



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 11th October 2018
Council Chamber, Town Hall, High Street, Haslemere

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

**Present*

Meeting clerked by: Pippa Auger, Deputy Town Clerk.
In attendance: Cllr Isherwood, members of the public

98/18 Apologies for absence

The committee accepted the absence of Cllr Edwards, who subsequently was able to turn up

99/18 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.
Cllrs Piper and Round declared non-pecuniary interests in WA/2018/1593 as WBC is the Applicant.
Cllr Peel declared pecuniary interest in WA/2018/1528 & WA/2018/1529.

100/18 Minutes of the last meeting

The minutes of the meeting held 13th September 2018 were agreed and signed as a true record.

101/18 Representations by the public

None

102/18 WA/2018/1564 – 7 Lower Pitfold, Critchmere Lane, Haslemere

Presentation by John Penwarne, neighbour, objecting to the proposed development on the following grounds:

- Application almost identical to WA/2018/0477 to which HTC objected to in April 2018 and which was refused by WBC
- The 10 houses are positioned very close to boundaries of existing properties some less than 1m. WBC guidelines state 2 storey residential

- extensions should be a distance of 3m from a neighbouring property and there is an expectation this standard should be applied to new buildings
- Some of the proposed dwellings would be at a higher level than existing neighbour properties which would dominate their surroundings, be overbearing, seriously reduce (and in some instances eliminate) the outlook, amenity and privacy of existing homes and gardens
 - There is no other example of a two storey building being situated so close to neighbouring rear boundaries to be found in the local area on Surrey interactive maps. No precedent should be set here
 - Despite lowering the roof lines of unit 9 & 10 they still don't comply with the 25 degree rule as set out by WBC and will block the light from habitable rooms at 7a Critchmere Vale
 - Access driveway has been widened but the exit from the site is still on the bend opposite a busy garage. Swept diagram showing how a refuse lorry would enter and exit shows that if there were a car/van parked outside the garage, which is common during working hours, it would be impossible for a dustcart to enter or leave the development because of the reduction in the manoeuvring area
 - The double curve in the driveway means that any vehicle entering the site will not be aware of any vehicle travelling in the opposite direction and there is no space for vehicles to pass each other
 - Reduction in the number of parking spaces from 23 to 18. Not enough for the number of dwellings and will result in more congestion, especially in Critchmere Lane and Pitfold Avenue
 - There is one oak tree subject to a tree preservation order but the developer still intends to create parking spaces very close to it, ignoring the express concerns of the Council's tree experts
 - The local flood authority is recommending refusal echoing neighbours concerns over the increased flooding risk this development would bring
 - Worst example of garden grabbing
 - Waverley housing supply exceeds 5 years and should be selective of using windfall sites permitting development only of those that hit the correct criteria which this application does not.

It was agreed to vote on this application first.

103/18 **Planning applications**

Ref	Proposal	Site Address	Comment
WA/2018/1564 7.07pm Cllr Edwards arrives 7.17pm Cllr Arrick arrives	Outline application with access, layout and scale to be determined for the erection of 10 dwellings following the demolition of the existing dwelling (revision of WA/2018/0477).	LOWER PITFOLD, 7 CRITCHMERE LANE, HASLEMERE GU27 1PR	Objection – see separate comment
WA/2018/1446	Erection of single storey extension following demolition of existing extension.	FRENSHAM HALL LODGE, HINDHEAD ROAD, HASLEMERE GU27 3PJ	No objection
WA/2018/1425	Erection of two storey extension including alterations following	CHASE COACH HOUSE, HINDHEAD ROAD,	No objection

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	demolition of existing single storey extension; erection of detached outbuilding following demolition of existing detached outbuilding and landscaping alterations.	HINDHEAD GU26 6AY	
TM/2018/0125	APPLICATION FOR WORKS TO AND REMOVAL OF TREES SUBJECT OF TREE PRESERVATION ORDER 13/00	10 STILE GARDENS, HASLEMERE GU27 1LL	No objection subject to tree preservation officer's approval
WA/2018/1432	Outline application for the erection of 6 dwellings with all matters reserved.	LAND AT CHERRIMANS, LIPHOOK ROAD, HASLEMERE	No objection but see comment below sent 4 October to WBC
WA/2018/1454	Erection of a pitched roof on garage to replace flat roof.	73 LOWER ROAD, GRAYSWOOD GU27 2DR	No objection
WA/2018/0119	Amendment to WA/2017/1773 for alterations to roofs, new access door to store and bicycle parking to be retained.	KILNFIELDS PAVILION, 19 WEYCOMBE ROAD, HASLEMERE GU27 1EL	No objection
WA/2018/1419	Erection of extensions and alterations.	58 PETWORTH ROAD, HASLEMERE GU27 3AU	No objection
WA/2018/1438	Erection of extensions and alterations.	SILVERWOOD, WEYCOMBE ROAD, HASLEMERE GU27 1EL	No objection
WA/2018/1399	Erection of a single storey rear extension.	53 KILN AVENUE, HASLEMERE GU27 1BE	No objection
TM/2018/0129	APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 14/18	BRAMLEY CROFT COTTAGE TOWER ROAD HINDHEAD GU26 6ST	No objection subject to tree preservation officer's approval
WA/2018/1487	Erection of single storey side extension.	ACER COTTAGE, 145 LION LANE, HASLEMERE GU27 1JN	No objection
WA/2018/1535	Erection of extensions and alterations.	33 CHERRY TREE AVENUE, HASLEMERE GU27 1JP	No objection
WA/2018/1529	Listed Building consent to display illuminated/ and non illuminated signs with associated works.	THE WHITE HORSE, 22 HIGH STREET, HASLEMERE GU27 2HJ	Objection as in the Haslemere Conversation Area

