



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 29 March 2018
Council Chamber, Town Hall, High Street, Haslemere

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

**Present*

Meeting clerked by: Pippa Auger, Deputy Town Clerk.

In attendance: John Greer of Haslemere Society, Sarah Fairburn and Robert Sermon

34/18

Apologies for absence

Cllrs Abeyesundara and Barton

35/18

Declarations of Pecuniary and Non-Pecuniary Interests

Cllrs Edwards, 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.

They also declared non-pecuniary interests in application WA/2018/0358 & WA/2018/0359.

36/18

Minutes of the last meeting

The minutes of the meeting held 7 March 2018 were agreed and signed as a true record.

37/18

Representations by the public

Richard Angel attended in advance of the committee making a decision about application WA/2018/0408 & WA/2018/0409. He reiterated their idea of rationalising the size of the hotel to improve overall service, place shaping and importance of Cote Restaurant coming to the town. He hoped for the Town Council's support. In response to the question from Councillor Odell about the function room no longer existing if the application succeeds, he confirmed that the restaurant would be used exclusively for functions depending on the size of the event (if there around 200 guests the restaurant would be closed to the public, if 50 guests it would not).

John Greer of the Haslemere Society spoke about the fight to save the Georgian Hotel from developers 20 years ago. They are still deliberating on the following issues which they have concerns about:

- 1) The financial viability of a 12-bedroom hotel;

- 2) Whether they have the expertise in running a hotel and up market restaurant;
- 3) Timing of the refurbishment of the hotel and restaurant which will take place after the demolition and redevelopment of the residential aspect; and
- 4) Loss of parking due to residential development in the existing car park. This will hit the hotel hard as visitors will have less parking and exacerbate the shortage of high street parking.

Sarah Fairburn, resident of Haslemere for 45 years, spoke in agreement of all Haslemere Vision's concerns. She feels Haslemere needs a nice hotel with a reasonable room rate, not a boutique hotel with room rates of £150.

Robert Sermon, resident of Haslemere, also spoke of his concern that the owners were selling prime assets to fund the refurbishment of the hotel. He also felt that access was a challenge especially for the emergency services issue. The real estate behind the hotel was not designed for residential use and might as well be demolished as developed.

38/18 Presentation for WA/2018/0294 Little Barn, Linkside North, Hindhead

Nick James, the owner of the Property, gave a presentation of his planning application which includes demolishing and rebuilding the bungalow.

39/18 Presentation for 64a Wey Hill Road, Haslemere (Chamberlain Warehouse)

Phil Holdcroft of Landmark Estates gave a presentation on their proposed planning application.

It will be a three-storey development with 6 2-bedroom flats, one 1-bedroom flat and private amenity space.

It will have a double gable front, with a modern appearance using traditional cues. The rear elevation will be of similar appearance.

40/18 Planning applications

Ref	Proposal	Site Address	Comment
WA/2018/0291	Application under Section 73 to remove Condition 14 of WA/2017/1889 (provision of parking to serve no. 18 Critchmere Hill, Haslemere).	COOMBE LEA, 18 CRITCHMERE HILL, HASLEMERE GU27 1LS	No objection
WA/2018/0385	Application under Section 73A to vary Condition 1 of WA/2017/1889 (plan numbers) to allow habitable accommodation in roof space with roof lights to rear elevations.	LAND ADJACENT TO 18 CRITCHMERE HILL, HASLEMERE GU27 1LS	No objection

DW/2018/0010	The erection of a single storey rear extension which would extend beyond the rear wall of the original house by 4.48m, for which the height would be 2.9m, and for which the height of the eaves would be 2.9m.	19 PARSONS GREEN, HASLEMERE GU27 1EE	No objection
NMA/2018/0026	Amendment to WA/2016/2358 for alterations to fenestration and elevations.	SPRINGDALE, 6 STOATLEY RISE, HASLEMERE GU27 1AF	No objection
WA/2018/0297	Erection of extensions following the demolition of existing extensions.	OLD TEEMSTONES, GROVE ROAD, HINDHEAD GU26 6QP	No objection
WA/2018/0294	Erection of a dwelling following demolition of existing dwelling and garage.	LITTLE BARN, LINKSIDE NORTH, HINDHEAD GU26 6NZ	No objection
WA/2018/0361	Alterations to outbuilding to form ancillary habitable accommodation (revision of WA/2017/0895).	1 SICKLE MILL HOUSE, STURT ROAD, HASLEMERE GU27 3RU	No objection subject to the outbuilding remaining ancillary to the main building
WA/2018/0362	Listed Building consent for alterations to outbuilding to form ancillary habitable accommodation (revision of WA/2017/0896).	1 SICKLE MILL HOUSE, STURT ROAD, HASLEMERE GU27 3RU	No objection subject to listed building officer's consent
WA/2018/0358	Application under Regulation 3 of the Town and Country Planning General Regulations 1992 for change of Use from a community room (Use Class D2) to office (Use Class B1).	THE PAVILLION COMMUNITY ROOM, FIELDWAY, HASLEMERE GU27 2AX	No objection
WA/2018/0334	Erection of an extension following demolition of existing outbuilding.	THE LAURELS, 1 LOWER ROAD, GRAYSWOOD GU27 2DR	No objection

