



# HASLEMERE TOWN COUNCIL

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## Planning & Highways Committee

Minutes of the meeting held at 7pm on 21 June 2018  
Council Chamber, Town Hall, High Street, Haslemere

<b>Chairman</b>	Cllr Bradley*
<b>Vice Chairman</b>	Cllr Abeysundara*
<b>Councillors</b>	Arrick, Barton*, Carter*, Dear*, Edwards*, Ford, Hewett*, Odell*, Peel, Piper and Round*

*\*Present*

**Meeting clerked by:** Pippa Auger, Deputy Town Clerk.

**In attendance:** Cllr Isherwood, Douglas Howard, Michael Barnes, Bea Philpott, Philippa Guest and numerous members of the public

### **66/18 Apologies for absence**

Cllrs Peel and Piper due to ill-health and Cllr Arrick due to work commitments

### **67/18 Declarations of Pecuniary and Non-Pecuniary Interests**

Cllr Abeysundara declared a non-pecuniary interest in WA/2018/0840 as he owns a commercial business by the development site

Cllrs Edwards & 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 Barton declared a pecuniary interest in proposed site allocation DS18 which forms part of the proposed Local Plan Part 2 as she is a resident of Scotland Lane.

Cllrs Odell & Round declared pecuniary interests in proposed site allocation DS10 & DS15 which form part of the proposed Local Plan Part 2 as the owner is a customer.

Non-pecuniary interests were declared in relation to WA/2018/0765 as the Councillors know the applicant and his family.

### **68/18 Minutes of the last meeting**

The minutes of the meeting held 24 May 2018 were agreed and signed as a true record.

### **69/18 Representations by the public**

Michael Barnes, presented concerns about the proposed site allocations DS10 and DS15 which form part of the proposed Local Plan Part 2, on behalf of the residents of Hasle Drive, Hedgehog Lane, Court Hill Road, Courts Mount Road, Longdene Road and Sandrock.

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Primary concerns are increased traffic generation and congestion, road access, pedestrian safety and highway safety. The road is two way but due to current parking and un/loading of delivery vehicles often it is single lane with little or no pavement. In addition to this there is little turning space, there will be an increase in noise, disturbance and pollution, loss of established trees and material harm to the intrinsic character of the countryside beyond the green belt.

Cllrs Odell & Round left the room for this presentation.

Cllr Barton left the room at 7.22pm and returned at 7.25pm.

**70/18 Campaign to Protect Rural England (CPRE)**

Philippa Guest gave a short presentation to the committee including an introduction to CPRE and examples of the activities and local issues they get involved in, such as mounting a challenge to WBC Local Plan Part 1 and objecting to Sturt Farm and associated developments and the impact on the Area of Outstanding Natural Beauty.

**71/18 Planning applications**

Ref	Proposal	Site Address	Comment
WA/2018/0765	Change Of Use Of Existing Post Office (Use Class A1) To Mixed Use Post Office (Use Class A1) Retail (Use Class A1) And Wine Bar (Use Class A4) Together With Addition Of A Mezzanine Floor.	HASLEMERE POST OFFICE, 3 WEST STREET, HASLEMERE, SURREY, GU27 2AF	No objection
WA/2018/0823	Change of use of ground floor from veterinary practice (Use Class D1) to 2 dwellings together with the erection of an extension.	10 - 12 WEY HILL, HASLEMERE GU27 1BX	No objection
WA/2018/0839	Erection of extensions, porch, and alterations.	LANCASTER COTTAGE, 5 THE PADDOCK, HASLEMERE GU27 1HB	No objection
WA/2018/0840	Erection of a block of 8 flats with parking, cycle and bin store following demolition of existing building.  Cllr Abeysundara left the room for this discussion.	64A WEY HILL, HASLEMERE	No objection - one abstention BUT concern about ingress to and egress from the site – see separate comment
WA/2018/0849	Erection of extensions and alterations.	4 PLAYING FIELD CLOSE, HASLEMERE GU27 1BF	No objection – four abstentions
WA/2018/0836	Application under Section 73 to remove Condition 4 of WA/2017/1784 (Obtain a	26 PETWORTH ROAD, HASLEMERE GU27 2HR	No objection