WA/2018/1528	Application for Advertisement Consent for the display of illuminated and non illuminated signs.	THE WHITE HORSE, 22 HIGH STREET HASLEMERE GU27 2HJ	Objection as in the Haslemere Conversation Area
WA/2018/1484	Listed Building consent for the erection of a rear extension following the demolition of the existing extension together with the addition of a skylight and internal alterations.	11 SHEPHERDS HILL, HASLEMERE GU27 2NB	No objection subject to listed building officer's approval
WA/2018/1483	Erection of a rear extension following the demolition of the existing extension together with the addition of a skylight and internal alterations.	11 SHEPHERDS HILL, HASLEMERE, GU27 2NB	No objection
WA/2018/1516	Application under Section 73A to vary Condition 3 of WA/2016/0363 (approved plan numbers) to allow addition of roof lights and dormer window (revision of WA/2017/2293).	TREETOPS, HILL ROAD, HASLEMERE GU27 2JP	No objection
WA/2018/1489	Display of illuminated signs.	6 HIGH STREET, HASLEMERE GU27 2LY	No objection
WA/2018/1488	Change of use of first floor from Restaurant to 3 dwellings (use class C3) along with a first floor extension; alterations including flue to restaurant kitchen.	6 HIGH STREET, HASLEMERE GU27 2LY	Objection – see separate comment
WA/2018/1480	Erection of extensions and alterations and demolition of existing outbuilding.	HUNTINGTON HOUSE LODGE, HUNTINGTON HOUSE DRIVE, HINDHEAD GU26 6BG	No objection
WA/2018/1476	Application under Section 73 to vary Condition 1 of WA/2018/0784 (plan numbers) to allow the relocation of the proposed dwelling together with the addition of a non-habitable basement.	LOG COTTAGE, PORTSMOUTH ROAD, HINDHEAD GU26 6BQ	No objection

WA/2018/1562	Alterations to roofspace to provide habitable accommodation.	1 OLD MILL PLACE, VICARAGE LANE, HASLEMERE GU27 1NE	No objection
WA/2018/1565	Extension of extension and alterations to existing garage.	HILL HOUSE, PETWORTH ROAD, HASLEMERE GU27 3AX	No objection
WA/2018/1551	Certificate of Lawfulness under Section 192 for single storey rear extension (as amended by plans received 21/09/2018).	FAIRWAYS, CHURT ROAD, HINDHEAD GU26 6HX	No objection
PRA/2018/0037	General Permitted Development Order 2015, Schedule 2 Part 3 Class M. Prior Notification Application for change of Use of a Building from a Shop (Class A1) to 1 Dwellinghouse (Class 3).	BRACKENDENE BEACON HILL ROAD HINDHEAD GU26 6QL	Objection – see separate comment
WA/2018/1593	Application under Regulation 3 of the Town and Country Planning General Regulations 1992 for construction of a new parking area and associated works.	LAND AT LION MEAD HASLEMERE	No objection
WA/2018/1591	Erection of two storey side extension; alterations to roof and dormer window and alterations to garage to form habitable accommodation following demolition of existing extension.	NEW BARN, FARNHAM LANE, HASLEMERE GU27 1HA	No objection
WA/2018/1607	Erection of extensions and alterations.	MAY COTTAGE, MEADOW VALE, HASLEMERE GU27 1DH	No objection
WA/2018/1596	Erection of extensions and alterations to include increase in height of roof and dormer windows.	IONA, HASTE HILL, HASLEMERE GU27 2HA	No objection
WA/2018/1589	Erection of extensions and alterations.	UNDERHILL, 29 SCOTLANDS CLOSE, HASLEMERE GU27 3AE	No objection
WA/2018/1587	Certificate of Lawfulness under Section 192 for	BURROW HILL, PETWORTH ROAD,	No objection

