD, MEAD ROAD, HINDHEAD GU26 6SG	No objection.
WA/2017/1621	Erection of 4 buildings to provide guest and staff accommodation; erection of classroom building; alterations and extensions to existing reception and kitchen buildings; alterations and extensions to existing activity lake, parking and access routes	MARCHANTS HILL, TILFORD ROAD, HINDHEAD GU26	Objection, see separate comment below

Cllr Peel left the meeting.

WA/2017/1440 4-5 HAMPTON TERRACE, BEACON HILL ROAD, HINDHEAD GU26 6NR

The committee agreed, with two abstentions, to **object** to this application on the following grounds:

- The loss of a commercial property
- The proposal is contrary to policy LT2 of the adopted Plan , concerning the retention of visitor related premises
- The proposal is contrary to Paragraph 28 of the NPPF, concerning the retention of community facilities in villages.

WA/2017/1562 LITTLE MEAD, CHURCH LANE, HASLEMERE, GU27 1AT

The committee did not object to this application but made the following comment:

- They have considerable concern regarding the site lines for vehicles and visibility splays and request that the road layout is reviewed by Surrey County Council Highways.

WA/2017/1621 MARCHANTS HILL, TILFORD ROAD, HINDHEAD GU26

The committee agreed to **object** to this application on the following ground

- They felt that the access route is unsuitable due to the likely increase in the number of vehicles, including coaches, to this site.
- However they support the expansion of this site in principle.

110/17 Neighbourhood Plan

Cllr Piper advised as follows:

- A draft Neighbourhood Plan will be published in November, and will then be put on hold whilst Waverley carry out the second consultation on the Local Plan Part II, Issues Preferred

Cllr Barton left the meeting

111/17 HTC representation at Waverley Planning Committee

The Committee was reminded that Cllrs Abeyesundara and Bradley would like to speak with regard to the Lythe Hill applications (WA/2017/0277 and WA/2017/0278) should they be considered by the Waverley Southern Planning Committee

Cllr Carter would like to speak against application WA/2017/1440 (4-5 Hampton Terrace, Beacon Hill Road, Hindhead – Amalfi) should this application come before the Southern Area Planning Committee.

112/17 Decisions and Appeals

The list was noted.

113/17 Highways Update

- Cllr Dear was congratulated for surveying and compiling a list of grit bins. SCC will be advised of the ones that need replacement or repair.
- The crossing by Shottermill School will be electrified in the next week.
- Woolmer Hill footpath: the footpath that runs from the block of garages west of Hatchets Drive towards the school crossing is overgrown with brambles which could impede/harm schoolchildren as they use this footpath in the dark winter months. **Action:** Deputy Clerk to refer this to the SCC vegetation gang.
- Woolmer Hill School: the 'no exit' sign at the entrance to the school car park is covered with brambles which has resulted in several instances of vehicles exiting the entrance to the car park. **Action:** Deputy Clerk to refer this to WBC.
- Kings Road railings: Cllr Round had held a site meeting with SCC officials and agreed the work needed.
- Roundabouts: SCC had raised a number of issues with St Edmunds concerning their planting plan and the impact on sight lines. These were being resolved.

114/17 Next meeting

12th October 2017

Meeting closed at 8.50pm

Signed: _____ Date: _____
Chairman of Planning