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	European Protected Species Licence)		
NMA/2018/0066	Amendment to WA/2017/1784 for removal of condition 4 (which requires a European Protected Species Licence).	26 PETWORTH ROAD, HASLEMERE GU27 2HR1,	No objection
WA/2018/0821	Erection of single storey side extension and garage following demolition of existing garage; alterations to elevations.	3 PINE BANK, HINDHEAD GU26 6SR	No objection
PRA/2018/0023	General Permitted Development Order 2015, Schedule 2 Part 3 Class P - Prior Notification Application for a change of use from storage or distribution buildings (Class B8) and any land within its curtilage to three dwellinghouses (Class C3).	BUILDING TO THE REAR OF PEVENSEY BEACON HILL ROAD HINDHEAD	Objection – see separate comment
PRA/2018/0024	General Permitted Development Order 2015, Schedule 2 Part 3 Class P - Prior Notification Application for a change of use from storage or distribution buildings (Class B8) and any land within its curtilage to two dwellinghouses (Class C3).	BUILDING TO THE REAR OF PEVENSEY BEACON HILL ROAD HINDHEAD	Objection – see separate comment
WA/2018/0852	Erection of a garden building.	FLAT 2, PARKLANDS, HAZEL GROVE, HINDHEAD GU26 6BJ	No objection
PRA/2018/0025	General Permitted Development Order 2015, Schedule 2 Part 3 Class M - Prior Notification Application for a proposed change of use of a building from shops (Class A1), to a use falling within Class C3 (Dwellinghouse), and for associated operational develop	The Haslemere Gun Shop, 13 Junction Place Haslemere GU27 1LE	No objection
WA/2018/0870	Conversion of integral garage into habitable accommodation and alterations.	SANDERLING THE MOUNT,	No objection

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		GRAYSWOOD GU27 2EB	
WA/2018/0878	Erection of two storey rear extension.	7 HIGH LANE, HASLEMERE GU27 1AZ	No objection
WA/2018/0867	Application under Section 73A to vary Condition 1 of WA/2017/1270 to allow alterations to design, dormer windows, roof details and roof lights.	FIELD HOUSE, THREE GATES LANE, HASLEMERE GU27 2LD	No objection
WA/2018/0886	Erection of a dwelling.	LAND AT REAR OF PINECROFT, CHURT ROAD, HINDHEAD GU26 6PD	Objection – see separate letter
WA/2018/0909	Installation of timber walkway.	HOLY CROSS HOSPITAL, HINDHEAD ROAD, HASLEMERE GU27 1NQ	No objection
WA/2018/0895	Erection of single storey extension.	5 KLONDYKE VILLAS, CLAMMER HILL ROAD, GRAYSWOOD GU27 2DX	No objection
WA/2018/0913	Listed Building consent for the construction of 2 dormer windows, roof canopy and alterations following demolition of dormer window.	COURTYARD LODGE, LYTHE HILL PARK, HASLEMERE GU27 3BD	No objection subject to listed building officer approval
WA/2018/0912	Construction of 2 dormer windows following demolition of existing dormer window; construction of roof canopy over rear door and alterations including addition of windows.	COURTYARD LODGE, LYTHE HILL PARK, HASLEMERE GU27 3BD	No objection subject to listed building officer approval
WA/2018/0937	Listed Building consent for external alterations.	COURTYARD LODGE, LYTHE HILL PARK, HASLEMERE GU27 3BD	No objection subject to listed building officer approval
WA/2018/0936	Erection of brick skin to existing side wall and replacement windows.	COURTYARD LODGE, LYTHE HILL PARK, HASLEMERE GU27 3BD	No objection subject to listed building officer approval
WA/2018/0918	Erection of front extension and enlargement of rear balcony.	3 ANDERSON COURT,	No objection

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		SHEPHERDS HILL, HASLEMERE GU27 2NE	
WA/2018/0896	Erection of extensions and alterations.	12 STOATLEY RISE, HASLEMERE GU27 1AF	No objection
WA/2018/0921	Erection of a single storey extension and bay window following demolition of existing conservatory.	4 HALES FIELD, HASLEMERE GU27 2JU	No objection
WA/2018/0893	Erection of extensions and alterations.	GUYHIRNE, CHASE LANE, HASLEMERE GU27 3AG	No objection
WA/2018/0925	Certificate of Lawfulness under Section 192 for use of dayroom as additional bedroom.	HUNTINGTON HOUSE NURSING HOME, HUNTINGTON HOUSE DRIVE, HINDHEAD GU26 6BG	No objection
WA/2018/0911	Application under Section 73A to vary Condition 1 of WA/2017/1734 (approved plans) to allow re-positioning of two storey side extension to Plot 3.	TRIMMERS FIELD, WOOD ROAD, HINDHEAD GU26 6PX	No objection
NMA/2018/0068	Amendment to WA/2017/1341 to amend the wording of Condition 7 to exclude reference to erection of fence to the southwest of the paved driveway.	26B UNDERWOOD ROAD, HASLEMERE GU27 1JQ	Decision already made by WBC and granted
WA/2018/0970	Erection of extensions and alterations.	SPRINGCOMBE, 15 HIGH LANE, HASLEMERE GU27 1AZ	No objection
WA/2018/0957	Erection of extension and alterations.	18 SCOTLANDS CLOSE, HASLEMERE GU27 3AE	No objection
WA/2018/0965	Erection of single storey extension, carport and alterations following demolition of existing utility room.	OUTERFIELD, TILFORD ROAD, HINDHEAD GU26 6SF	No objection
WA/2018/0949	Erection of extensions following the demolition of existing extensions.	GREENBRIAR COTTAGE, GROVE ROAD,	No objection

