



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 26 April 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: Cllr Isherwood, members of the public

47/18 Apologies for absence

Cllrs Abeyesundara, Odell and Piper

48/18 Declarations of Pecuniary and Non-Pecuniary Interests

Cllrs Edwards 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 Round declared a pecuniary interest in WA/2018/0151 and WA/2018/0275

49/18 Minutes of the last meeting

The minutes of the meeting held 29 March 2018 were agreed and signed as a true record.

50/18 Representations by the public

WA/2018/0477 - LOWER PITFOLD, 7 CRITCHMERE LANE, HASLEMERE, GU27 1PR

John Penwarne neighbour speaks on behalf of neighbours

- 20 neighbour responses so far and not one in support of the application
- Policy of treating gardens as "previously developed land" was reversed in 2010 and national policy has been against the development of private gardens, with local planning authorities being encouraged to set policies to resist inappropriate development where it would cause harm to local area.
- 7 Critchmere lane is a substantial family home which is to be flattened to gain access to a narrow garden on a slope.
- The application for 10 houses on site means they will be positioned very close to the boundaries of the existing homes, in some cases less than one metre. These two storey buildings will be at a higher level to the nearest existing houses and bungalows, which will dominate their surroundings and have an

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overbearing impact on the neighbourhood, seriously reducing outlook and amenity of the neighbouring homes. Privacy and light will be lost and there will be an increase general noise created by the increased population and inevitable rise in air pollution

- Plans to encourage biodiversity by planting are concerning as most of the large trees on site were cut down before the application was submitted.
- The site contains one oak tree subject to a TPO but where it now stands the developer intends to excavate four parking spaces.
- The shared driveway is barely wide enough for the average car. There is no turning area at the top and it is too narrow for emergency vehicles. Refuse lorries and large delivery vans will all have to stop in Critchmere Lane increasing traffic hazard on a busy local road and bus route.
- Inadequate visitor parking on site will also add to congestion on Critchmere Lane and Pitfold Avenue.
- The exit from the site is on a bend opposite a busy garage on a road that regularly floods.
- WBC own planning guidance states that new developments should fit into existing street patterns and building grain or create logical new street patterns and urban form. This proposal does not meet those requirements. The layout and siting in relation to the adjoining buildings, spaces and views is not appropriate. Neither does it meet the normal rules and guidelines applicable to new developments concerning distance from existing buildings, amenity, privacy and internal circulation, overdevelopment and threatens protected oak tree and adversely affects road safety.

7.06pm Cllr Barton arrives

51/18 Planning applications

WA/2018/0469	Erection of extensions and alterations.	19 SUNVALE AVENUE, HASLEMERE GU27 1PH	No objection
WA/2018/0484	Erection of extensions and alterations to roof space including dormer windows to provide habitable accommodation.	20 THE AVENUE, HASLEMERE GU27 1JT	No objection
TM/2018/0046	APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER WA198	6 ELIOT DRIVE, HASLEMERE GU27 1NZ	No objection subject to Tree officer approval
TM/2018/0043	APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER WA49	HOLLYDOWN WOODLANDS LANE HASLEMERE GU27 1JU	No objection subject to Tree officer approval

WA/2018/0496	Erection of a building to provide 5 flats together with associated works and parking.	LAND TO REAR OF 1 TO 11, JUNCTION PLACE, HASLEMERE	Objection – see separate comments
WA/2018/0477	Outline Application with Access, Layout and Scale to be determined for the erection of 10 dwellings following the demolition of the existing dwelling.	LOWER PITFOLD, 7 CRITCHMERE LANE, HASLEMERE GU27 1PR	Objection – see separate comments
WA/2018/0468	Erection of extension to existing building to provide 1 flat and erection of a separate building to provide 4 flats and associated works.	LAND AT WEY HILL HOUSE, 4 WEY HILL, HASLEMERE	No objection
WA/2018/0463	Erection of a two storey extension.	11 SUNVALE AVENUE, HASLEMERE GU27 1PH	No objection
PC/2018/0002	Erection of first floor side extension over existing single storey.	MONTAGUE PORTSMOUTH ROAD HINDHEAD GU26 6TQ	No objection
WA/2018/0479	Erection of extension and balcony.	BROWNLOW HOUSE, PORTSMOUTH ROAD, HINDHEAD GU26 6TQ	No objection
WA/2018/0491	Erection of extensions.	FALCON COTTAGE, GRAYS CLOSE, HASLEMERE GU27 2LJ	No objection
WA/2018/0465	Erection of extension, balcony and bridge together with alterations to elevations and associated works.	BEECHINGS, CHURCH LANE, HASLEMERE GU27 2BJ	No objection

