



HASLEMERE TOWN COUNCIL

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Planning & Highways Committee

Minutes of the meeting held at 7pm on 8 November 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

108/18

Apologies for absence

Cllrs Barton and Hewett

Whilst it was not an agenda item, and contrary to the advice of the Deputy Clerk, committee members voted unanimously to accept Cllr Isherwood onto the Planning & Highways committee.

109/18

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.

Cllr Isherwood declared a non-pecuniary interest as Chairman of the WBC Southern Area Planning Committee. He reserved the right to change the tone or content of his opinion when presented with further advice from WBC officers or other professionals.

Cllrs Odell & Round declared pecuniary interests in WA/2018/1697 & Cllr Abeyesundara declared a non-pecuniary interest in WA/2018/1697.

110/18

Minutes of the last meeting

The minutes of the meeting held on 11th October 2018 were agreed and signed as a true record.

111/18

Representations by the public

Mike Bird gave a presentation on behalf of local residents who oppose the appeal in relation to land to the rear of Harscrosse, 48 Petworth Road WA/2017/1857 on the following grounds:

Proposed access from Petworth Road is unsafe in that it does not meet the requirement of Surrey County Council Highways in relation to the visibility splay.

PB

Also, the sightline distance of 43 metres is far less than the previous 59 metres required by Highways despite this now being a single access road whereas previously it was showing as double access. There have been contradictions in the requirements from the Highway officer between this development and one four doors away on the same side of the road.

The proposed access would cause potentially dangerous traffic movement. It is only one car wide, 60m long and there are no passing places. This could result in traffic turning off the highway having to reverse back onto the highway if confronted by traffic leaving the proposed properties.

A raised roadway has already been built and is subject to an enforcement order. This has already resulted in loss of amenity for one neighbour who now views the underside of vehicles and loss of privacy for being overlooked, as well as suffering adverse visual impact, noise and headlamp light pollution.

The proposed houses would also be overbearing due to their size, close proximity to each other and elevated position.

The proposals amount to overdevelopment as they would sit on plots less than half the size they should be to be in keeping with the neighbourhood. There is concern this will put pressure on the Wildlife Buffer Zone.

The Chairman brought forward this agenda item so the committee could vote on it

112/18

WA/2017/1857 Land to rear of Hascrosse, 48 Petworth Road

The committee agreed unanimously to **oppose** the appeal on the following grounds:

- 1) The planning application does not meet Surrey Highways requirement of 2.4m visibility splay for traffic pulling onto Petworth Road. The sightline distance of 43m is far less than the 59m previously required by Highways on 4 previous occasions and in 3 earlier Planning Inspectorate decisions. This despite it now being a single access road, whereas in previous applications it was double.
- 2) The proposed access is a single road 60 metres long with no passing places. This could require traffic from the highway to reverse back onto the Petworth Road (B road) if faced with oncoming traffic.
- 3) The access is detrimental to the street scene.
- 4) There is a raised roadway which is already subject to an Enforcement order. Neighbours would suffer loss of privacy, loss of amenity, noise and light pollution from the traffic using the roadway.
- 5) The proposed houses are overbearing due to size, close proximity to each other and their elevated position. Neighbouring houses would be affected also.
- 6) The proposal represents overdevelopment as the houses would sit in plots less than half the size, which is out of keeping with the neighbourhood.
- 7) The adjoining woodland has been identified by Surrey Wildlife Trust as a habitat for protected species, such as the Western Barbastelle Bat and Hazel Dormouse. The properties, by dint of their size in their plot, would place pressure on the Wildlife Buffer Zone.

FB

Ref	Proposal	Site Address	Comment
WA/2018/1654	Erection of extensions and alterations.	LILACS, HIGHFIELD CRESCENT, HINDHEAD GU26 6TG	No objection
WA/2018/1660	Erection of extensions and alterations together with erection of a detached garage.	BRACKEN COTTAGE, LINKSIDE EAST, HINDHEAD GU26 6NY	No objection
WA/2018/1673	Erection of extensions to existing dwelling to provide an additional dwelling together with new vehicle access; demolition of existing garage and outbuildings.	WOOTTON, SANDHEATH ROAD, HINDHEAD GU26 6RU	No objection
VA/2018/1701	Erection of extensions and alterations.	13 UNDERWOOD ROAD, HASLEMERE GU27 1JQ	No objection
WA/2018/1681	Erection of dwelling following demolition of existing garage; erection of garage serving existing dwelling and associated works.	TALLBOYS, 15 COURTS HILL ROAD, HASLEMERE GU27 2NG	No objection
WA/2018/1699	Erection of two storey extension and alterations including first floor terrace, flue and external staircase following demolition of existing extension.	THE GATE HOUSE, LYTHE HILL PARK, HASLEMERE GU27 3BD	No objection
VA/2018/1700	Listed Building consent for erection of two storey extension and alterations including first floor terrace, flue and external staircase following demolition of existing extension.	THE GATE HOUSE, LYTHE HILL PARK, HASLEMERE GU27 3BD	No objection subject to Listed Building Officer's consent
WA/2018/1488	Change of Use from Use Class A2 (Financial & Professional) to Use Class A3 (Restaurant) and 3 dwellings (Use Class C3) along with extensions and alterations, including flue to restaurant kitchen (amended description).	6 HIGH STREET, HASLEMERE GU27 2LY	Objection – see separate letter