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**WA/2018/0840 64A WEY HILL, HASLEMERE**

The committee did not object, save one abstention, to this application but wished to record its concern about the ingress and egress from the site

**PRA/2018/0023 & PRA/2018/0024 – BUILDING TO THE REAR OF PEVENSEY BEACON HILL ROAD HINDHEAD**

The committee objected to these applications on the grounds that they would be contrary to saved policies D1 and D4 of the Local Plan 2002 and TD1 of the new Local Plan Part 1 2018 in that:

- The proposal would harm the character of the area
- Overdevelopment of the site
- Lack of amenity space
- Concerns about adequate parking
- Surrey County Council have previously expressed concern about egress into school traffic

**WA/2018/0886 LAND AT REAR OF PINECROFT, CHURT ROAD, HINDHEAD GU26 6PD**

The committee objected to this application on the grounds of:

- overdevelopment of the site;
- loss of amenity and privacy; and
- concerns about parking provision.

**72/18 HTC representation at Waverley Planning Committee**

None

**73/18 Decisions and Appeals**

Report noted

**74/18 Highways Update**

Report noted.

2018-2019 Localism budget advised. Councillors asked to provide any issues to add to the list.

**75/18 Local Plan part 2 consultation**

Discussion of the proposed comments to the Local Plan Part 2 relating to Haslemere which are to be submitted to Waverley Borough Council by 9 July 2018. It was noted that the Haslemere Neighbourhood Plan is running in parallel with the Local Plan Part 2. The site allocations were undertaken by WBC due to the huge cost implication which would have been incurred.

**DS12 Land at Wey Hill Youth Campus is now to read:**

Subject to **all** of the youth organisations being satisfied with any alternative accommodation being provided, Haslemere Town Council would have no objection to the Youth Campus development.

Amended wording voted on. All agreed the amending wording except Cllrs Edwards and Round who abstained.



**DS20 Fairground Car Park is now to read:**

- 1) That deregistration of the common land only takes place if it is essential to make improvements as a car park;
- 2) That retailers in Wey Hill will be issued with free all day parking permits in the shoppers section of the car park and that shoppers will be able to park for up to four hours at no charge; and
- 3) The formalising of the car park would not restrict housing/retail development in the future.

Opinions may change subject to a public meeting.

Amended wording voted on. All agreed the amending wording except Cllrs Edwards who abstained.

**DS16 The Georgian House Hotel, Haslemere**

This site be removed entirely from the consultation paper as an allocated site as the committee disagrees with the WBC statement that "Redevelopment of part of the site for housing has the potential to secure the long-term retention of the hotel itself".

This was voted on. All agreed except Cllr Edwards who abstained.

**Areas of Strategic Visual Importance (ASVIs)**

Wording voted on. All agreed except Cllr Edwards who abstained.

**Local Green Space**

Wording voted on. All agreed.

**Changes to the settlement boundary**

Wording voted on. All agreed except Cllr Edwards who abstained and Cllr Barton who objected.

**DS10 Land east of Longdene House, Hedgehog Lane**

Wording voted on. All agreed except Cllr Edwards who abstained and Cllr Barton who objected

**DS12 Land at Wey Hill Youth Campus**

Amended wording agreed as above.

**DS15 Longdene Field**

Wording voted on. All agreed except Cllrs Barton and Edwards who abstained

**DS16 The Georgian House Hotel, Haslemere**

It was proposed the site be removed entirely from the consultation paper.  
This was voted on. All agreed except Cllrs Barton and Edwards who abstained and Cllr Dear who objected

**DS18 Red Court, Scotland Lane**

Wording agreed:  
Haslemere Town Council has grave concerns about access and highways safety within the area.

This was voted on. All agreed except Cllrs Edwards who abstained.

**Recommended:** the agreed comments be submitted to WBC by the deadline of 9 July 2018

**76/18 Permissions in Principle (PiP) and Technical Detail Consent (TDC)**

**Recommended:** Deputy Clerk to send weekly planning list to all members of the Planning and Highways Committee and confirm the date the Chairman and Deputy Clerk are meeting to consider those applications. If any application, that has to be considered prior to the next Planning & Highways Committee, causes comments from any members of the Planning and Highways Committee they are to make those comments known in time for the meeting between the Chairman and Deputy Clerk.

**Recommended:** Chairman, Vice Chairman, and Deputy Clerk have delegated authority to forward to Waverley Borough Council comments on any application that cannot be considered in time for the next Planning & Highways Committee meeting.

**Recommended:** These recommendations to go to Full Council for approval.

**77/18 Next meeting**  
19<sup>th</sup> July 2018

Meeting closed at 21:45pm

Signed:  Date: 19/07/18  
**Chairman of Planning**