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NMA/2018/0041	Amendment to WA/2017/1270 to provide alterations to the roof layout/height, tile hung cladding omitted in lieu of timber and reduction in size of first floor en-suite.	FIELD HOUSE, THREE GATES LANE, HASLEMERE GU27 2LD	No objection
WA/2018/0504	Erection of a single storey rear extension and partial garage conversion.	MALLAH CROFT, 25 PINE VIEW CLOSE, HASLEMERE GU27 1DU	No objection
WA/2018/0151 Cllr Round leaves the room during the discussion	Hybrid Planning Application;- Change of Use, extension and alterations to office building to provide 1 dwelling together with the erection of a detached garage; outline application, with access and landscaping to be determined, for the erection of up to 2	LONGDENE HOUSE, HEDGEHOG LANE, HASLEMERE GU27 2PH	No objection
WA/2018/0275 Cllr Round leaves the room during the discussion	Approval of reserved matters for 132 dwellings (Appearance, Layout and Scale) for development for residential use pursuant to planning permission WA/2017/1346 (to reflect revised access arrangements to outline permission WA/2014/1054). (This is a subseque	LAND AT STURT FARM, STURT ROAD, HASLEMERE GU27 3SE	No objection – 2 abstentions

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WA/2018/0449	Change Of Use Of Existing Office (B1A) To 4 Flats Together With Extensions And Alterations Including Construction Of A Light Well And Bridge Link To Footpath.	PINECROFT, CHURT ROAD, HINDHEAD GU26 6PD	Objection – see separate comments
WA/2018/0562	Erection of a dwelling.	LAND AT REAR OF PINECROFT, CHURT ROAD, HINDHEAD GU26 6PD	Objection – see separate comments
WA/2018/0401	Erection Of Two Storey And Single Storey Side Extensions Following Demolition Of Existing Garage.	OLD ORCHARD COTTAGE, GRAYSWOOD ROAD, GRAYSWOOD, GU27 2DE	No objection
WA/2018/0536	Erection of a porch and pitched roof over existing flat roof elements.	FAIRACRE, FARNHAM LANE, HASLEMERE GU27 1HA	No objection
WA/2018/0513	Erection of extensions and alterations.	LAKESIDE HOUSE, HINDHEAD ROAD, HASLEMERE GU27 3PJ	No objection
WA/2018/0519	Certificate of Lawfulness under Section 192 for use of existing garage as habitable accommodation.	HERIOT, THREE GATES LANE, HASLEMERE GU27 2ES	No objection provided it remains ancillary to the main dwelling
WA/2018/0520	External alterations to dwelling.	HERIOT, THREE GATES LANE, HASLEMERE GU27 2ES	No objection

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WA/2018/0537	Erection of extension and alterations to garage.	OAKELWOOD, BUNCH LANE, HASLEMERE GU27 1ET	No objection
WA/2018/0540	Erection of side extension following demolition of existing; erection of studio following demolition of existing outbuilding.	FOXHILL, SCOTLAND LANE, HASLEMERE GU27 3AW	No objection
NMA/2018/0045	Amendment to WA/2017/1773 for the change of 3 windows on south elevation from single pane to dual pane windows.	KILNFIELDS PAVILION, 19 WEYCOMBE ROAD, HASLEMERE GU27 1EL	No objection
WA/2018/0550	Certificate of Lawfulness under Section 192 for the erection of a single-storey rear extension (revision of WA/2018/0094).	RICHMOND, KINGSWOOD LANE, HINDHEAD GU26 6DQ	No objection
WA/2018/0575	Erection of single storey rear extension and alterations.	UPLANDS, GRAYSWOOD ROAD, HASLEMERE GU27 2BS	No objection
WA/2018/0574	Application under Section 73 to vary Condition 1 of WA/2016/2365 (approved plans) to allow alteration to the pitch of the roof to allow for storage in the loft.	LAND AT STEPSTONES, SCOTLANDS CLOSE, HASLEMERE	No objection
TM/2018/0052	APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 24/99	14 AND 16 HERONDALE HASLEMERE GU27 1RQ	No objection subject to tree officer's approval