PB

WA/2018/1697 Cllrs Odell, Round and Abeyesundara leave the room	Erection of first and second floor extensions and alterations to provide 6 flats together with alterations to parking/bin storage and garden amenity areas (follows invalid application WA/2018/1373)	4 & 6 CHESTNUT AVENUE, HASLEMERE	Objection – see separate letter
WA/2018/1692	Erection of extensions and alterations.	VALLEY EDGE, LINKSIDE EAST, HINDHEAD GU26 6NY	No objection
WA/2018/1687	Erection of extension with alterations including alterations to driveway following demolition of existing conservatory.	WOODLANDS, 7 PINE BANK, HINDHEAD GU26 6SR	No objection
WA/2018/1737	Erection of extensions and alterations (revision of WA/2018/1535).	33 CHERRY TREE AVENUE, HASLEMERE GU27 1JP	No objection
WA/2018/1736	Erection of garage and workshop following the demolition of the existing garage.	EAST HILL HOUSE, TENNYSONS RIDGE, HASLEMERE GU27 3BA	No objection
WA/2018/1734	Erection of extensions and alterations following demolition of existing extension.	EAST HILL HOUSE, TENNYSONS RIDGE, HASLEMERE GU27 3BA	No objection
TM/2018/0155	APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 23/00	SPRINGKELL HOUSE, WOOD ROAD, HINDHEAD GU26 6PT	No objection subject to Tree preservation officer approval
WA/2018/1759	Formation of a vehicular access and erection of gates and associated works (revision of WA/2018/1388).	BUCKLANDS COTTAGE, CHURT ROAD, HINDHEAD GU26 6HY	No objection
WA/2018/1794	Erection of extensions and porch following demolition of existing conservatory. Erection of garage following demolition of existing garage.	MOON COTTAGE, KINGSWOOD LANE, HINDHEAD GU26 6DQ	No objection

WA/2018/1772	Erection of a building comprising of 6 flats together with associated parking, cycle store and access following demolition of existing building.	13 JUNCTION PLACE, HASLEMERE GU27 1LE	No objection
WA/2018/1771	Erection of 25 new dwellings, including 4 affordable dwellings, following demolition of existing school buildings including headmaster's house; provision of new vehicular accesses and associated works.	THE HEIGHTS 5 HILL ROAD HASLEMERE GU27 2JP	Objection – see separate letter

7.45pm Cllr Carter arrives.

WA/2018/1804	Erection of a car port and associated works.	HERIOT, THREE GATES LANE HASLEMERE GU27 2ES	No objection
PC/2018/0014	Consultation from a neighbouring authority for construction of one 5 bedroom dwelling and triple detached garage with new access (land adjoining Pendarren).	PENDARREN BOUNDARY ROAD GRAYSHOTT GU26 6TX	No objection

WA/2018/1488 6 HIGH STREET, HASLEMERE GU27 2LY

The committee agreed, with two abstentions, to **object** to this application on the grounds it did in October 2018 namely:

- 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.

WA/2018/1697 4 & 6 CHESTNUT AVENUE, HASLEMERE

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

- Overdevelopment of the site contrary to policy TD1 of Local Plan Part 1 2018 and retained policy D4 of the Local Plan 2002;
- There is insufficient parking provision contrary to WBC parking guidelines. A total of 3 spaces is being proposed against the guidelines of 7. This will put increased pressure on the already limited parking in the surrounding streets and car parks;
- Inadequate amenity space contrary to policy TD1 of Local Plan Part 1 2018 and retained policy D4 of the Local Plan 2002.

WA/2018/1771 THE HEIGHTS, 5 HILL ROAD, HASLEMERE, GU27 2JP

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

- Insufficient affordable housing proposed (4 dwellings where it should be 8) contrary to policy AHN1 of the Local Plan Part 1 2018;

- The proposed dwellings are out of character with the street scene in respect of their bulk, mass and scale contrary to policy TD1 of the Local Plan Part 1 2018, retained policy D1 of the Local Plan 2002 and the Haslemere Design Statement;
- Overdevelopment of the site contrary to policy TD1 of Local Plan Part 1 2018 and retained policy D4 of the Local Plan 2002.

114/18 **HTC representation at Waverley Planning Committee**

The committee would like a councillor to speak against application WA/2018/1771 (The Heights, 5 Hill Road, Haslemere) should this application come before the Southern Area Planning Committee.

115/18 **Decisions and Appeals**

The list was noted.

116/18 **Highways Update**

The minutes of the last SCC Highways meeting were noted.

Cllr Piper asked that the flooding issue outside Katz Auto on Critchmere Lane is raised at the next SCC Highways meeting. The resident affected has written to SCC and Stuart Copping but wants it raised by the Council to see what can be done.

Action: Deputy Clerk to add this to the agenda for the next SCC Highways meeting

Cllr Abeyesundara raised the issue of overgrown vegetation on the left-hand side of Petworth Road from the Lythe Hill Hotel into Haslemere.

Action: Deputy Clerk to add this to the agenda for the next SCC Highways meeting

Cllr Abeyesundara also raised the issue of overgrown vegetation on the high pavement on Lower Street down to Sandrock and the woodland area behind it. It is believed this is owned by WBC and they should be asked to cut back the vegetation especially around the paths, to assist with visibility and safety concerns.

Action: Deputy Clerk to write to WBC

Cllr Carter advised he had recently attended a Western Villages meeting and was told the A287 will not be resurfaced under SCC Project Horizon.

Action: HTC to write to Cllr David Hodge and Jason Russell at SCC, copying in Jeremy Hunt regarding the state of the roads

117/18 **WBC Parish & Town Council planning forum 19 November 6.30pm**

Cllrs were invited and asked to let the Deputy Clerk know if they would like to attend.

118/18 **Waverley Design Awards**

It was agreed there was no candidate to put forward this year.

119/18 **Next meeting**

6th December 2018

Meeting closed at 8.24pm

Signed: Penny Bradley Date: 06/12/18
Chairman of Planning