	erection of a garage and store following demolition of existing garage and store.	HASLEMERE GU27 3AU	
WA/2018/1479	Extensions and alterations (amended description).	SUNSET HOUSE, MUSEUM HILL, HASLEMERE GU27 2JR	No objection
WA/2018/1590	Erection of a detached garage.	PINEWELL LODGE, WOOD ROAD, HINDHEAD GU26 6PT	No objection
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 (amendments)	GEORGIAN HOUSE HOTEL, 37-41 HIGH STREET, HASLEMERE GU27 2JY	Objection – see separate comment
WA/2018/1624	Erection of extensions and alterations following demolition of existing outbuildings.	9 HALF MOON HILL, HASLEMERE GU27 2JW	No objection
WA/2018/1622	Certificate of Lawfulness under Section 192 for alterations to part of garage to provide habitable accommodation to include the installation of a clock tower; erection of a single storey extension.	RIDGEWOOD, 12A PINE VIEW CLOSE, HASLEMERE GU27 1DU	No objection
TM/2018/0143	APPLICATION TO REMOVE TREE SUBJECT OF TREE PRESERVATION ORDER 15/03	ACORN HILL LINKSIDE EAST HINDHEAD GU26 6NY	No objection subject to tree preservation officer's approval
WA/2018/1628	Erection of a dwelling.	PINECROFT, CHURT ROAD, HINDHEAD GU26 6PD	Objection – see separate comment

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WA/2018/1620	Erection of extensions and alterations following demolition of existing extension.	3 CHURT WYNDE, HINDHEAD GU26 6RJ	No objection
WA/2018/1626	Change of use of part ground floor from class A2 (estate agents) use to class C3 (residential) to form an additional dwelling together with alterations to elevations.	4 LONDON ROAD, HINDHEAD GU26 6AF	Objection – see separate comment

8.09pm Cllr Barton leaves the meeting

TM/2018/0146	APPLICATION FOR WORKS TO AND REMOVAL OF TREES SUBJECT OF TREE PRESERVATION ORDER 16/03	THE COTTAGE ON THE LINKS STEEPWAYS HINDHEAD GU26 6PG	No objection subject to tree preservation officer's approval
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WA/2018/1488 6 HIGH STREET, HASLEMERE GU27 2LY

The committee voted to **object** to this application on the grounds that:

- WBC guidelines recommend 1 parking space per 1-bedroom property. No parking provision has been detailed;
- there is concern that the extraction flues are positioned next to residential bedrooms on neighbouring residences; and
- it is overdevelopment of the site having three bedrooms contrary to policy TD1 of the Local Plan Part 1 2018, and the retained policies D1 & D4 of Local Plan Part 2 2002.

A/2018/1564 – 7 LOWER PITFOLD, CRITCHMERE LANE, HASLEMERE

The committee voted to **object** to this application on the same grounds that it did in April 2018 for application WA/2018/0477.

- There is overdevelopment of the site with proposed dwellings being too close to neighbouring boundaries
- The proposal would be overbearing and out of character with the neighbourhood
- Neighbours would suffer loss of amenity, including light and privacy
- The increased levels of traffic would not be compatible with the local highway network as there is concern about the access and exit, which is on a bend opposite a busy garage
- The development exits on a road that regularly floods

PRA/2018/0037 BRACKENDENE BEACON HILL ROAD HINDHEAD GU26 6QL

The committee voted to object to this application on the same grounds as it did in August 2018 (WA/2018/1205) being:

- An ongoing concern the commercial area of Beacon Hill is being lost;
- The application refers to the creation of a new cross-over and drop kerb creating 1 off road parking space but in order to do this it looks like an existing on road car parking space will be lost in order to access the off road space.

WA/2018/0408 GEORGIAN HOUSE HOTEL, 37-41 HIGH STREET, HASLEMERE GU27 2JY

The committee voted to **object** to this application on the same grounds as it did in April 2018 being:

- 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 to 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/2018/1628 PINECROFT, CHURT ROAD, HINDHEAD GU26 6PD

The committee voted to **object** to this application on the grounds that:

- the plan submitted is incorrect as it shows garage being labelled as Pinecroft Cottage and the application should be declared invalid.

WA/2018/1626 4 LONDON ROAD, HINDHEAD GU26 6AF

The committee voted to **object** to this application on the grounds that:

- concern of loss of commercial use contrary to the Hindhead Together concept statement

104/18 HTC representation at Waverley Planning Committee

WA/2018/1564 (Lower Pitfold, 7 Crichmere Lane)

It is suggested that in addition to an HTC Councillor, name to be agreed, John Penwarne should also attend to speak against application should this application come before the Southern Area Planning Committee

WA/2018/0408 (The Georgian Hotel)

Cllr Abeyesundara would like to speak against application should this application come before the Southern Area Planning Committee.

105/18 Decisions and Appeals

The list was noted.

106/18 Highways Update

Parking charges working party to have remit widened to include holistic approach to parking in and around Haslemere

107/18 Community Infrastructure Levy

Cllr Bradley informed the committee that the CIL Examiner has recommended that Waverley Borough Council's CIL Charging Schedule should be approved. The next step is that it is proposed to seek authority

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to adopt the Charging Schedule and agree a date for implementation at the Full Council meeting on 31 October 2018.

108/18

Next meeting

8th November 2018

Meeting closed at 8.25pm

Signed: Penny Bradley
Chairman of Planning

Date: 08/11/18