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WA/2018/0623	Certificate of Lawfulness under Section 192 for the stationing of a mobile home for use as a residential annexe at Chasemoor Corner.	CHASEMOOR CORNER, KINGSWOOD LANE, HINDHEAD GU26 6DQ	No objection
TM/2018/0051	APPLICATION FOR WORKS TO A TREE SUBJECT OF TREE PRESERVATION ORDER 34/07	29 UNDERWOOD ROAD HASLEMERE GU27 1JQ	No objection subject to tree officer's approval
WA/2018/0581	Erection of a two storey side extension with associated alterations.	HERON COTTAGE, HAZEL GROVE, HINDHEAD GU26 6BJ	No objection
WA/2018/0603	Erection of rear extensions and canopy.	47 TIMBERMILL COURT, HASLEMERE GU27 1NH	No objection
WA/2018/0583	Certificate of Lawfulness under Section 192 for the erection of single storey side extension.	HONEY HILL, FOUNDRY LANE, HASLEMERE GU27 2QF	No objection
WA/2018/0616	Erection of extensions and alterations following demolition of existing extension.	STONE COTTAGE, FARNHAM LANE, HASLEMERE GU27 1HG	No objection
WA/2018/0615	Application under Section 73 to vary Condition 2 of WA/2018/0060 (restricts hours of business) to allow trading on Bank Holidays and Public Holidays.	UNIT 5 AND 6, WEYDOWN ROAD INDUSTRIAL ESTATE, HASLEMERE GU27 1DW	No objection
WA/2018/0592	Erection of a single story rear extension.	DOYLE HOUSE, DERBY ROAD, HASLEMERE GU27 1BP	No objection

TM/2018/0053	APPLICATION FOR THE REMOVAL OF TREE SUBJECT OF TREE PRESERVATION ORDER WA109	3 COBDEN LANE HASLEMERE GU27 2HP	No objection subject to tree officer's approval
CA/2018/0053	HASLEMERE CONSERVATION AREA WORKS TO AND REMOVAL OF TREES	22 SCHEME MANAGERS FLAT, ROSEMARY COURT CHURCH ROAD HASLEMERE GU27 1BH	No objection subject to tree officer's approval
TM/2018/0054	APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 23/00	BEACON HILL COURT HINDHEAD GU26 6PU	No objection subject to tree officer's approval
WA/2017/0920	Erection Of 45 Apartments In 2 Blocks Including Associated Semi-Basement Parking Amenity Space Landscaping And New Access.	SITE OF 5 TO 21, WEY HILL, SURREY	For information only

WA/2018/0477 - LOWER PITFOLD, 7 CRITCHMERE LANE, HASLEMERE, GU27 1PR

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

- The proposal would constitute overdevelopment of the site contrary to policy D1 of the new Local Plan Part 1
- The proposal would be overbearing and out of character with the neighbourhood contrary to policy D1 of the new Local Plan Part 1
- There is a real concern that neighbours would suffer loss of amenity, including light and privacy, contrary to policy D1 of the new Local Plan Part 1
- The increased levels of traffic would not be compatible with highway safety contrary to policy D1 of the new Local Plan Part 1
- There is concern about the access and exit which is on a bend opposite a busy garage on a road that regularly floods

WA/2018/0496 – LAND TO REAR OF 1 TO 11 JUNCTION PLACE, HASLEMERE

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

- The proposal would constitute overdevelopment of the site contrary to policy D1 of the new Local Plan Part 1
- It fails to meet WBCs guidelines on parking with only 4 spaces provided within the development



WA/2018/0449 & 0562 PINECROFT AND LAND AT REAR OF PINECROFT, CHURT ROAD, HINDHEAD, GU26 6PD

The committee agreed to **object** to these applications on the following grounds:

- The proposals would constitute overdevelopment of the site contrary to policy D1 of the new Local Plan Part 1
- The proposals would be overbearing and out of character with the neighbourhood contrary to policy D1
- There is a real concern that neighbours would suffer loss of amenity, contrary to policy D1
- It fails to meet WBCs guidelines on parking. The proposed plans submitted with application 0449 show 4 spaces being retained and the submitted plans for application 0562 show 5 spaces, but these 5 appear to include the 4 spaces for 0449.

52/18 HTC representation at Waverley Planning Committee

None

53/18 Decisions and Appeals

The list was noted

54/18 Highways Update

The minutes were noted and nothing additional reported

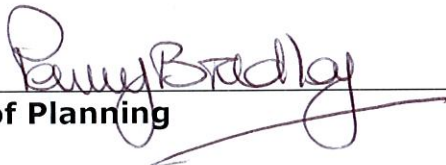
55/18 Next meeting

24th May 2018

Meeting closed at 8.05pm

Signed: _____

Chairman of Planning



Date: _____

24/05/18