RB

WA/2018/0345	Erection of single storey side extension and alterations.	32 COURTS MOUNT ROAD, HASLEMERE GU27 2PP	No objection
WA/2018/0354	Erection of extensions and alterations following demolition of extensions and garage (revision of WA/2017/0281).	CIRMHOR, HILL ROAD, HASLEMERE GU27 2JP	No objection
WA/2018/0363	Erection of a mixed use building to provide 2 dwellings at first floor level with commercial floor space below following relevant demolition of unlisted building in a conservation area.	44 WEST STREET, HASLEMERE GU27 2AB	No objection
WA/2018/0359	Application under Regulation 15 of The Town and Country Planning (Control of Advertisements) (England) Regulations 2007 for the display of non-illuminated signs.	THE PAVILLION COMMUNITY ROOM, FIELDWAY, HASLEMERE GU27 2AX	No objection
WA/2018/0350	Application under Section 73A to vary Condition 4 of WA/2012/0041 (approved plans) to allow existing windows to remain.	HINDHEAD DENTAL CLINIC, TILFORD ROAD, HINDHEAD GU26 6TD	No objection
WA/2018/0381	Application under Section 73A to vary Condition 2 of APP/R3650/A/14/2227452, (WA/2014/0504) (requires outbuildings to be demolished) to allow for the retention of the existing garage block between the annexe building and the school entrance.	HIGHCOMBE EDGE, TILFORD ROAD, HINDHEAD GU26 6SJ	No objection
WA/2018/0411	Erection of extensions and alterations.	21 BORDER ROAD, HASLEMERE GU27 1PG	No objection
DW/2018/0013	The erection of a single storey rear extension which would extend beyond the rear wall of the original house by 6.5m, for	6 WOODLAND VIEW CRITCHMERE LANE	No objection

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	which the height would be 4m, and for which the height of the eaves would be 2.388m.	HASLEMERE GU27 1PE	
WA/2018/0406	Erection of single-storey side extension and alterations together with associated works.	APRIL COTTAGE, POLECAT VALLEY, HINDHEAD GU26 6BE	No objection
WA/2018/0402	Certificate of Lawfulness under Section 192 for insertion of roof lights to provide habitable accommodation.	1 KLONDYKE VILLAS, CLAMMER HILL ROAD, GRAYSWOOD GU27 2DX	No objection
WA/2018/0420	Erection of an outbuilding following demolition of existing garage.	3 Highbury Grove, Haslemere GU27 1BB	No objection
WA/2018/0409	Listed Building Consent for alterations and demolition of link building.	GEORGIAN HOUSE HOTEL, 37-41 HIGH STREET, HASLEMERE GU27 2JY	Objection – see separate comment below
WA/2018/0408	Erection of 3 dwellings; extension and change of use of the rear building from hotel bedrooms and spa (Use Class C1) to 16 flats. Demolition of the link building; alterations to the main hotel building to provide a 12-bedroom hotel with restaurant and bar	GEORGIAN HOUSE HOTEL, 37-41 HIGH STREET, HASLEMERE GU27 2JY	Objection – see separate comment below
WA/2018/0415	Erection of a building to provide 9 dwellings and a retail unit (Class A1) following demolition of the existing building.	2 - 4 LOWER STREET, HASLEMERE GU27 2NX	Objection – see separate comment below
WA/2018/0405	Erection of extensions and alterations.	39 STOATLEY RISE, HASLEMERE GU27 1AG	No objection

PB

WA/2018/0426	Erection of extensions and alterations (revision of WA/2017/1769).	THE STEADING, MEAD ROAD, HINDHEAD GU26 6SG	No objection
WA/2018/0407	Change of use and conversion of redundant agricultural building to form a dwelling.	QUAIL HOUSE FARM, HYDE LANE, CHURT GU10 2LP	No objection
WA/2018/0424	Alterations to roof to form habitable accommodation including installation of roof lights.	BROOM PATCH, LINKSIDE WEST, HINDHEAD GU26 6PA	No objection
WA/2018/0446	Erection of two storey side and rear extensions and alterations following demolition of existing garage.	2A PITFOLD AVENUE, HASLEMERE GU27 1PN	No objection
WA/2018/0448	Erection of single storey extensions and alterations following demolition of existing garage.	15 DOLPHIN CLOSE, HASLEMERE GU27 1PU	No objection
NMA/2018/0037	Amendment to WA/2017/1143 to provide a reduction in size of new front gable from double to single storey.	HIGH GREEN, OLD HASLEMERE ROAD, HASLEMERE GU27 2NN	No objection

WA/2018/0408 & 0409 – Georgian House Hotel, 37-41 High Street, Haslemere, GU27 2JY

The committee agreed to **object** to this application on the following grounds:

- Concern that any change at the front entrance of the hotel will have a negative effect on the chestnut tree
- There will be a substantial loss of parking for the facility if the mews houses are built on the overflow car park. 40 spaces will be insufficient for the guests and users of the Hotel
- Loss of amenity for the town in relation to the function room
- No affordable or social housing has been proposed
- Concern that it is overdevelopment of the site

WA/2018/0415 2 – 4 Lower Street, Haslemere GU27 2NX

The committee agreed to **object** to this application on the following grounds:

- The proposal is contrary to policy TD1 of the new Local Plan part 1, and policy D4 of the Local Plan (2002) Policy which is being retained until the new Local Plan part 2 comes into effect, as it is felt the development is not appropriate to the site in terms of scale, height, form or appearance
- The proposal is contrary to Waverley Borough Council's parking guidelines



- 41/18** **Lythe Hill WA/2017/0918**
Not dealt with.
- 42/18** **HTC representation at Waverley Planning Committee**
None.
- 43/18** **Decisions and Appeals**
The list was noted.
- 44/18** **Highways Update**
Nothing to report.
- 45/18** **Licencing application**
Full support for the new premises licence for Cote Restaurant Limited.
- 46/18** **Next meeting**
26th April 2018.

Meeting closed at 8.20pm

Signed: _____
Chairman of Planning

Pam Bradley

Date: _____

20/04/18

